



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

COMMITTEE OF ADJUSTMENT - NOTICE OF HEARING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

To consider an application for consent for a proposed land severance pursuant to Section 53 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: B/42/43/26/ML

Roll No.: 9-15-051 & 9-15-052

Owners:	Brendan & Catherine Dunn and Elizabeth & Hugh Nevin
Address, Description & Zoning:	106 Island M69A (9-15-051) Part of Tondern Island, Parts 1 and 2, Plan 35R-25185, (Monck) Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) 109 Island M69A (9-15-052) Part of Tondern Island, Parts 1 to 5, Plan 35R-23142, Parts 1 to 4, Plan 35R-26352, (Monck) Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Lake Muskoka (Category 1 Lake) Schedule: 37
Hearing Date: Monday October 5, 2026 at 9:00 a.m.	



Take further notice that this public hearing will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The hearing will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Hearing for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code. Please note there may be a delay when the physical notice signs are posted and when the electronic copy of the Notice is available online.

Explanation of the Purpose and Effect:

Consent Applications B/42/26/ML and B/43/26/ML have been submitted to facilitate reciprocal lot additions between the abutting properties municipally known as 106 Island M69A and 109 Island M69A. The purpose of the applications is to adjust the common lot line between the properties to address existing encroachments associated with the respective boathouses. No changes to the existing shared dock or boathouses are proposed as part of these applications.

Application (B/42/26/ML) has been submitted on behalf of the owners, Elizabeth and Hugh Nevin to sever a portion of their property (Severed Lands 1) in order to add those lands to the abutting property to the east (Benefiting Lands 1) municipally known as 106 Island M69A.

Application (B/43/26/ML) has been submitted on behalf of the owners, Brendan and Catherine Dunn to sever a portion of their property (Severed Lot 2) in order to add those lands to the abutting property to the west (Benefiting Lot 2) municipally known as 109 Island M69A.

Together, the applications will adjust the common lot line between the two properties to reflect the existing boathouse configuration. No new lots will be created as a result of the applications.

A key map of the subject property and the applicants' consent sketch are included in this notice.



For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**

How to Participate:

Submit Comments in Writing



If you wish to provide a response to this application, please submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0. For correspondence to be included on the agenda, please submit your comments by: September 30, 2026.

Please note that comments can still be submitted after the agenda has been published. Personal information collected in response to this Notice of Hearing will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit www.muskokalakes.ca/speaking-at-a-meeting

Watch the Hearing Online



You can access the hearing from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the hearing recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN HEARING: If you do not participate in the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. **No one other than** the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed consent. If a person or public body that has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal. Notwithstanding the above, subsection 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

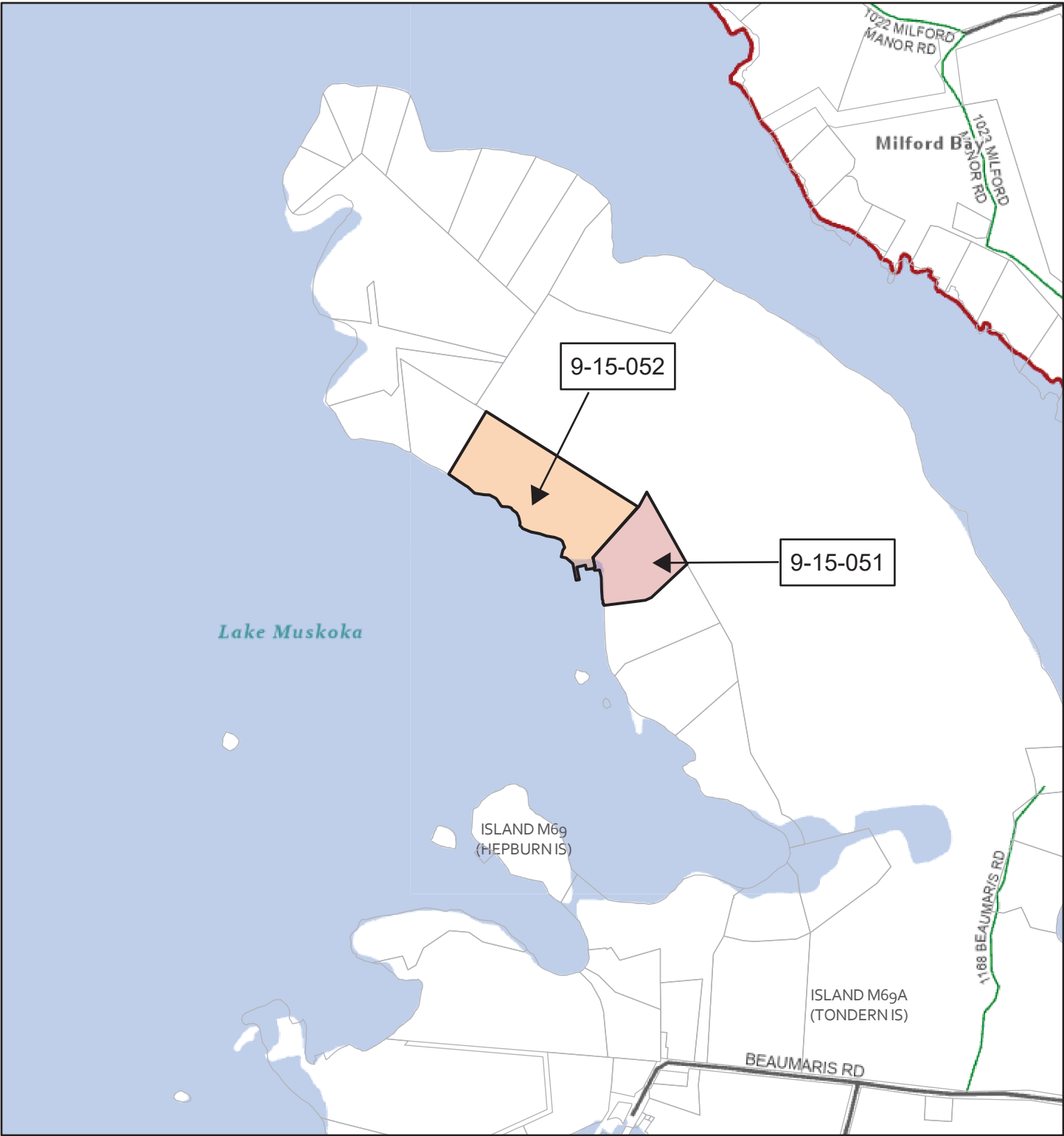
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 21st day of September, 2026.

Chelsea Ward, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca



Key Map (B/42/43/26/ML)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

Parcel: Assessment

District Municipality

Area Municipality

Geographic Township

Settlement Areas

Community

Road Network

Township

Private

Wetland With Significance

Evaluated-Provincial

Evaluated-Other

Waterbody

Major Lake

Canada_Hillshade

World_Hillshade

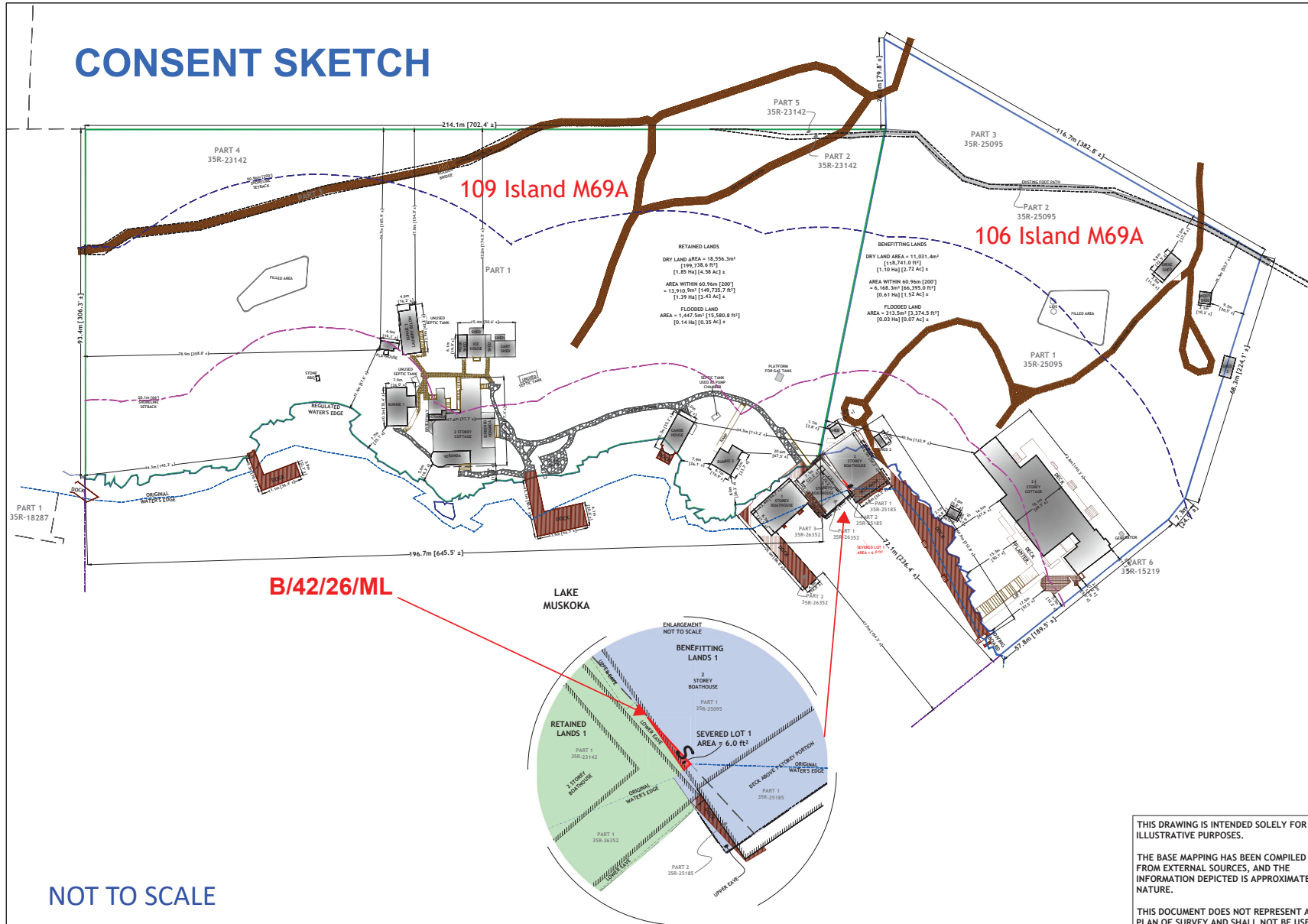
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Teranet / MPAC, District Municipality of Muskoka, <https://www.ontario.ca/page/open-government-licence-ontario>, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

CONSENT SKETCH



NOT TO SCALE

SEVERANCE SKETCH APPLICATION 1

106 & 109 ISLAND M69A
(TODERN ISLAND)
GEOGRAPHIC TOWNSHIP OF MONCK
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

TICONDEROGA PROPERTIES LLC

RETAINED LOT AREA = 18,556.3m²
[199,738.6 ft²] [1.85 Ha] [4.58 Ac] ±

AREA WITHIN 60.96m [200'] = 13,910.9m² [149,735.7 ft²] [1.39 Ha] [3.43 Ac] ±

FLOODED LAND = 1,447.5m²
[15,580.8 ft²] [0.14 Ha] [0.35 Ac] ±

RETAINED LOT INFORMATION

PLAYHOUSE = 10.2m² [109.8 ft²]

BUNKIE 1 = 63.8m² [686.7 ft²]

BUNKIE 2 = 36.8m² [396.1 ft²]

BUNKIE 3 = 58.7m² [631.8 ft²]

2 STOREY COTTAGE = 314.8m² [3,388.5 ft²]

SHED CLUSTER = 93.8m² [1,009.6 ft²]

CANOE HOUSE = 51.1m² [550.0 ft²]

1 STOREY BOATHOUSE = 112.9m² [1,215.2 ft²]

2 STOREY BOATHOUSE = 116.2m² [1,250.8 ft²]

2ND STOREY = 48.1m² [517.7 ft²]

BENEFITTING LOT AREA = 11,031.4m²
[118,741.0 ft²] [1.10 Ha] [2.72 Ac] ±

AREA WITHIN 60.96m [200'] = 6,168.3m²
[66,395.0 ft²] [0.61 Ha] [1.52 Ac] ±

FLOODED LAND = 313.5m² [3,374.5 ft²] [0.03 Ha] [0.07 Ac] ±

BENEFITTING LOT INFORMATION

SHED 1 = 9.4m² [101.2 ft²]

SHED 2 = 5.5m² [59.2 ft²]

PUMP HOUSE = 7.2m² [77.5 ft²]

2 ½ STOREY COTTAGE = 498.6m² [5,366.9 ft²]

2 STOREY BOATHOUSE = 162.2m² [1,745.9 ft²]

DRIVE SHED = 24.2m² [260.5 ft²]

WOOD SHED = 9.7m² [104.4 ft²]

SHED 3 = 17.2m² [185.1 ft²]

THIS DRAWING IS INTENDED SOLELY FOR ILLUSTRATIVE PURPOSES.

THE BASE MAPPING HAS BEEN COMPILED FROM EXTERNAL SOURCES, AND THE INFORMATION DEPICTED IS APPROXIMATE IN NATURE.

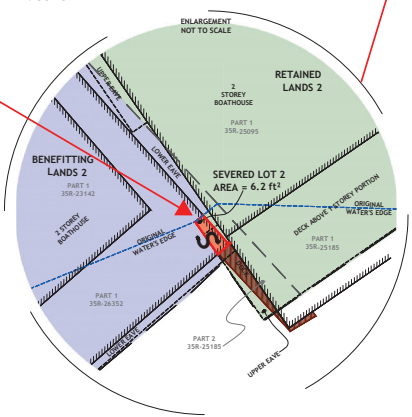
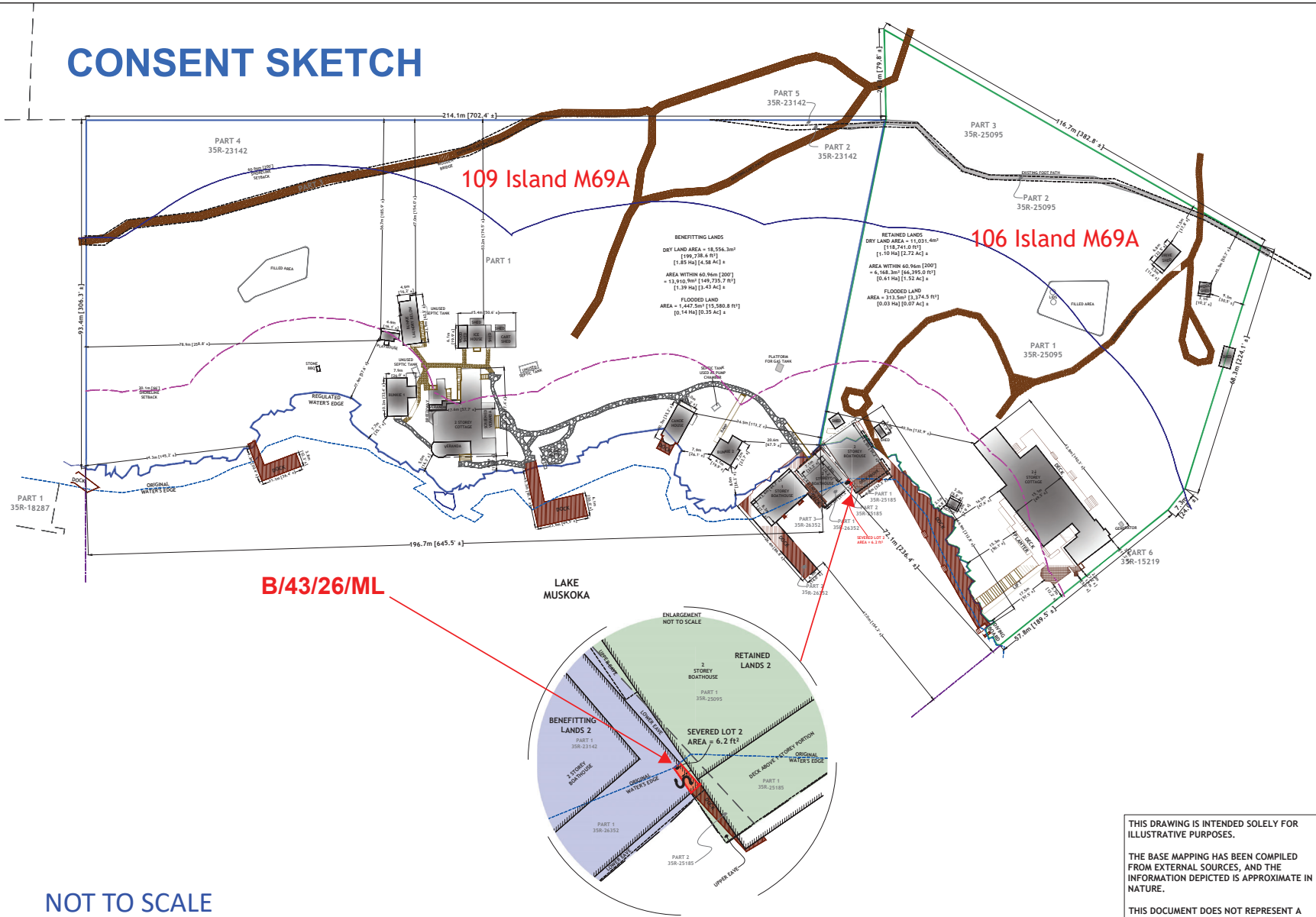
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SCALE	PROJECT NO.	DATE	BY
1 : 1 000	186900	JUNE 1, 2026	JT

BASE MAP SOURCE:
COOTE, HILEY, JEMMETT LIMITED

CONSENT SKETCH



SEVERANCE SKETCH APPLICATION 2

106 & 109 ISLAND M69A (TODERN ISLAND)
GEOGRAPHIC TOWNSHIP OF MONCK
DISTRICT MUNICIPALITY OF MUSKOKA

TICONDEROGA PROPERTIES LLC

BENEFITTING LOT AREA = 18,556.3m²
[199,738.6 ft²] [1.85 Ha] [4.58 Ac] ±

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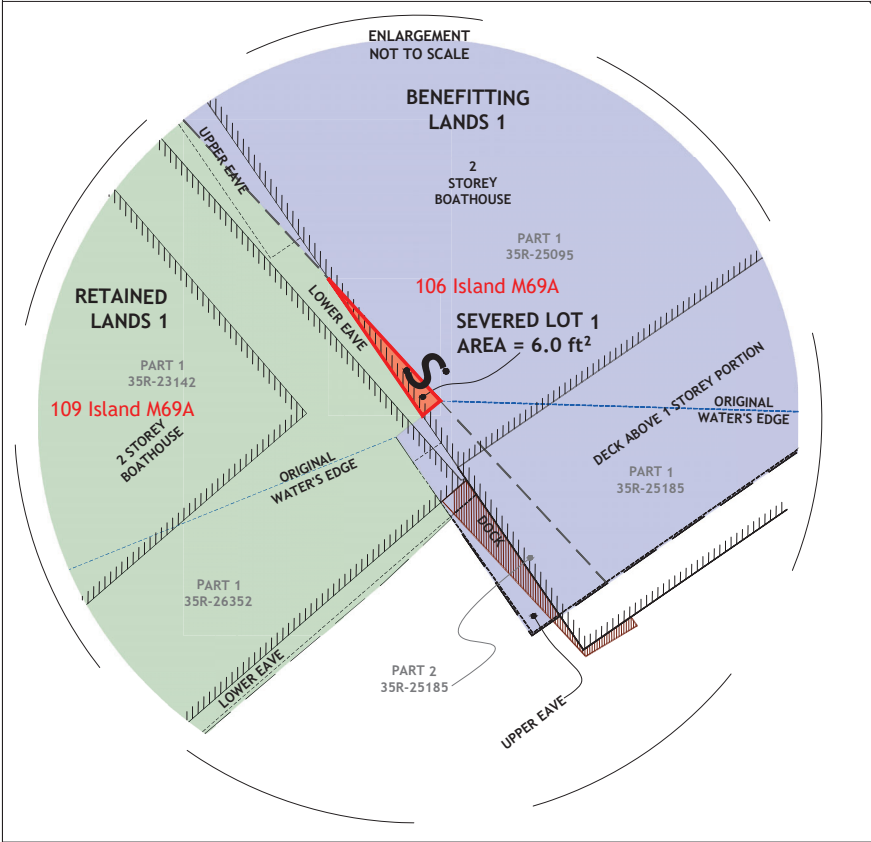
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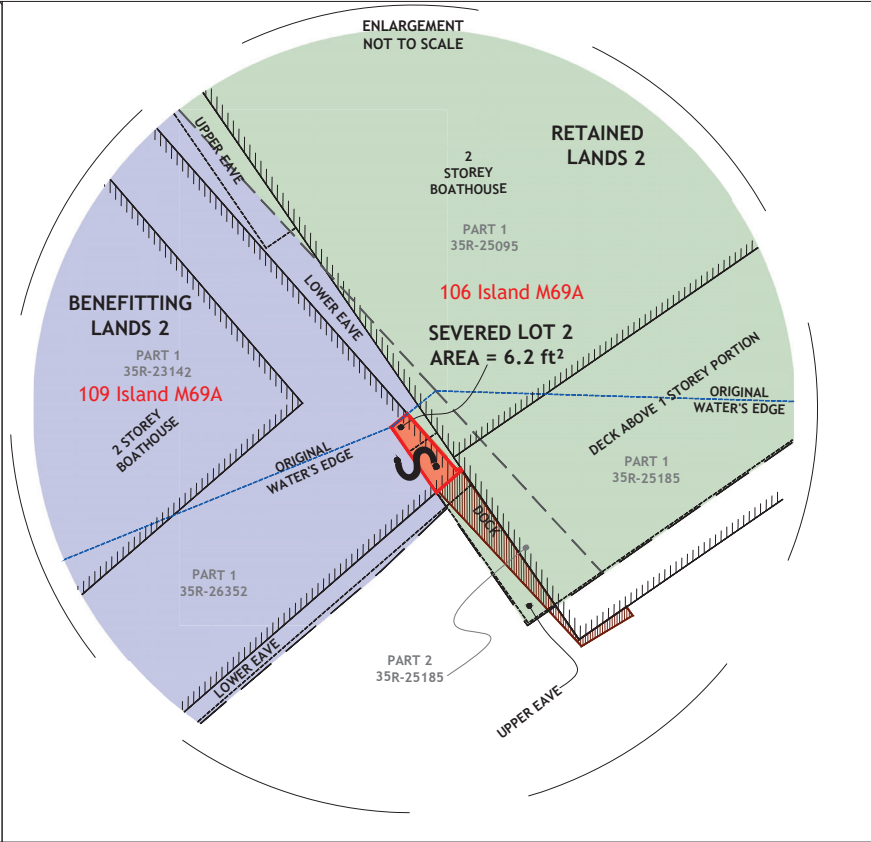
BASE MAP SOURCE:
COOTE, HILEY, JEMMETT LIMITED

CONSENT SKETCH (ENLARGED)

APPLICATION 1 (B/42/26/ML)



APPLICATION 2 (B/43/26/ML)



NOT TO SCALE

**SEVERANCE SKETCH
ENLARGEMENTS**

106 & 109 ISLAND M69A
(TODERN ISLAND)
GEOGRAPHIC TOWNSHIP OF MONCK
TOWNSHIP OF MUSKOKA LAKES
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