



**NOTICE OF APPLICATION
CONCERNING A PROPOSED CONSENT FOR AN EASEMENT
IN THE TOWN OF GRAVENHURST**

The Town of Gravenhurst is advising you of this application to invite your comments.

CONSENT APPLICATIONS have been submitted, pursuant to the provisions of Section 53 of the Planning Act, 1990, R.S.O. c.P.13, as amended, being **Application Nos. B/15/16/2025/GR, Muskoka Bay Villa 1 Corp.**

AN EXPLANATION of the Purpose and Effect of the proposed consent, describing the lands to which the proposed consent applies, a Key Map showing the location of the lands to which the consent applies, and a sketch (Site Plan) showing the proposed consent, accompany this Notice.

A NOTICE of this Application has been sent to all property owners within 60 metres of the subject properties and to the appropriate officials and agencies according to Ontario Reg. 197/96 under the Planning Act. This Notice has been sent to you for your information and does not require any response unless you wish to make one.

ADDITIONAL INFORMATION relating to the proposed consent, is available from the Development Services Department (Planning Division) located at the Municipal Address noted below. Please contact Susan Flemming, Planning Technician at 705-687-3412 ext. 2233 (susan.flemming@gravenhurst.ca) or Adam Ager, Manager of Planning Services at 705-687-3412 ext. 2224 (adam.ager@gravenhurst.ca).

ANY PERSON OR AGENCY may make written representation, either in support of, or in opposition to the proposed consent.

IF A SPECIFIED PERSON OR PUBLIC BODY (as defined in the Planning Act) that files an appeal of a decision of the Director of Development Services in respect of the proposed consent does not make written submission to the Town of Gravenhurst before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

IF YOU WISH TO BE NOTIFIED of the decision of the Director of Development Services in respect of the proposed consent, you must submit a written request to the Town of Gravenhurst at 3-5 Pineridge Gate, Gravenhurst, Ontario, P1P 1Z3. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. Even if you

are the successful party, you should request a copy of the decision since the Director of Development Services' decision may be appealed to the Ontario Land Tribunal by the applicant or a specified person or public body.

A decision on this application will be made **no earlier than December 2, 2025**. Any submissions regarding this application must be made in writing before this date.

DATED at the Town of Gravenhurst this **17th day of November, 2025**.

Melissa Halford

Director of Development Services

EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED CONSENT

APPLICATION B/15/16/2025/GR

Muskoka Bay Villa 1 Corp

Roll Nos. 020-006-07350 and 020-006-07200.

Consent applications were received from Weston Consulting on behalf of Muskoka Bay Villa 1 Corp for lands municipally known as Carrick Trail which is a private road that provides access to Muskoka Bay Resort from North Muldrew Lake Road, as shown on the attached sketch.

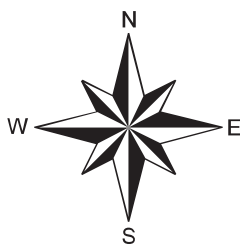
The lands subject to the consent are legally described as Block 3, Plan M-721 and Parts 5 & 8, Plan 35R-21610.

The consent applications propose to facilitate a permanent easement and right-of-way across Carrick Trail, which is currently subject to a temporary easement (Shared Roadway Agreement). The property owner is requesting that the travelled road known as Carrick Trail be subject to a permanent easement.

No new lots will be created as a result of these applications, which will provide a permanent easement across Carrick Trail to the benefitting lands (shown on the attached sketch as Condominium 1).

The subject properties are located within the Urban Residential Area designation of the Town of Gravenhurst Official Plan.

KEY MAP



1:4,326

Proposed Consent
Application No. B/15/2025/GR
MUSKOKA BAY VILLA 1 CORP
Part of Lots 24 & 25, Concession 3
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
Being Block 3, Plan 35M-721 and
Parts 5 & 8, Plan 35R-21610
municipally known as Carrick Trail
Roll Nos. 4402-020-006-07350 & 07200

SCHEDULE

Proposed Consent

Application No. B/15/2025/GR

MUSKOKA BAY VILLA 1 CORP

Part of Lots 24 & 25, Concession 3

in the former Township of Muskoka

now in the Town of Gravenhurst

District Municipality of Muskoka

Being Block 3, Plan 35M-721 and

Parts 5 & 8, Plan 35R-21610

municipally known as Carrick Trail

Roll Nos. 4402-020-006-07350 & 07200

PLAN OF SURVEY OF
PART OF LOTS 23 & 24, CONCESSION 2
PART OF LOTS 24 & 25, CONCESSION 3 and
PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN
CONCESSIONS 2 & 3 IN FRONT OF LOT 24
closed by By-law 2006-58, Registered as MT17088)
GEOGRAPHIC TOWNSHIP OF MUSKOKA
TOWN OF GRAVENHURST
DISTRICT MUNICIPALITY OF MUSKOKA
NOTE: HILEY, JEMMETT LIMITED

SCALE 1 : 2000

Distances shown on this plan are in metres and can be converted to feet by multiplying by 0.3048

