



AMENDED
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 23rd, 2025**. Any submissions regarding this application must be made in writing before this date.

DATED at the Town of Gravenhurst this **8th day of December 2025**.

Melissa Halford

Director of Development Services

**REVISED 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 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) in favour of 100 Carrick Trail and 120 Carrick Trail . The property owner is requesting that the travelled road known as Carrick Trail now be subject to a permanent easement.

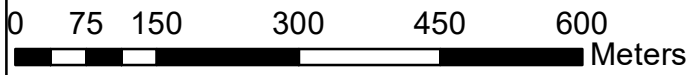
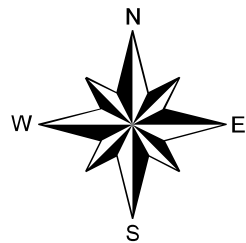
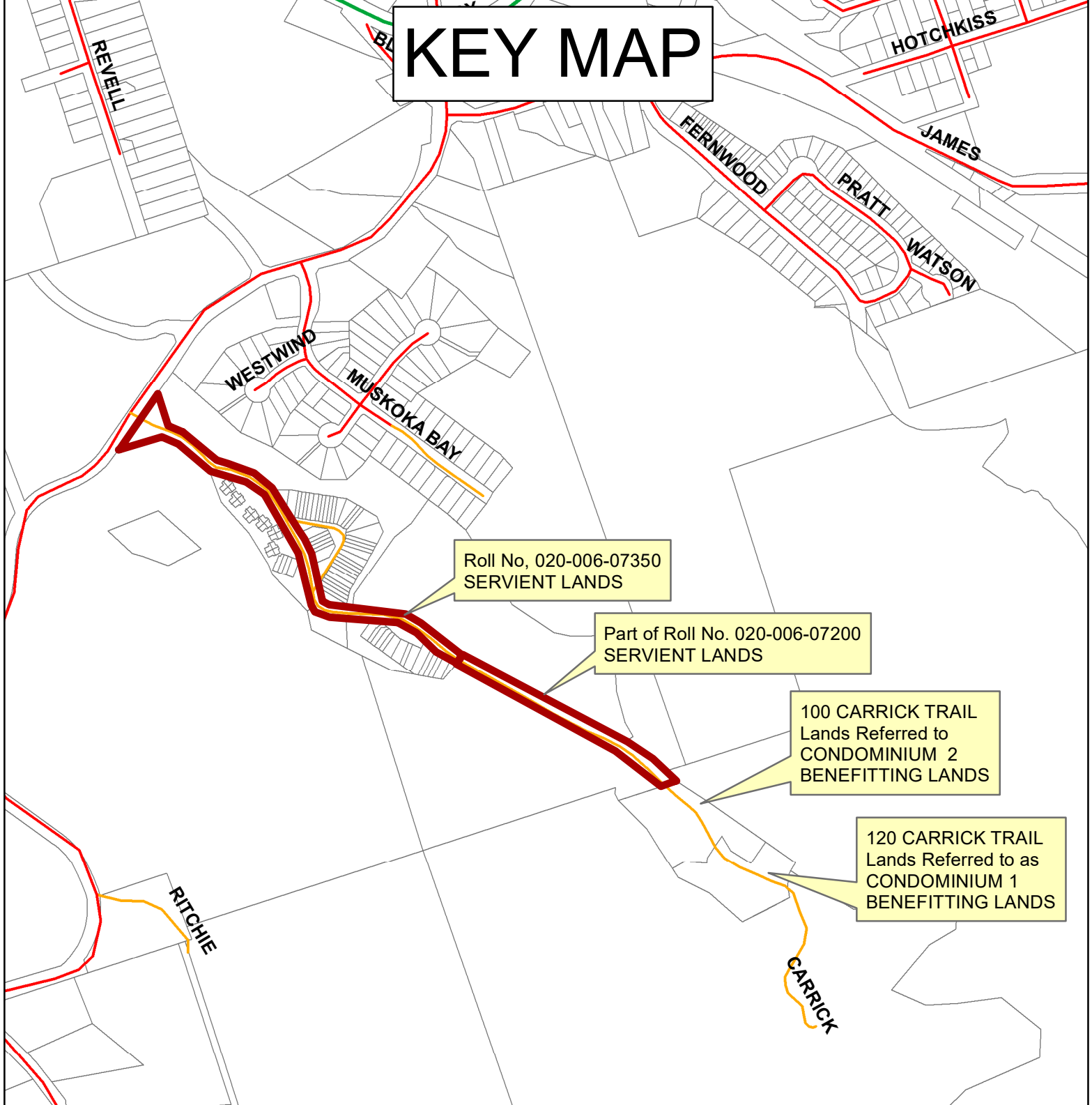
On November 17, 2025, a Notice of Application was mailed out which described the benefitting property as only those lands referred to as "Condominium 1" (as shown on the attached sketch). The revised application will additionally include the lands referred to as "Condominium 2".

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 2" (100 Carrick Trail) and "Condominium 1" (120 Carrick Trail).

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

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

KEY MAP



1:8,000

Proposed Consent
Application Nos. B/15/16/2025/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

AN OF SURVEY OF
 ART OF LOTS 23 & 24, CONCESSION 2
 ART OF LOTS 24 & 25, CONCESSION 3 and
 ART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN
 CONCESSIONS 2 & 3 IN FRONT OF LOT 24
 (Created by By-law 2006-B, Registered as M17088)
 GEOGRAPHIC TOWNSHIP OF MUSKOKA
 TOWN OF GRAVENHURST
 STRICT MUNICIPALITY OF MUSKOKA
 COOTE, HILEY, JEMMETT LIMITED

SCALE 1 : 2000
 0 30 10 0 50 metres 30
 DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE

Proposed Consent
 Application Nos. B/15/16/2025/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
 Date: Amended December 2025

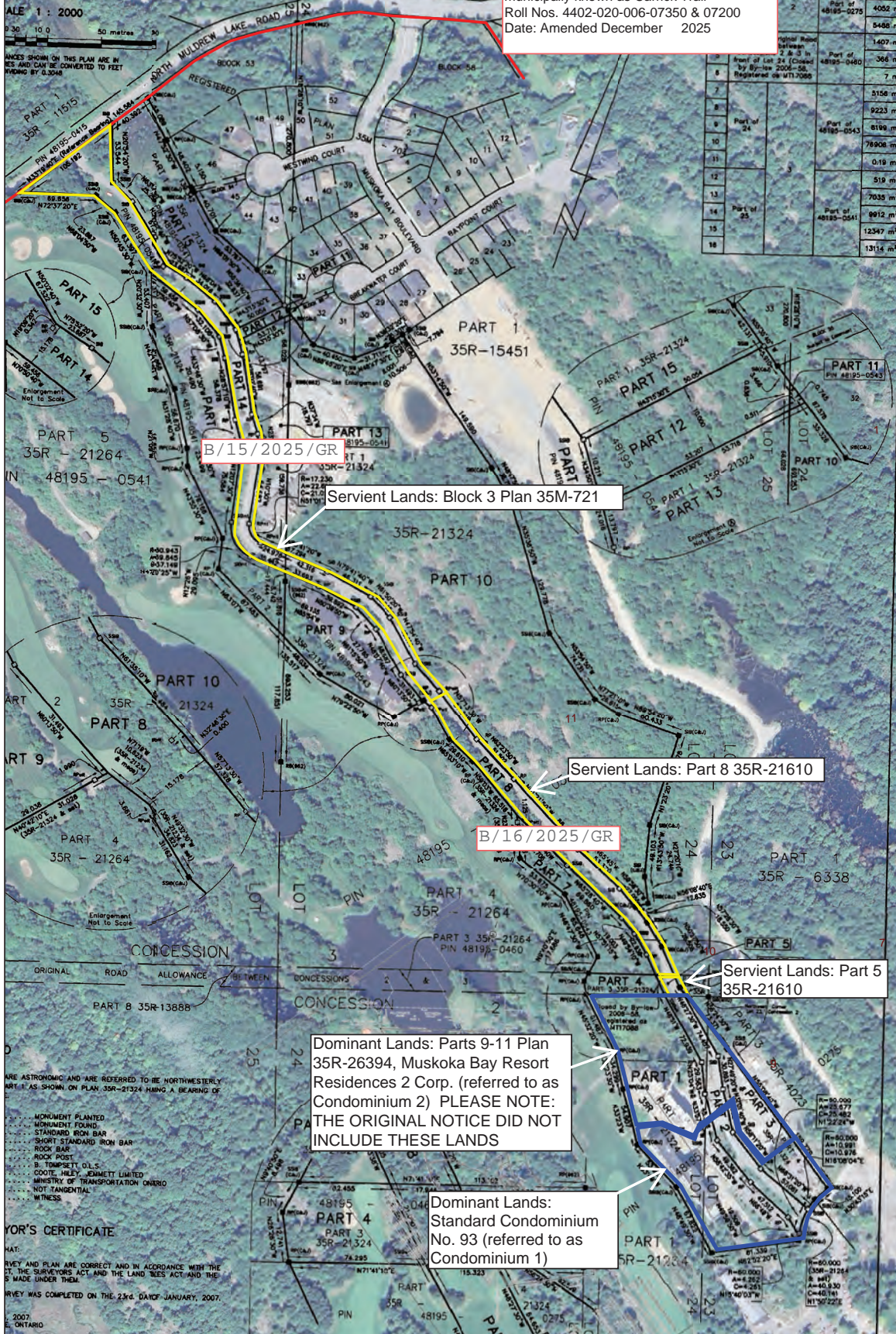
35R-2160

POINTED
 CH L 2007

Y. O'Brien
 LAND REGISTRAR FOR THE
 LES DIVISION OF MUSKOKA

SCHEDULE

CON	PIN	AREA
2	Part of 48195-0275	18387 m ²
		4052 m ²
		8468 m ²
		1407 m ²
	Part of 48195-0460	366 m ²
		7 m ²
		5150 m ²
		9223 m ²
	Part of 24	8180 m ²
	Part of 48195-0543	78908 m ²
		018 m ²
		519 m ²
		7035 m ²
	Part of 25	9912 m ²
	Part of 48195-0541	12347 m ²
		13114 m ²



B/15/2025/GR

Servient Lands: Block 3 Plan 35M-721

Servient Lands: Part 8 35R-21610

B/16/2025/GR

Servient Lands: Part 5 35R-21610

Dominant Lands: Parts 9-11 Plan 35R-26394, Muskoka Bay Resort Residences 2 Corp. (referred to as Condominium 2) PLEASE NOTE: THE ORIGINAL NOTICE DID NOT INCLUDE THESE LANDS

Dominant Lands: Standard Condominium No. 93 (referred to as Condominium 1)

... ARE ASTROMIC AND ARE REFERRED TO THE NORTHEASTERLY
 ... MONUMENT PLANTED
 ... MONUMENT FOUND
 ... STANDARD IRON BAR
 ... SHORT STANDARD IRON BAR
 ... ROCK BAR
 ... ROCK POST
 ... B. JEMMETT, O.L.S.
 ... COOTE, HILEY, JEMMETT LIMITED
 ... MINISTRY OF TRANSPORTATION AND HIGHWAYS
 ... NOT TRANSFERENTIAL
 ... WITNESS

... SURVEYOR'S CERTIFICATE
 ... THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
 ... ACT AND THE LAND SURVEY ACT AND THE
 ... MADE UNDER THEM.
 ... SURVEY WAS COMPLETED ON THE 23rd DAY OF JANUARY, 2007.
 ... 2007
 ... ONTARIO