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/55/26/ML
Roll No.: 4-26-006-06

Owners:	David and Rosemary Richards
Address:	Island R52 - Mazengah
Description:	Part of Part 2, Plan 35R-8804, Mazengah Island (Medora)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Lake Rosseau (Category 1 Lake) Schedule: 21
Hearing Date: Monday, December 14th, 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 Application B/55/26/ML has been submitted to sever a portion of the subject property (Severed Lot) in the ownership of Rosemary and David Richards and add it to an abutting property to the southeast (Benefitting Lot) currently also in the ownership of Rosemary and David Richards. The purpose of the application is to transfer a portion of the Severed Lot, to increase the frontage and area of the undersized Benefitting Lot.

The application constitutes a reconfiguration of common lot lines. No new lots are being created.

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: **Wednesday, December 9th, 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.

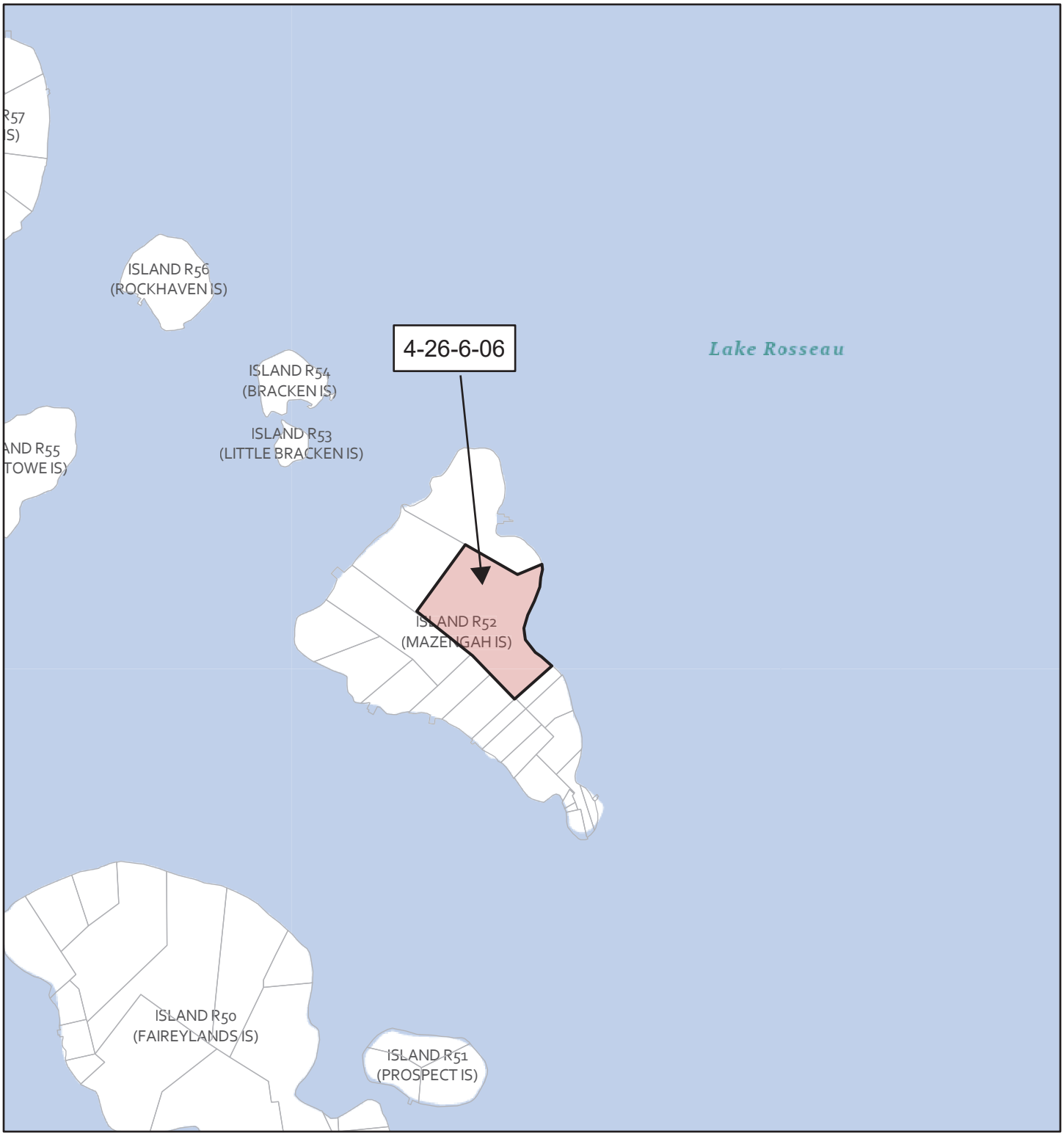
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. **No one other than** the applicant, the municipality, certain public bodies and the minister may file an appeal 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 20th day of November, 2026.

Kitty Bavington, Secretary-Treasurer
Committee of Adjustment
planning@muskokalakes.ca

KEY MAP (B/55/26/ML)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:17,100

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township

Wetland With Significance

- Evaluated-Provincial
- Evaluated-Other
- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade

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

SKETCH FOR PLANNING PURPOSES

B/55/26

CONSENT SKETCH

SCALE 1" = 100'

10080 60 40 20 0 100 feet 200 300

DISTANCES SHOWN ON THIS SKETCH ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

Caution: This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

Information shown hereon was derived from various Reference Plans & site survey work.

LAKE ROSSEAU

PART 2 35R – 8804

603'±

712.7 ft (217.2 m)

683.7 ft (208.4 m)

SEVERED LANDS
0.31 ac.
(1,268 m²)

BENEFITING LOT
0.86 ac.
(3,484.8 m²)

UNIT 36 Island R52
1.54 ac.
(6,210.4 m²)

RETAINED LOT
12.6 ac
(51,116.5 m²)

1220'±

101.0 ft (30.8 m)

400.0 ft (121.9 m)

268.5 ft (81.8 m)

38.0 ft (11.6 m)

46.0 ft
37.5 ft
One-Storey Boathouse

52.5 ft
55.1 ft

Inclinator
85.1 ft
80.4 ft

58.0 ft
192.2 ft
Deck
Dwelling
75.6 ft
51.9 ft
66.1 ft
300.1 ft
200.0 ft
15.4
Playhouse

246'±

Existing Septic
Shed #2
39.2 ft
77.3 ft
Existing Septic
Sleeping Cabin
72.7 ft
Shed #1
56.9 ft
101.3 ft
71.1 ft
47.6 ft

PART 1 35R – 15331

623'±

7 6 6 5

PART 2 35R – 8804

LOT LOT LOT LOT

REGISTERED PLAN 11
ISLAND B (MAZENGAH ISLAND)

LOT 5 LOT 4 PART 1 35R – 20101

To be Merged *To be Merged*

PAR 35R

1163'±

PART 1 35R – 8804

PART 1 35R–8050

PART 2 35R – 8050

Lot Mergers

PART 3 35R–20101

PART 2 35R–15172

PART 1 35R–1036

Combined Lots (Merged)
Severed Lands +
Benefiting Lot + Unit 36
= 2.71 ac. (10,963 m2)

Building Areas
Dwelling: 4,254 SF / 396 m²
Sleeping Cabin: 640 SF / 60 m²
Boathouse: 1,232 SF / 115 m²
Playhouse: 80 SF / 7 m²
Shed #1: 100 SF / 9.3 m²
Shed #2: 100 SF / 9.3 m²

Total: 6,406 SF / 596.6 m²

NOT TO SCALE