

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/38/39/40/26/ML

Roll No.: 5-6-012 & 5-6-009-01

Owners:	David Rodie (5-6-012) and Mark Rickabaugh (5-6-009-01)
Addresses, Descriptions & Zoning:	1051 Island Park Road, Unit 1 (5-6-012) Lots 34 and 35, Concession 4, Part 2 on Plan 35R-24693 (Medora) Waterfront Residential – Backlot (WR2) Vacant Lot – No Civic Address Assigned (5-6-009-01) Part of Lots 34 and 35, Concession 4 (Medora) Waterfront Residential – Backlot (WR2) Lake: Not Applicable Schedule: 29
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.muskokalakelakes.ca/planning-notices/> or scan the QR code. Please note there may be a delay between 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/38/39/40/26/ML have been submitted to permit a lot addition and to establish two new rights-of-way on the subject lands. The proposed rights-of-way will provide legal access to 1051 Island Park Road, Unit 3.

Application (B/38/26/ML) has been submitted behalf of the Owner, Mark Rickabaugh to sever a portion of their property (Severed Lot) in order to add it to an abutting property to the north (Benefitting Lot) municipally known as 1051 Island Park Road, Unit 2.

The existing right-of-way (Part 3) will be extinguished when the two rights-of-way (B/39/40/26/ML) are created.

The second Application (B/39/26/ML) has been submitted on behalf of Mark Rickabaugh to grant a right-of-way in favour of 1051 Island Park Road, Unit 3.

The third Application (B/40/26/ML) has been submitted on behalf of David Rodie to grant a right-of-way over 1051 Island Park Road, Unit 1 in favour of 1051 Island Park Road, Unit 3.

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@muskokalak.es.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@muskokalak.es.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.muskokalak.es.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.muskokalak.es.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.

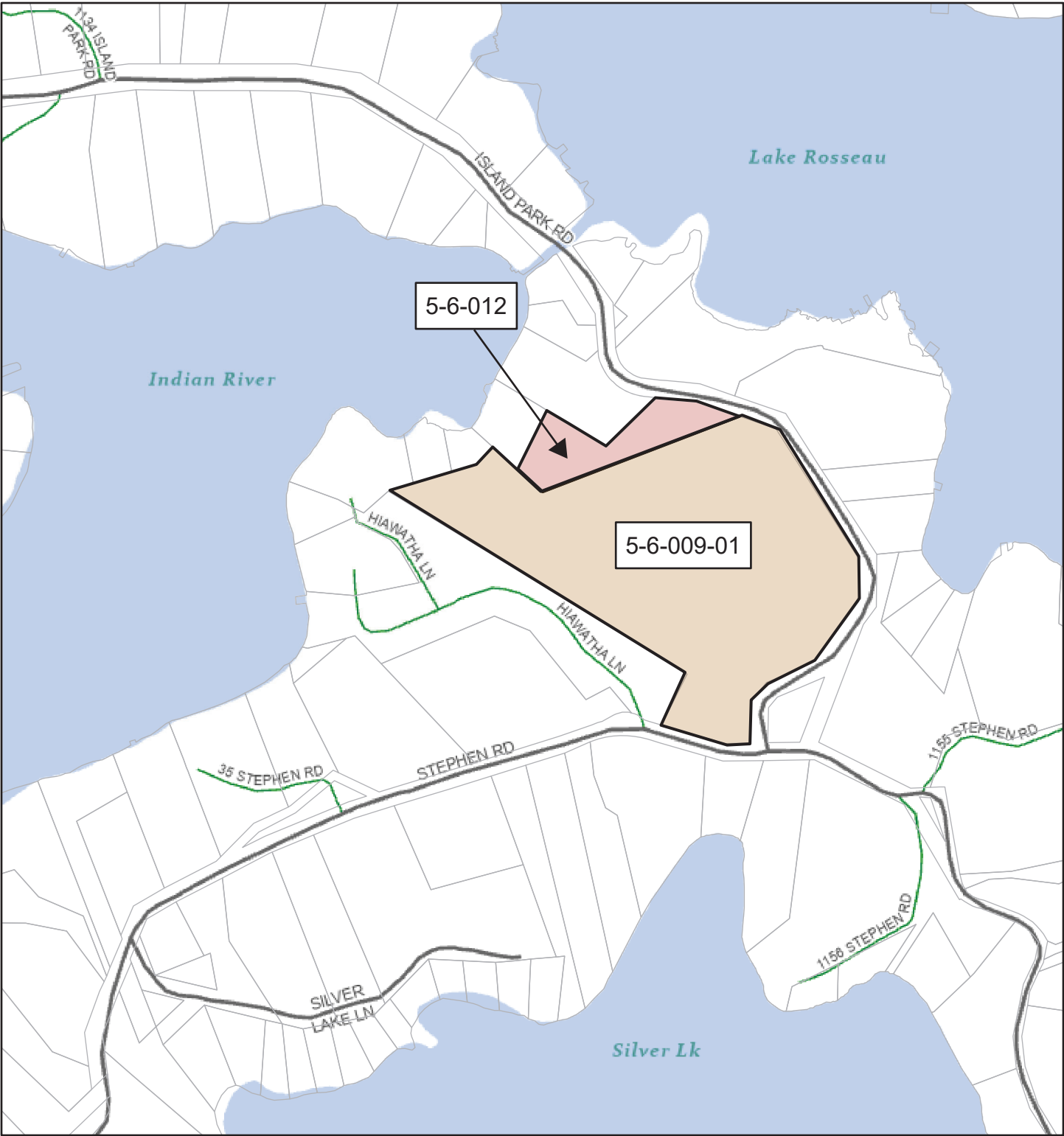
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

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

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



Key Map (B/38/39/40/26/ML)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

Parcel: Assessment

District Municipality

Area Municipality

Geographic Township

Road Network

Township

Private

Wetland With Significance

Evaluated-Provincial

Evaluated-Other

Stream

Waterbody

Major Lake

Canada_Hillshade

World_Hillshade

00.050.10.2 mi

00.070.150.3 km

1:9,028

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

INDIAN RIVER

CONSENT SKETCH

THIS SKETCH WAS PREPARED FOR
THE PURPOSE OF PLANNING

SCALE: 1 INCH = 100 FEET

0 20 100 200 FEET

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 20, 100, and 200, followed by the word FEET.

B/38/26/ML

NOT TO SCALE

NOTE:
THIS SKETCH HAS BEEN COMPILED
FROM VARIOUS SURVEY RECORDS ON FILE IN THIS OFFICE.

DATE: JUNE 10, 2026.

AREA SCHEDULE		AREA OF PARCEL	AREA 200' FROM WATER'S EDGE	STRAIGHT LINE FRONTAGE	BUILDING AREAS
RETAINED LAND	948,440 SQ.FT.± (21.8 ACRES)±				VACANT
SEVERED LAND	85,845 SQ.FT. (2.0 ACRES)		22,000 SQ.FT. (RESULTING)		VACANT
BENEFITING LAND	17,730 SQ.FT. (0.4 ACRES)		17,730 SQ.FT.	109 FT.	DWELLING= 1,100 SQ.FT.

CHAPPLE, GALBRAITH SURVEYORS LTD.
ONTARIO LAND SURVEYORS

P.O. BOX 496, PORT CARLING, ONTARIO, P0B 1J0.
(705) 765-3579 info@chapplesurveyors.com

CAUTION

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