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/50/26/ML
Roll No.: 4-26-021-02
4-26-021-03

Owners:	Melanie Seagram Philip
Address:	Pt IS Fairylands R50
Description:	Island Faireylands, Parts 1 & 6, Plan 35R15397 (Medora) **Roll # 4-26-021-02** Island Faireylands, Parts 2 & 5, Plan 35R15397 (Medora) **Roll # 4-26-021-03**
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Lake Rosseau (Category 1) Schedule: 28
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/50/26/ML has been submitted to create one (1) new lot. The proposed Retained and Severed Lots previously existed as two separate lots and were inadvertently merged. The applicant is proposing to recreate the proposed Severed Lot.

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.

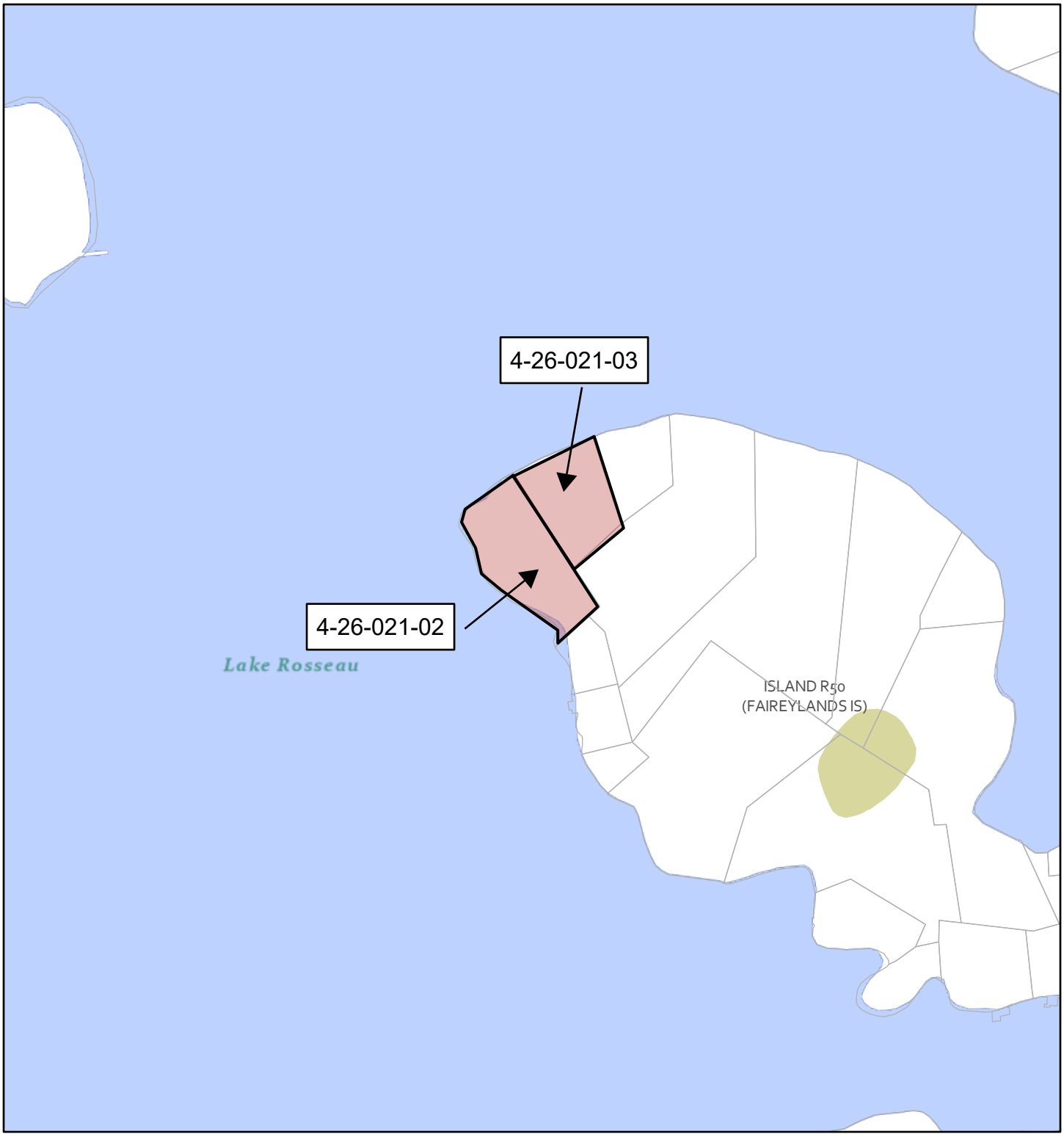
DECISION & APPEALS: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. **No one other than** the applicant, the municipality, certain public bodies and the minister may file an appeal 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/50/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- Stream
- Waterbody
- Major Lake
- Canada_Hillshade
- World_Hillshade

1:10,000

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

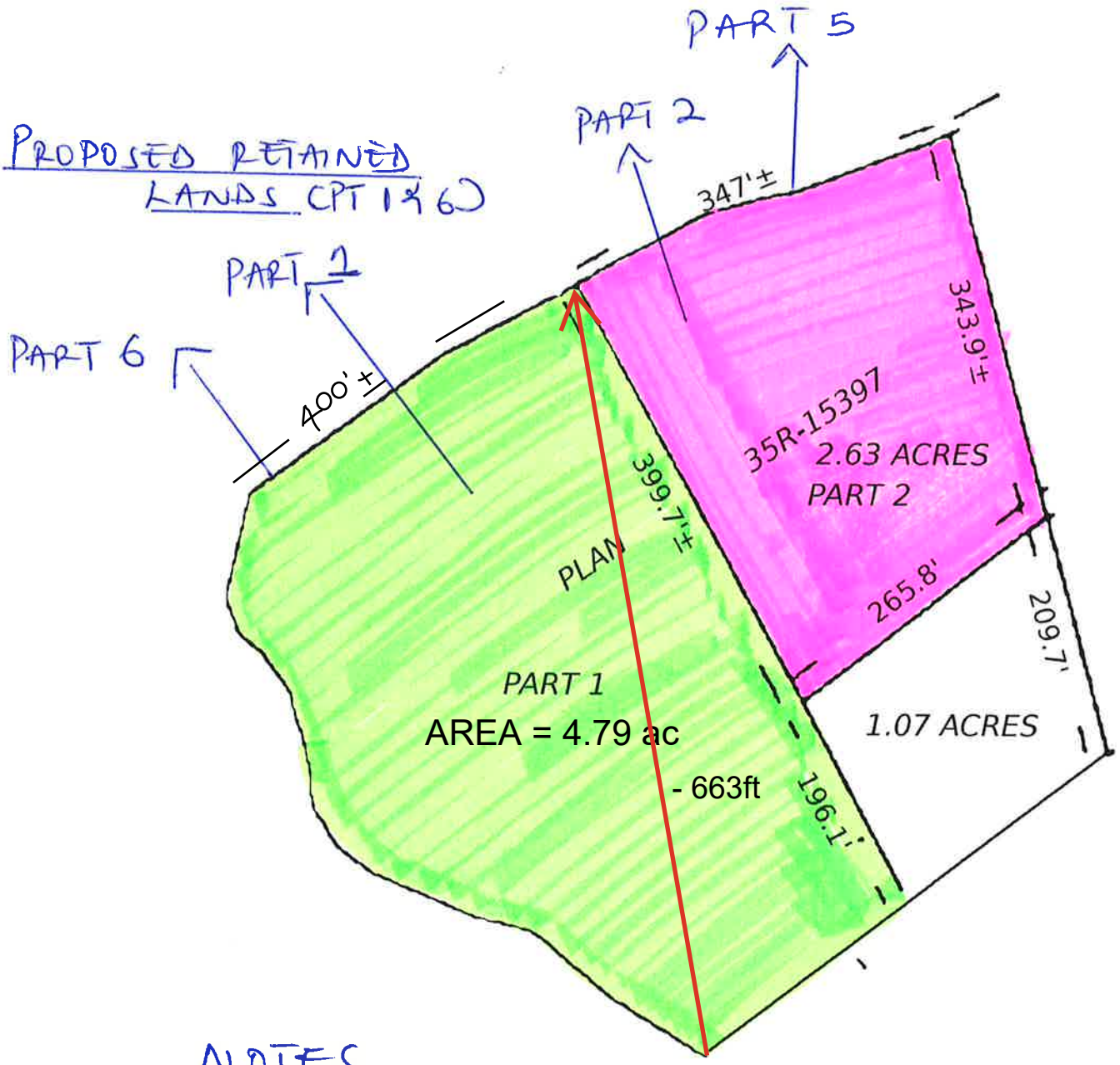
Teranet / MPAC, District Municipality of Muskoka, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

DRAFT SKETCH TO ACCOMPANY SEVERANCE APPLICATION

CONSENT SKETCH

B-50/26

PROPOSED SEVERED LANDS (PT 2 & 5)



NOTES

- THIS SKETCH IS FOR TECHNICAL SEVERANCE APPLICATION (B/50/26/ML)
- PARTS 1 & 6 ARE THE PROPOSED RETAINED LANDS
- PARTS 2 & 5 ARE THE PROPOSED SEVERED LANDS
- NO NEW LOTS ARE BEING CREATED

LEGEND

- PROPOSED RETAINED LANDS
- PROPOSED SEVERED LANDS