



1 Bailey Street  
Port Carling, ON P0B 1J0

E: [planning@muskokalakes.ca](mailto: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. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

**File No.: B/52/25/ML**

**Roll No.: 2-15-079**

<b>Owners:</b>	Alex Ferrier & Autumn McCormick	
<b>Address:</b>	1357 Russ Hammell Road, Unit #2A	
<b>Description:</b>	Part of Lots 11 and 12, Concession 9, Parts 3 to 6, Plan 35R-20569, Part 13, Plan 35R-21443, Part of Part 1, Plan 35R-19413, (Watt)	
<b>Zoning:</b>	Rural Residential – Area 3 (RU1), Rural Industrial – Extractive (RUM3), Environmental Protection (EP1), Open Space - Private (OS2)	
	Lake: Not Applicable	Schedule: 16 & 17
<b>Hearing Date: Monday, March, 9th, 2026 at 9:00 a.m.</b>		



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/Severance Application B/52/25/ML has been submitted to grant a right-of-way access for lands currently in the ownership of Alex Ferrier & Autumn McCormick in favour of a Waterfront Residential property to the south in the ownership of Earl Lambert and Elizabeth Lambert. The proposed right-of-way will be located over an existing private driveway.

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](mailto:planning@muskokalakes.ca) or by phone at (705) 765-3156. **Please quote the file number noted above.**

## **How to Participate:**

### **Submit Comments in Writing**



Submit comments to [planning@muskokalakes.ca](mailto: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: **March 4, 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.

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### **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](http://www.muskokalakes.ca/speaking-at-a-meeting)

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### **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](http://www.muskokalakes.ca)

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**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.

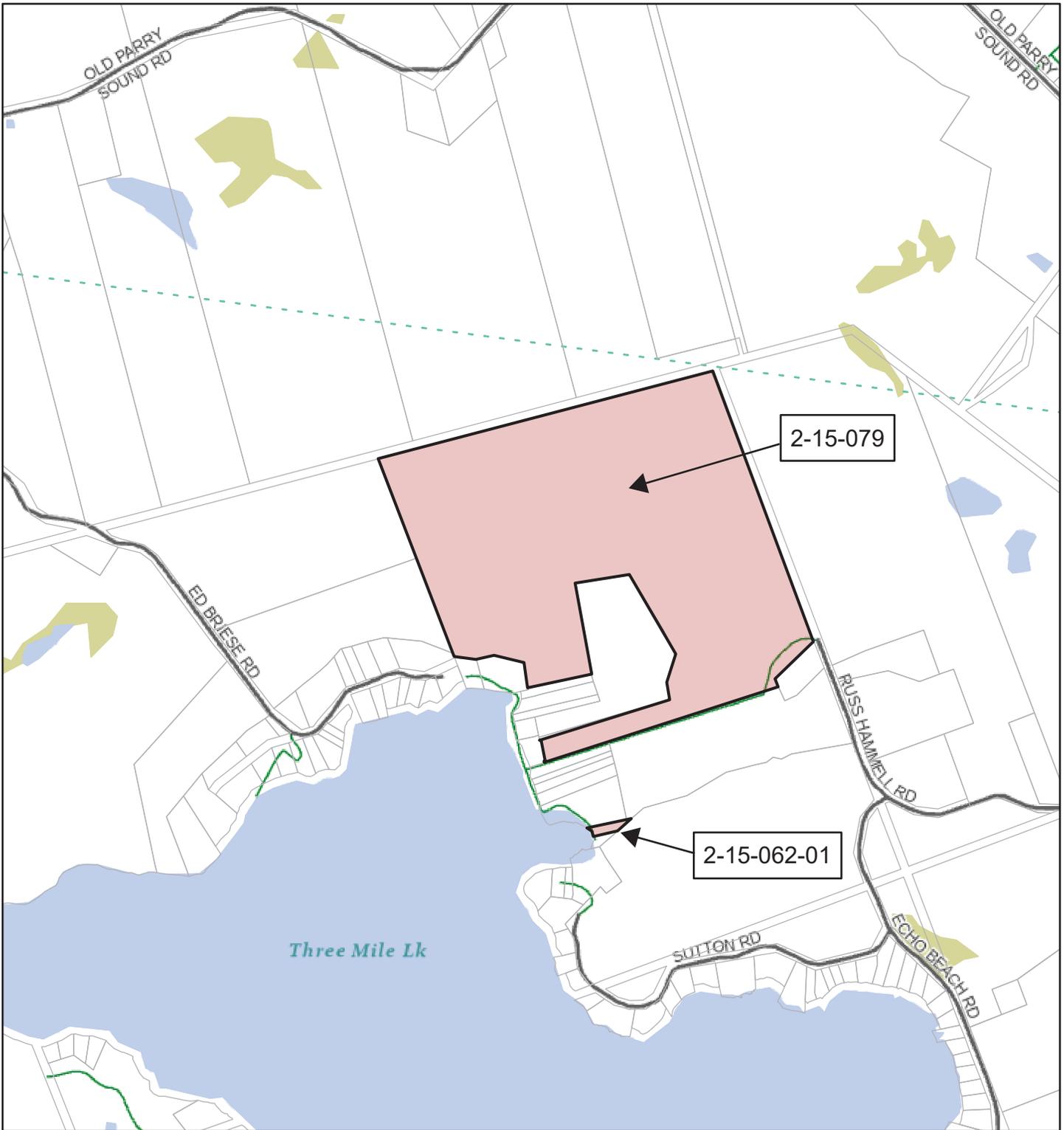
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 10th day of February, 2026.

Chelsea Ward, Secretary-Treasurer  
Committee of Adjustment  
[planning@muskokalakes.ca](mailto:planning@muskokalakes.ca)



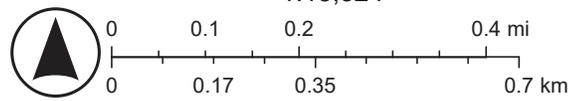
# KEY MAP, B/52/25/ML



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:18,324

-  Parcel: Assessment
-  District Municipality
-  Area Municipality
-  Geographic Township
- Road Network
-  Township
-  Private
-  Waterbody
-  Major Lake
-  Canada\_Hillshade
-  World\_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

**CONSENT SKETCH**

PLAN OF SURVEY OF  
PART OF  
LOT 11, CONCESSION 9  
AND PART OF  
LOT 12, CONCESSION 9  
GEOGRAPHIC TOWNSHIP OF SALT  
TOWNSHIP OF MANITOBA LAKES  
DISTRICT MUNICIPALITY OF MANITOBA  
WELLINGTON, R.S.M. 2X2  
1:500

PROPERTY LIST

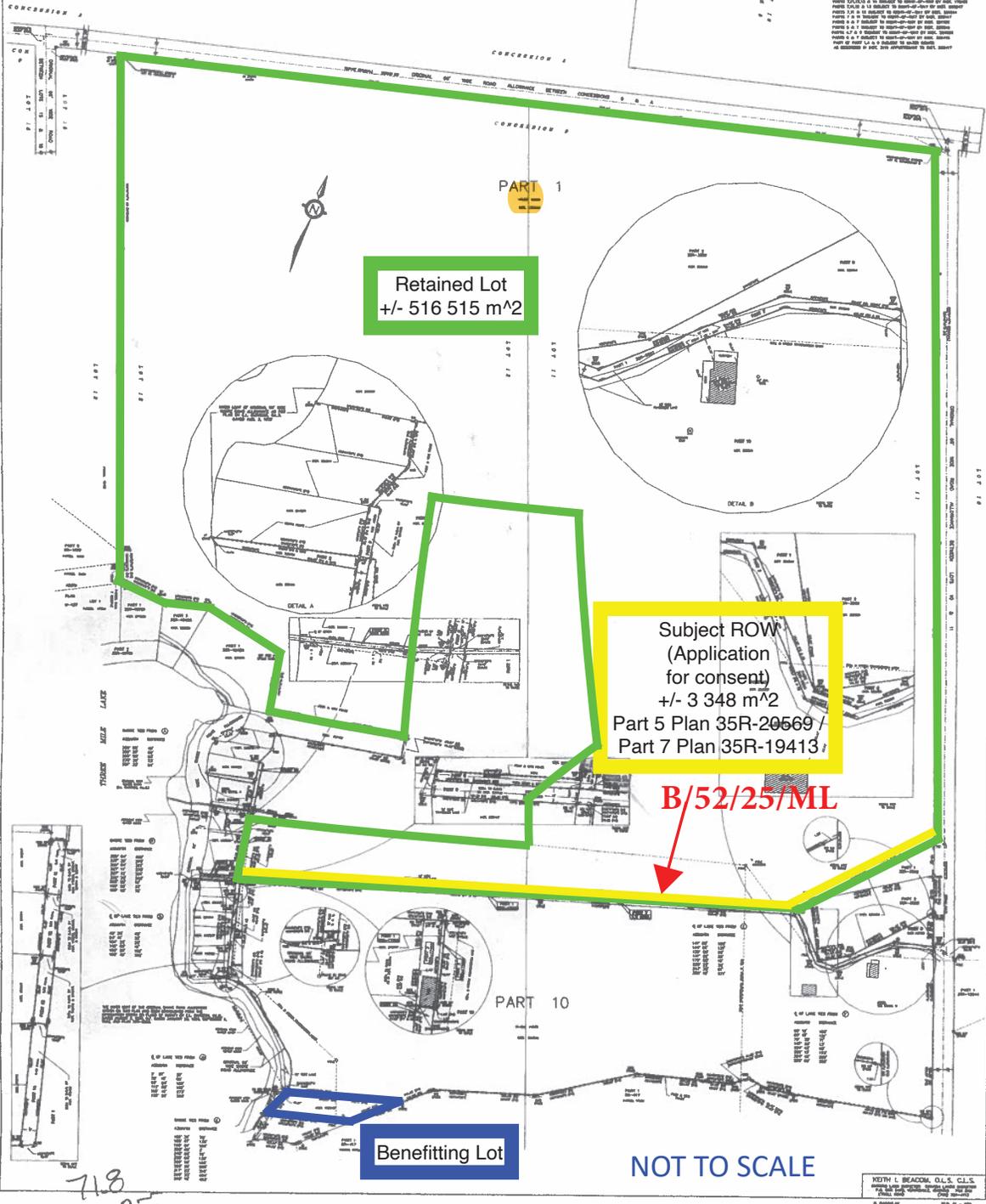
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TO BE USED FOR THE PURPOSES OF THE  
CONSENT SKETCH ONLY AND NOT TO BE USED  
FOR ANY OTHER PURPOSES WITHOUT THE  
WRITTEN CONSENT OF THE SURVEYOR.

APPROVED BY THE SURVEYOR

PLAN 35R-19413

NO.	DESCRIPTION	AREA	REMARKS
1	11.1	11.1	11.1
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13	11.1	11.1	11.1
14	11.1	11.1	11.1



Retained Lot  
+/- 516 515 m<sup>2</sup>

Subject ROW  
(Application  
for consent)  
+/- 3 348 m<sup>2</sup>  
Part 5 Plan 35R-20569/  
Part 7 Plan 35R-19413

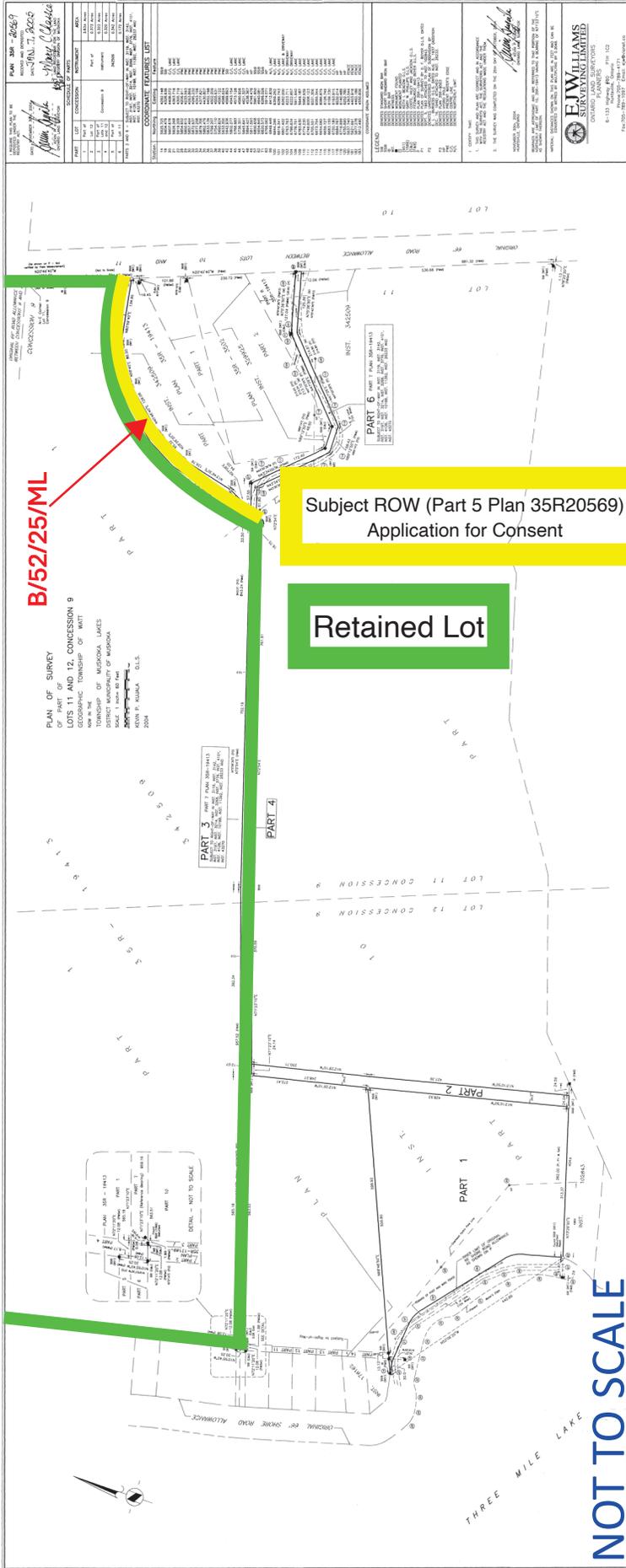
B/52/25/ML

Benefitting Lot

NOT TO SCALE

KEITH L. BEACON, O.L.S., C.L.S.  
REGISTERED SURVEYOR  
1000 - 10th Street, Winnipeg, MB R2G 1A1  
Tel: 222-1111 Fax: 222-1112

20569



B/52/25/ML

Subject ROW (Part 5 Plan 35R20569)  
Application for Consent

Retained Lot

NOT TO SCALE

PLAN 35R - 20569 REVISION AND HISTORY DATE: 11.17.2020 BY: <i>John Chasie</i> FOR: <i>John Chasie</i>	
NO.	DESCRIPTION
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E.J. WILLIAMS SURVEYING LIMITED  
 6-133 Highway 100, Suite 102  
 Cambridge, Ontario N1R 7Y2  
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 www.ejwilliams.com