



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 and to consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.'s: B/05/26/ML, A-09/26
Roll No.'s: 4-22-017

Owners:	Lori-Ann Cameron & Stephen Foreman
Address:	1033 Rossclair Road, Unit 28 (4-22-017)
Description:	Part of Lot 31, Concessions D & E, Parts 1 to 27, and 31 to 36, Plan 35R-21273, (Medora) (4-22-017)
Zoning:	Rural-Area 2 (RU2), Open Space – Private Open Space (OS2), Waterfront Residential (WR1-7), Environmental Protection (EP1) Lake: Muskoka (Category 1 Lake) Schedule: 36
Hearing Date: Friday, May 15th, 2026 at 9:00 a.m.	



Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting 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 Public Meeting 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/05/26/ML has been submitted by Lori-Ann Cameron & Stephen Foreman to sever a portion of the subject lot and add it to an abutting lot to the west currently in the ownership of Jeffrey Greene and Stephanie Lazanis. The proposed consent application constitutes a lot addition and no new lots are being created.

The proposed Severed & Benefitting Lots are currently vacant. The Retained Lot is currently developed with a dwelling, garage, barn and four storage buildings. The Resultant Lot (Benefitting Lot + Severed Lot) is proposed to have a dwelling.

A Minor Variance Application A-09/26 has been submitted concurrently from Section 6.1.3 of By-law 2014-14, as amended, being the minimum exterior side yard setback requirement of 50 feet in the Rural-Area 2 (RU2) Zone, and Section 3.23.1 the minimum setback requirement from an unopened road allowance of 25 feet.

The following is a summary of the requested variances:



Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	3.23.1	Setback from Streets and Unopened Road Allowances	25 ft.	15 ft.	10 ft.	To Construct a New Dwelling.
B	6.1.3	Minimum Exterior Side Yard Setback	50 ft.	15 ft.	35 ft.	

A key map of the subject property and the applicants' consent sketch, and site plan 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: **May 6, 2026.**

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, specified persons (as defined in Section 1(1) of the Planning Act), certain public bodies and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed consent and minor variance. 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) and 45(12) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

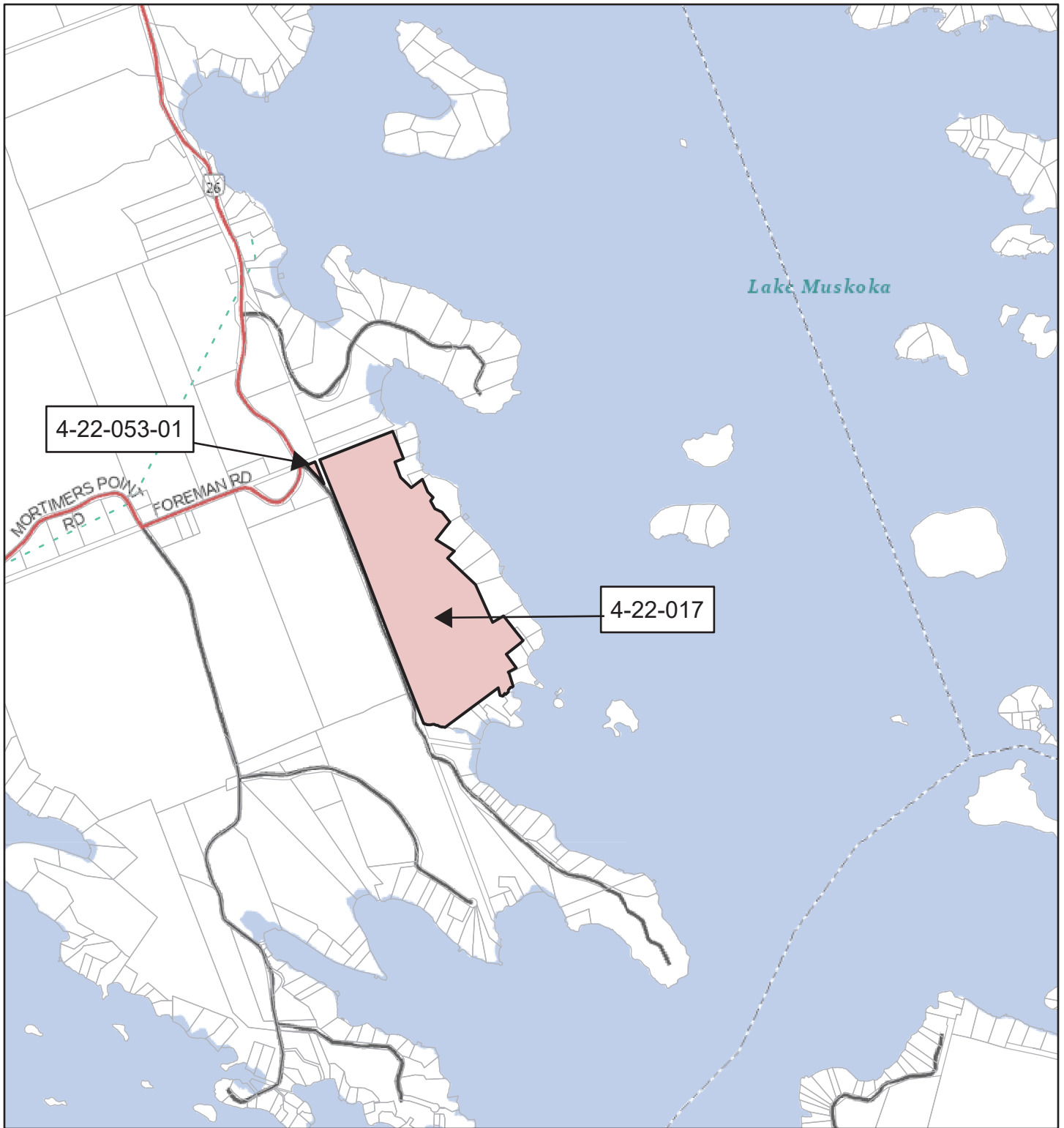
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 20th day of April, 2026.

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

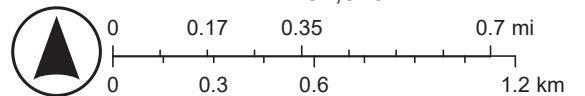


KEY MAP (B/05/26/ML, A-09/26)



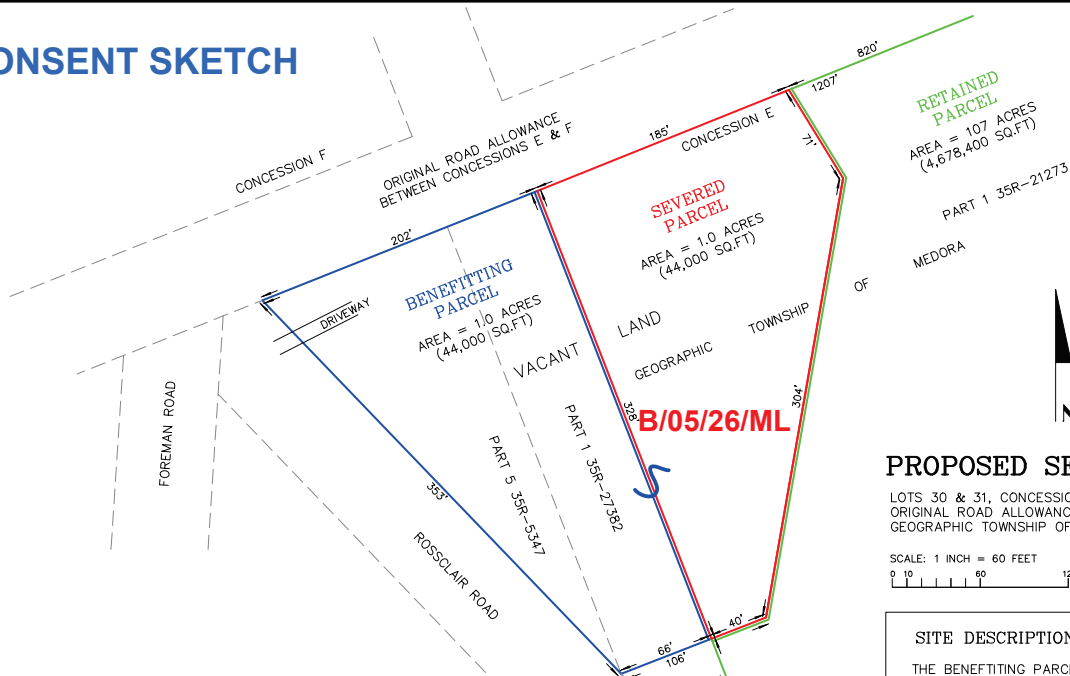
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

- Parcel: Assessment
- District Municipality
- Area Municipality
- Geographic Township
- Road Network
- District
- Township
- Private
- Major Lake
- Canada_Hillshade
- World_Hillshade



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

CONSENT SKETCH



PROPOSED SEVERANCE

LOTS 30 & 31, CONCESSION E
ORIGINAL ROAD ALLOWANCE BTW LOTS 30 & 31
GEOGRAPHIC TOWNSHIP OF MEDORA

SCALE: 1 INCH = 60 FEET
0 10 60 120 FEET

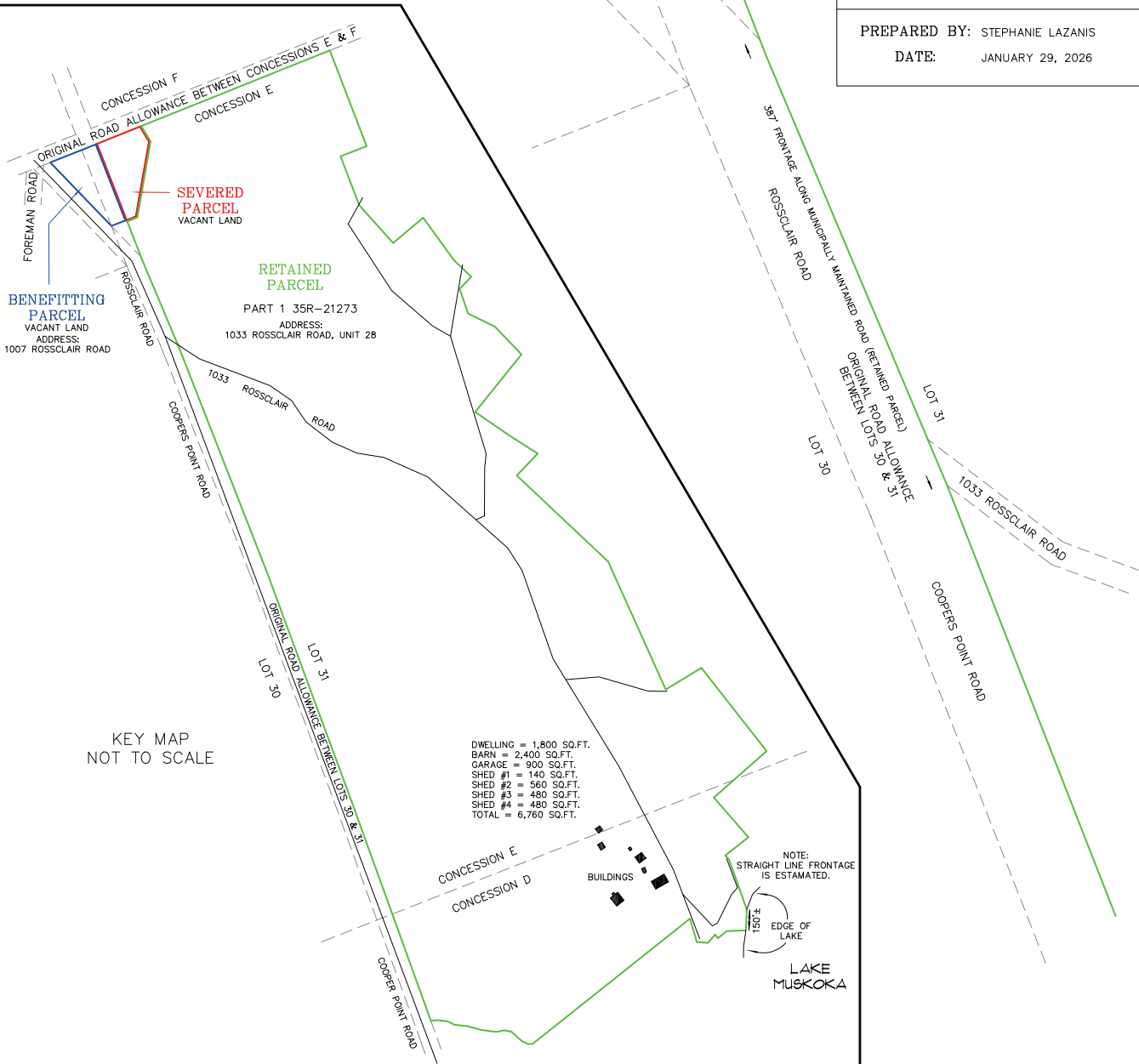
SITE DESCRIPTION

THE BENEFITING PARCEL IS LOCATED ON ROSSCLAIR ROAD, DRIVEWAY IS CLOSE TO THE MAILBOXES. THE CLOSEST INTERSECTION IS WITH FOREMAN ROAD. THE PROPOSED LOT ADDITION IS LOCATED ALONG THE EASTERN PROPERTY LIMIT OF THE BENEFITING PARCEL.

THERE ARE NO BUILDINGS ON THE BENEFITING PARCEL AND SEVERED PARCELS AT THIS TIME.

PREPARED BY: STEPHANIE LAZANIS

DATE: JANUARY 29, 2026



DWELLING = 1,800 SQ.FT.
BARN = 2,400 SQ.FT.
GARAGE = 900 SQ.FT.
SHED #1 = 140 SQ.FT.
SHED #2 = 560 SQ.FT.
SHED #3 = 480 SQ.FT.
SHED #4 = 480 SQ.FT.
TOTAL = 6,760 SQ.FT.

NOTE: STRAIGHT LINE FRONTAGE IS ESTIMATED.

150'
EDGE OF LAKE

LAKE MUSKOKA

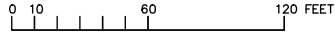
ROSSCLAIR ROAD SITE PLAN

LOTS 30 & 31, CONCESSION E
 ORIGINAL ROAD ALLOWANCE BTW LOTS 30 & 31
 GEOGRAPHIC TOWNSHIP OF MEDORA

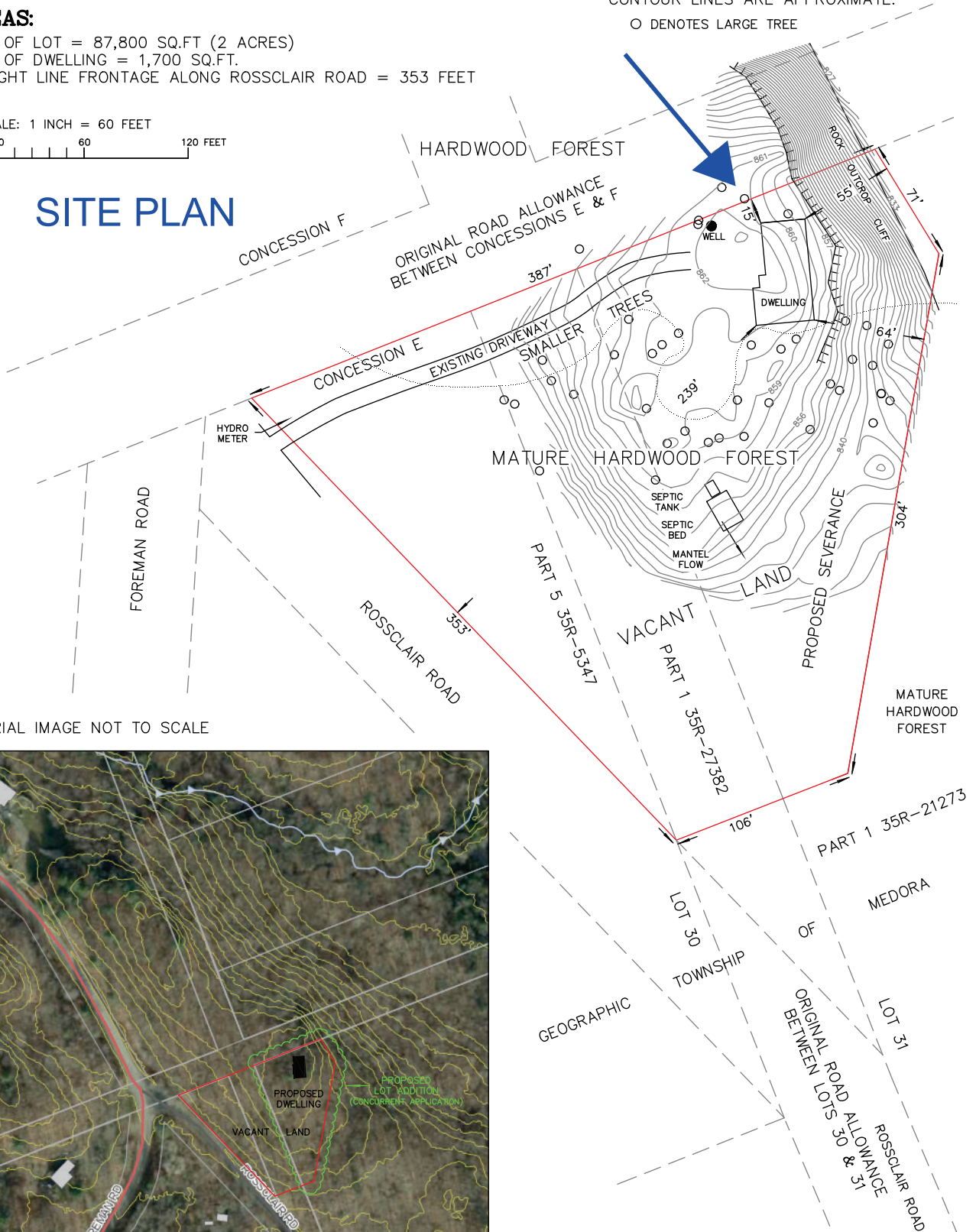
AREAS:

AREA OF LOT = 87,800 SQ.FT (2 ACRES)
 AREA OF DWELLING = 1,700 SQ.FT.
 STRAIGHT LINE FRONTAGE ALONG ROSSCLAIR ROAD = 353 FEET

SCALE: 1 INCH = 60 FEET



SITE PLAN



AERIAL IMAGE NOT TO SCALE



NOT TO SCALE

NOTE:

ALL IMPROVEMENTS DEPICTED ARE PROPOSED UNLESS STATED AS EXISTING.

MEASUREMENTS ARE IN FEET.
 CONTOUR LINES ARE APPROXIMATE.

○ DENOTES LARGE TREE