



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/17/26/ML

Roll No.: 4-12-009

Owners:	Ernie & Melanie Philip	
Address:	1800 Peninsula Road, Unit #5	
Description:	Lot 18, Concession 9, Parts 2, 4, 6 to 8, Plan 35R-4568, Part 1, Plan BR-240, (Medora)	
Zoning:	Waterfront Residential – No Constraints (WR1-7) Lake Rosseau (Category 1 Lake)	Schedule: 28

Hearing Date: Monday July, 13th, 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/Severance Application B/17/26/ML has been submitted to grant a right-of-way over an existing driveway. Ernie and Melanie Philip are proposing to grant a right-of-way over 1800 Peninsula Road, Unit #5 (Retained Lot) in favour of 1800 Peninsula Road, Unit #3 (Benefitting Lot) owned by Frank Psoras and Fotini Sgouros.

Generally, this application will provide a right-of-way on title at the Muskoka Land Registry Office.

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: July 10, 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.

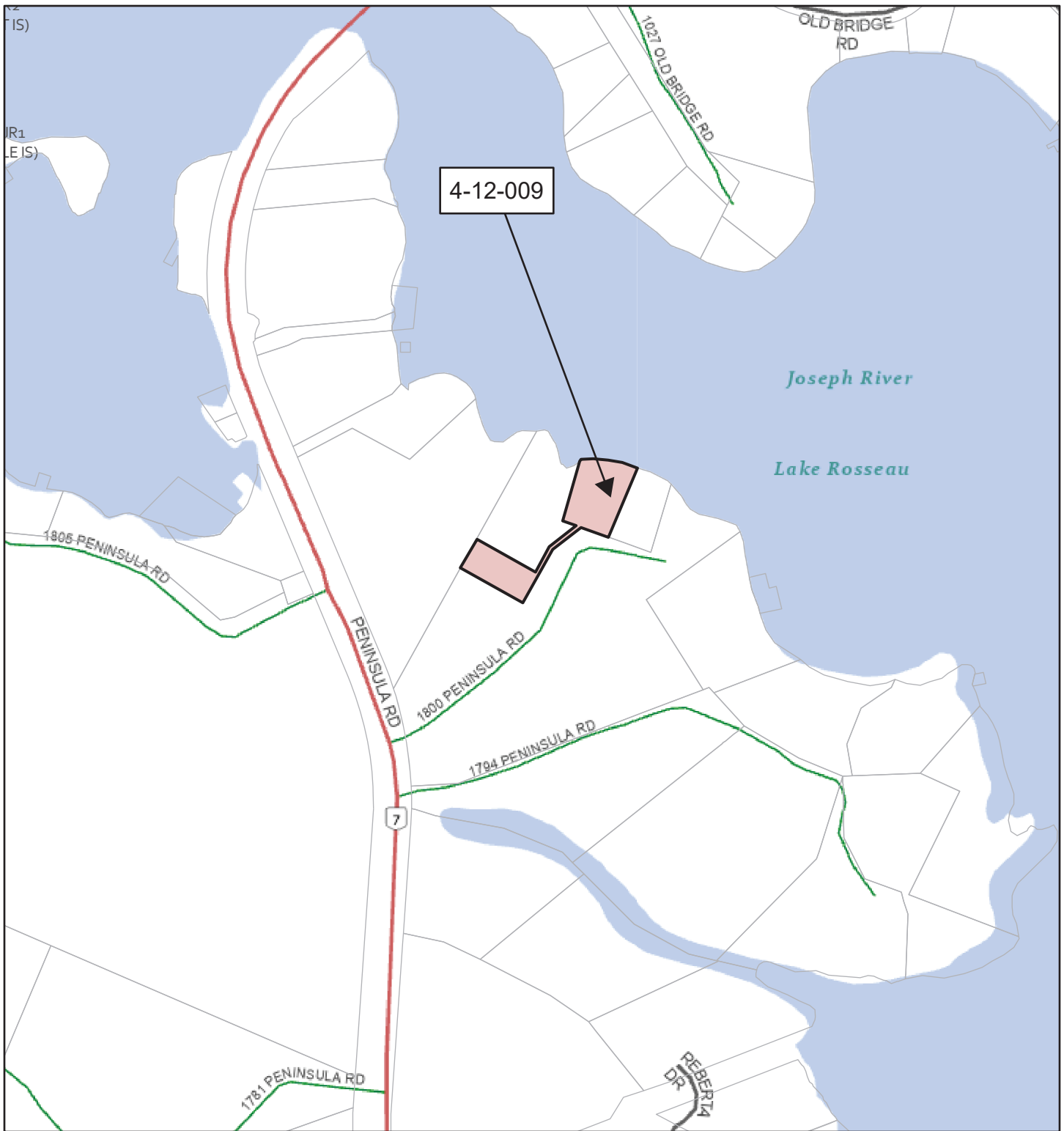
PLEASE NOTE: The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes
this 29th day of June, 2026.

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



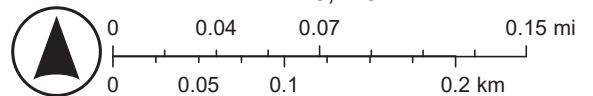
KEY MAP (B/17/26/ML)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

1:6,249

- | | | |
|-----------------------|----------------------------------|------------------|
| Parcel: Assessment | Township | Waterbody |
| District Municipality | Private | Major Lake |
| Area Municipality | Wetland With Significance | Canada_Hillshade |
| Geographic Township | Evaluated-Provincial | World_Hillshade |
| Road Network | Evaluated-Other | |
| District | Stream | |



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

PLAN AND FIELD NOTES OF SURVEY OF
 PART OF LOT 18 CONCESSION IX
 TOWNSHIP OF MEDORA (NOW IN THE)
TOWNSHIP OF MUSKOKA LAKES
 DISTRICT MUNICIPALITY OF MUSKOKA
 SCALE: 1" = 100'
 MAURICE W. FITZMAURICE OLS 1976

CONSENT SKETCH

CAUTION
 THIS PLAN IS NOT A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF SECTION 29, 32, &
 33 OF THE PLANNING ACT

PLAN 35R-4568

I REQUIRE THIS PLAN TO BE REGISTERED
 UNDER PART II OF THE REGISTRY ACT

Maurice W. Fitzmaurice
 MAURICE W. FITZMAURICE OLS

RECEIVED AND DEPOSITED AS 35R-4568
 DATE 17 JUNE 1976

G. Boyer
 LAND REGISTRAR FOR THE REGISTRY
 DIVISION OF MUSKOKA
 PART 1, REMAINDER OF INST 5883
 PARTS 3, 4, 5, 7, 8, 9 ALL OF INST 61049
 PARTS 2, 6, 10 PART OF INST 57728
 PART 6, SUBJECT TO RIGHT-OF-WAY

LEGEND

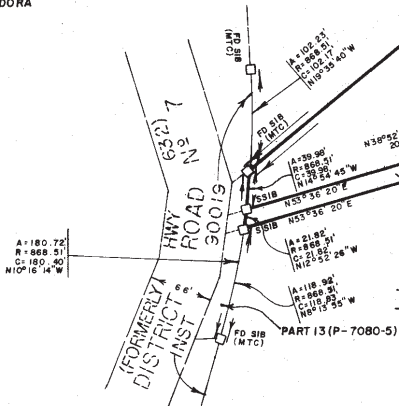
- Easement
- Retained Lands 1800 Peninsula Road Unit 5
- Benefiting Lands 1800 Peninsula Road Unit 3

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:
 1/ THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE
 REGULATIONS MADE THEREUNDER
 2/ THE SURVEY WAS COMPLETED ON THE 27TH DAY OF MAY 1976

Maurice W. Fitzmaurice
 JUNE 10, 1976 MAURICE W. FITZMAURICE OLS

THE LIMIT OF THE JOSEPH RIVER AS SHOWN HEREON
 IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL
 HIGH WATER MARK OR WATER'S EDGE EXISTING AT THE
 TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF
 MEDORA



NOTES

- DISTANCES ARE IN FEET AND DECIMALS THEREOF
- ALL HANGING LINES HAVE BEEN VERIFIED
- BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE EAST LIMIT OF PART 13, MTC PLAN P-7080-5 ATTACHED TO INST 50056 WHICH HAS AN ASSUMED CHORD BEARING OF N10° 16' 14" W AS SHOWN ON SAID PLAN
- SIB --- DENOTES STANDARD IRON BAR (1"sq x 48")
- SSIB || SHORT STANDARD IRON BAR (1"sq x 24")
- IB || IRON BAR (5/8"sq x 24")
- F&B || FITZMAURICE & BOYER OLS
- MTC || MINISTRY OF TRANSPORTATION & COMMUNICATIONS

B/17/26/ML

NOT TO SCALE

MAURICE W. FITZMAURICE LTD.
 ONTARIO LAND SURVEYOR
 BRACEBRIDGE, ONTARIO
 FILE 12121

4568