

PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Consent and Amendment to Zoning By-law 2014-14 pursuant to Sections 53 and 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended.

File No.: B/29/26/ML & ZBA-23/26

Roll No.: 9-15-083-01 By-law: To Be Assigned

Owners:	Del Mar Island & Del Mar Island Inc.
Address:	6 Island M56 (Delmar Island)
Description:	Part West Island, Part 1, Plan 35R-6144, Part 1, Plan 35R-23844, Part 1, Plan 35R-24205, Part 1, Plan 35R-24627, (Monck)
Zoning:	Waterfront Residential – Steep Slopes and/or Narrow Waterbody (WR5-7) Lake: Muskoka (Category 1 Lake) Schedule: 37
Meeting Date: Thursday, October, 8th, 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:

A Consent/Severance Application B/29/26/ML has been submitted to sever lands from the subject property (Retained Lot) and add them to the neighbouring property to the north (Benefiting Lot).

A Zoning By-law Amendment Application ZBA-23/26 has been submitted to permit the Retained Lot to have an undersized lot area. The applicant is also proposing to repeal By-law 2011-87 but carry forward the permission to permit 133 feet of cumulative shoreline structure width.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Relief	Proposal
A	4.1.3 & 4.1.3.14	Minimum Lot Area	2 ac.	1.47 ac. (64,280 sq. ft.)	0.53 ac.	Sever a Portion of the Retained Lot and Add to the Benefiting Lot
B	Site Specific By-law 2011-87	Repeal By-law 2011-87 and Carry Forward Permission Related to the Cumulative Width of Existing Shoreline Structures	-			Carry Forward Existing Permission for 133 ft. of Cumulative Shoreline Structure Width

A key map of the subject property, the applicant's site plan and any drawing, and a draft By-law 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 these applications, 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: **October 1st, 2026.**

Please note that comments can still be submitted after the agenda has been published. Personal information collected in response to this Notice of Public Meeting 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 Meeting Online



You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting 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.

NOTICE OF PASSING & DECISION: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent or zoning by-law amendment, you must submit a written request to the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0.

REQUIREMENT FOR OWNERS OF MULTI-TENANT BUILDINGS: Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board), in accordance with O.Reg 545/06.

ZONING AMENDMENT: If a person or public body would otherwise have an ability to appeal the decision of Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision. The person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

CONSENT: No one other than the applicant, the municipality, certain public bodies and the minister may file an appeal of the decision of Council in respect of the proposed consent. If a person or public body has the ability to appeal the decision of the Council of the Township of Muskoka Lakes in respect of the proposed consent to the Ontario Land Tribunal, but does not make written submissions to the Council of the Township



of Muskoka Lakes before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Notwithstanding the above, subsections 34(19) and 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 15th day of September, 2026.

Crystal Best-Sararas, Clerk
Corporation of the Township of Muskoka Lakes

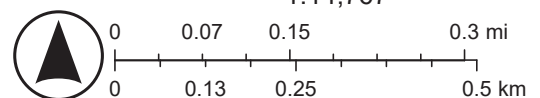


KEY MAP (B/29/26/ML, ZBA-23/26)



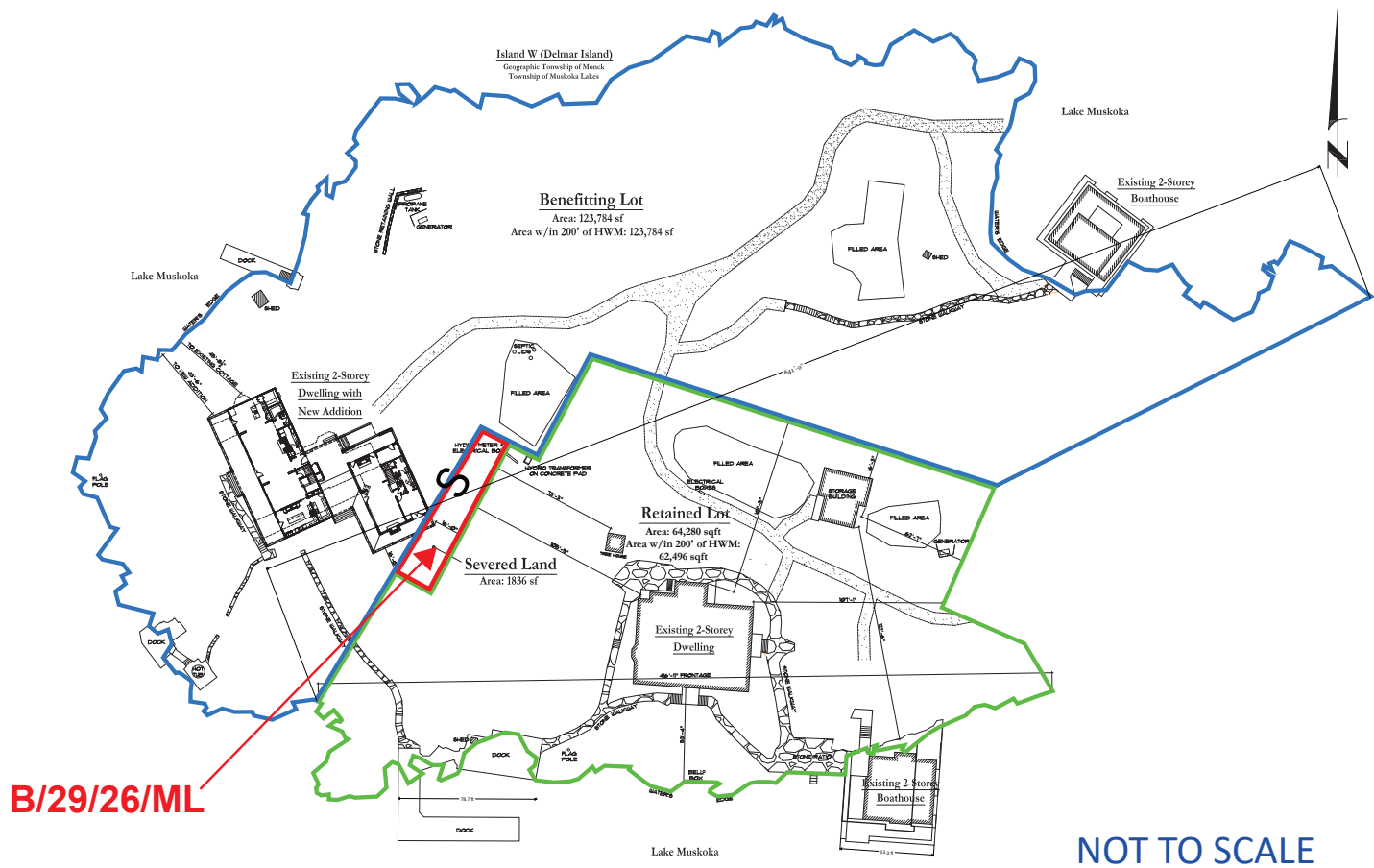
NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



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

ZONING & CONSENT SKETCH



Site Plan
Scale:

1/32" = 1'-0"

Area Calculations:

Severed Land:	1836sf
Retained Lot:	64,280 sf
Retained Lot w/in 200':	62,496 sf
Benefiting Lot:	123,784sf
Benefiting Lot w/in 200':	123,784sf

Benefiting Lot:

Dwelling:	3489sf (existing) + 2728sf (additions) = 6217sf
Boathouse:	1540sf
Total:	7757sf

Retained Lot:

Dwelling:	3468sf
Boathouse:	1734sf
Treehouse:	99sf
Storage Building:	729sf
Shed:	12sf
Total:	6042sf

PROGRESS PRINTS
NOT FOR CONSTRUCTION
PROGRESS PRINTS

Brian Gille
L.P. 11017-11

MUSKOKA LAKES, ONTARIO
L.P. 11017-11
L.P. 11017-11
L.P. 11017-11
L.P. 11017-11

MUSKOKA LAKES, ONTARIO

RENOVATIONS TO
The Hill House

DEL MAR ISLAND

DATE: 21 MAY 2020

REVISIONS

DESIGNED BY: JTP

CONSTRUCTED BY: BFG

PROJECT NUMBER

1368

SHEET NUMBER

10

10

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THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2026-XXX

**Being a by-law to amend Comprehensive Zoning By-law
2014-14, as amended, in the Township of Muskoka Lakes**

WHEREAS the authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and amendments thereto;

AND WHEREAS By-law 2014-14 was enacted by the Corporation of the Township of Muskoka Lakes to regulate land use within the Municipality;

AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes deems it advisable to further amend By-law 2014-14;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
MUSKOKA LAKES ENACTS AS FOLLOWS:**

1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:

87-XXXX i) The lands affected by this amendment are described as Part West Island, Part 1, Plan 35R-6144, Part 1, Plan 35R-23844, Part 1, Plan 35R-24205, Part 1, Plan 35R-24627, (in the former Township of Monck), now in the Township of Muskoka Lakes, as shown hatched on Schedule I to By-law 2026-XXX.

ii) Despite the provisions of Section 4.1.3 & 4.1.3.14 of Zoning By-law 2014-14, as amended, for those lands described above, minimum permitted lot area shall be 1.47 acres as shown in the location and extent on Schedule II to By-law 2026-XXX.

iii) Despite the provisions of Section 4.1.7 and 4.1.7.12 of Zoning By-law 2014-14, as amended, for those lands described above, the maximum permitted total cumulative shoreline structure width shall be 133 feet as shown in the location and extent on Schedule II to By-law 2026-XXX.
2. Schedules I and II attached hereto are hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict between By-law 2026-XXX and By-law 2014-14, as amended, the provisions of By-law 2026-XXX shall apply.
4. REPEAL OF BY-LAWS

4.1 By-law 2011-87 of the Corporation of the Township of Muskoka Lakes are hereby repealed.

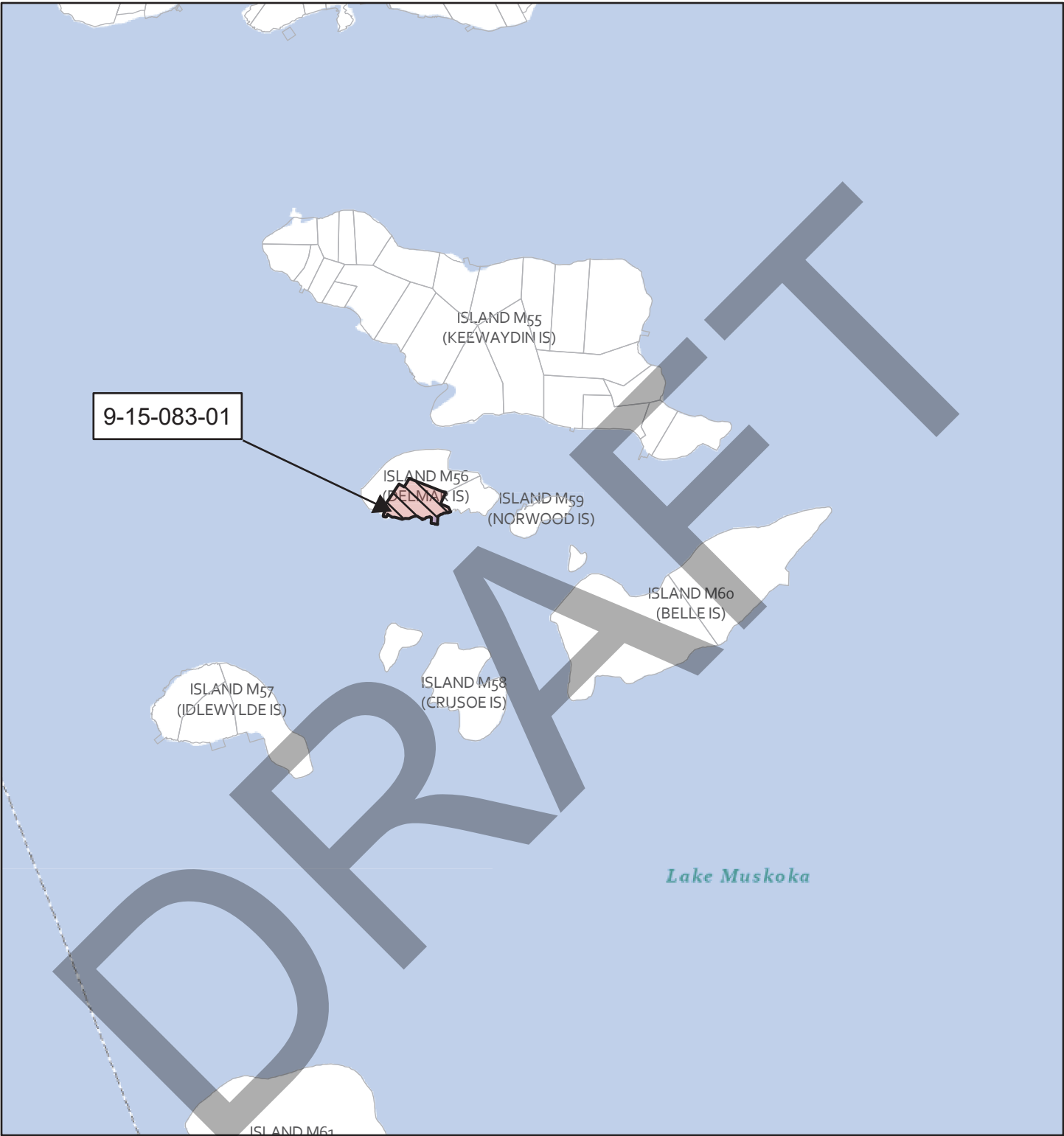
5. That this by-law shall come into force and take effect _____, 2026.

Read a **first, second and third time** and **finally passed** this ___th day of _____, 2026.

Mayor Peter Kelley

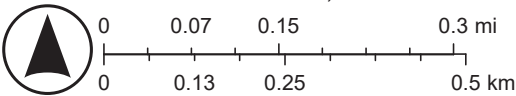
Crystal Best-Sararas, Clerk

SCHEDULE I TO BY-LAW 2026-XXX



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

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



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

[illegible]

Site Plan
Scale:

$$1/32'' = 1'-0''$$

Dwelling:	3468sf
Boathouse:	1734sf
Treehouse:	99sf
Storage Building:	729sf
Shed:	12sf
Total:	6042sf

KUAN CHUE ARCHITECTS, LIMITED
 A PROFESSIONAL CORPORATION
 101 NUNN STREET, SUITE 100
 NEW ORLEANS, LOUISIANA 70112
 TEL: 504.581.2220 FAX: 504.581.2221

DEL MAR ISLAND

CCA

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