



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 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.: A-19/26**  
**Roll No.: 9-15-083**

<b>Owner:</b>	Del Mar West LLC
<b>Address:</b>	1 Island M56 (Delmar Island)
<b>Description:</b>	Part West Island, (Monck)
<b>Zoning:</b>	Waterfront Residential - Steep Slopes and/or Narrow Waterbody (WR5-7 & WR5-7R) Lake Muskoka (Category 1 Lake) Schedule: 37
<b>Hearing Date: Monday, July 13<sup>th</sup>, 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:

The applicant proposes to construct a two-storey addition to an existing two-storey dwelling. The following is a summary of the requested variances:

Variance	ZBL 2014-14 Section(s)	Description	Permitted	Proposed	Variance	Proposal
A	4.1.3	Minimum Front Yard Setback	66 ft.	43.5 ft.	22.5 ft.	Construct a Two-Storey Dwelling Addition
B	4.1.3	Minimum Interior (Southeasterly) Side Yard Setback	15 ft.	2 ft.	13 ft.	
C	4.1.3	Maximum Height	35 ft.	36.1 ft.	1.1 ft.	

A key map of the subject property and the applicant's site plan and any drawings 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**



If you wish to provide a response to this application, please 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: **July 8<sup>th</sup>, 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](http://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](http://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 to this application, you must make a written request to [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca). Furthermore, **no one other than** the applicant, the municipality, certain public bodies, a “specified person” (as defined by the Planning Act 1(1)), and the minister may file an appeal of the decision of the Committee of Adjustment in respect of the proposed variance. If they do not make a written submission to the Secretary Treasurer before the variance is approved or refused, then the Ontario Land Tribunal may dismiss the appeal.

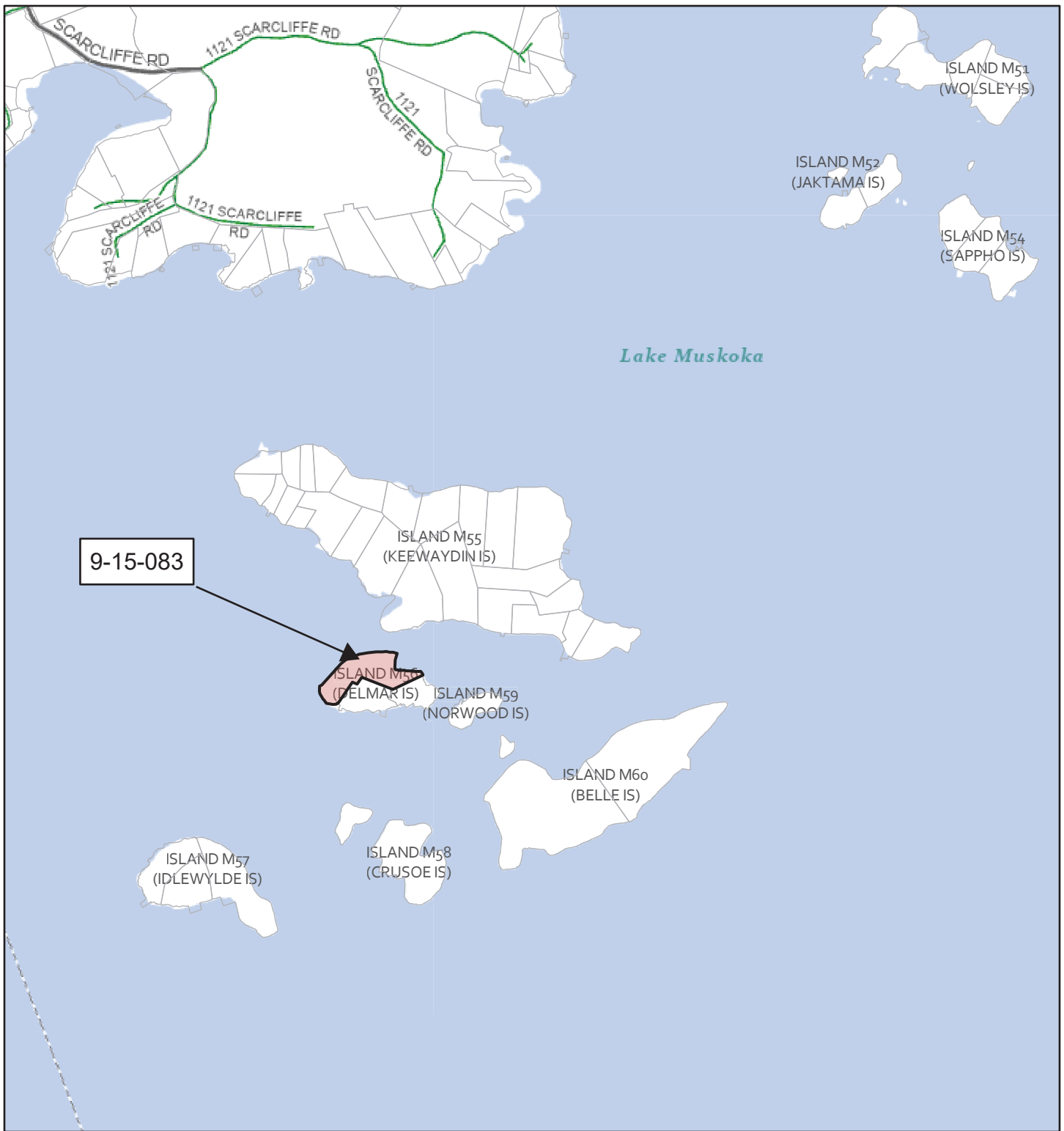
**PLEASE NOTE:** The Committee of Adjustment is a judicial body which makes decisions solely on the information gathered as a Committee. Committee members are not to be contacted prior to the hearing date to avoid a conflict of interest.

Dated at the Township of Muskoka Lakes  
this 16th day of June, 2026.

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



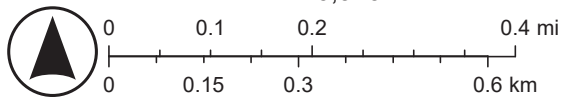
# KEY MAP (A-19/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

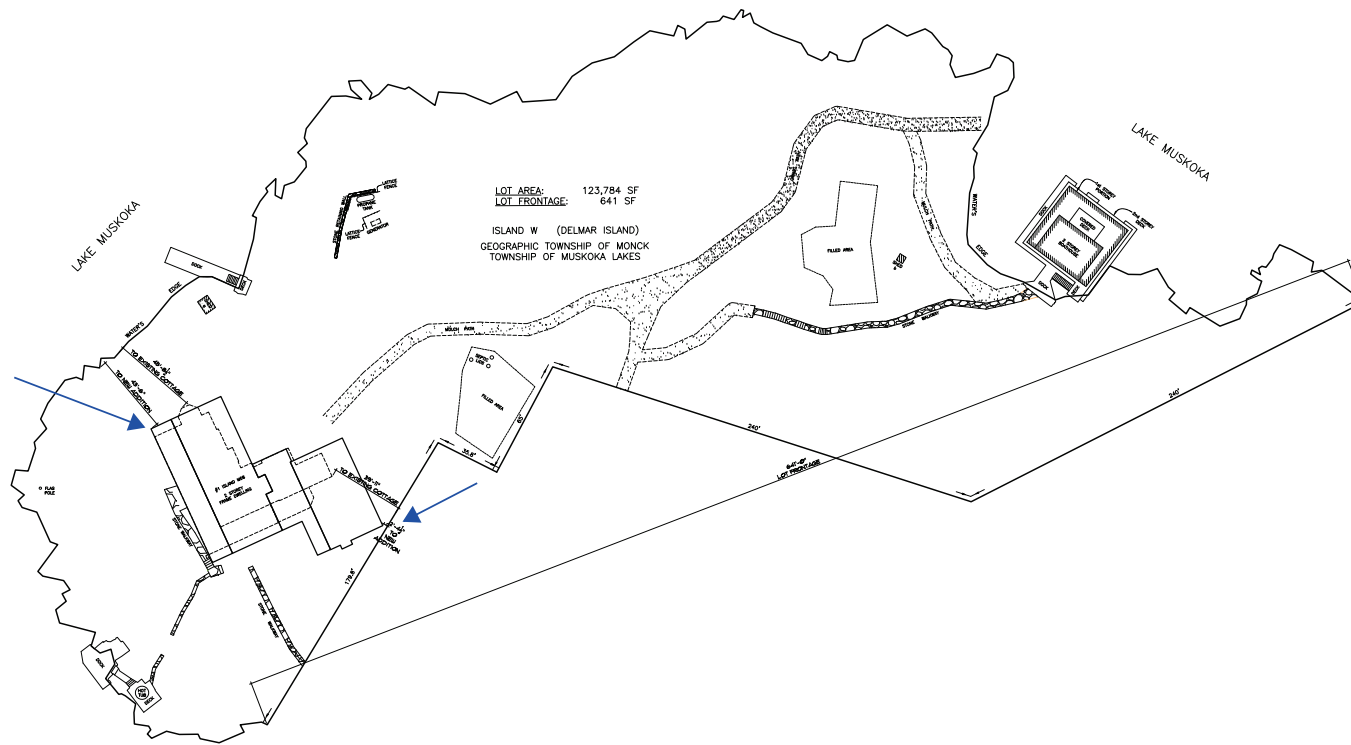
1:16,929

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



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

# SITE PLAN



**Site Plan**  
Scale:

1/32" = 1'-0"

NOT TO SCALE

### Area Calculations:

Existing Boathouse Ground Floor Area:	1533sf
Existing Boathouse Second Floor Living Area:	646sf
<b>Total Existing Boathouse Area:</b>	<b>2179sf</b>
Existing Main Cottage Ground Floor Living Area:	2282sf
Existing Main Cottage Second Floor Living Area:	2586sf
<b>Total Existing Main Cottage Living Area:</b>	<b>4868sf</b>
Proposed Main Cottage Ground Floor Living Area:	3730sf
Proposed Main Cottage Second Floor Living Area:	3729sf
<b>Total Proposed Main Cottage Living Area:</b>	<b>7459sf</b>

PROGRESS PRINTS  
NOT FOR CONSTRUCTION  
PROGRESS PRINTS

Brian Gille  
ARCHITECT

1000 Lakeshore Drive, Unit 10  
Muskoka Lakes, Ontario  
L4M 1A1  
Tel: 705.835.1111  
Fax: 705.835.1112

MUSKOKA LAKES, ONTARIO

## RENOVATIONS TO The Hill House

DELMAR ISLAND

DATE: 26 FEBRUARY 2024

PROJECT:

CLIENT: JTP

DESIGNER: BGC

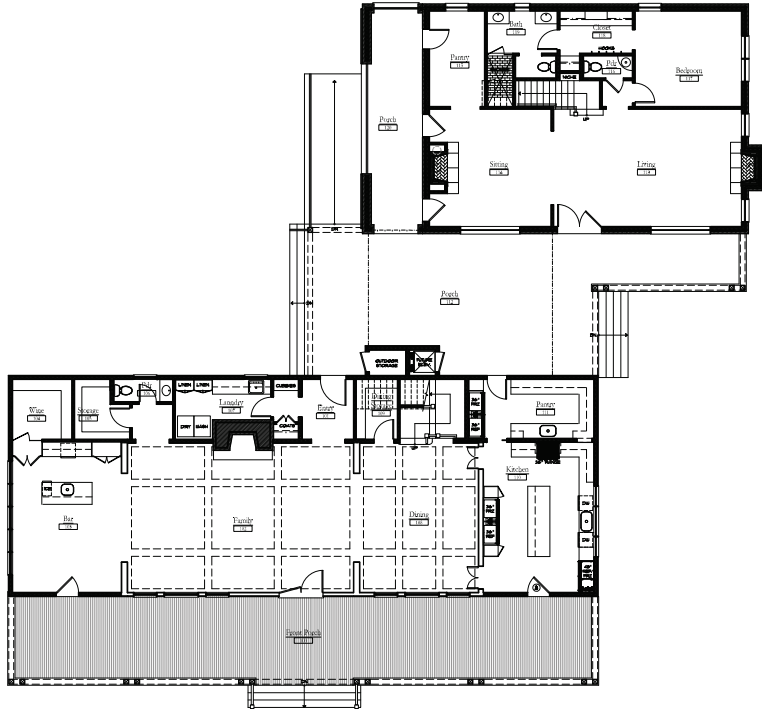
PROJECT NO.:

**1368**

PROJECT:

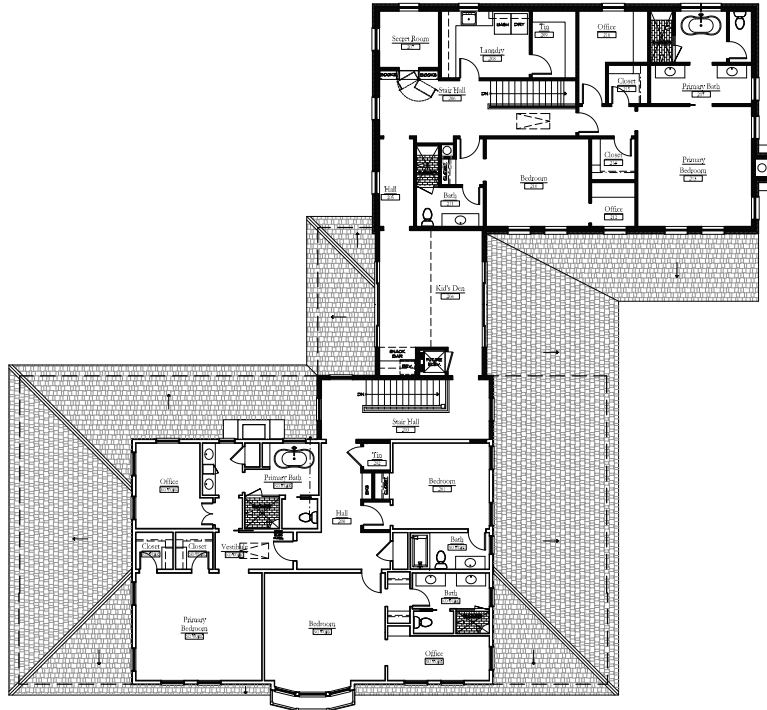
1/1

# FLOOR PLANS



**Ground Floor Plan**  
Scale: 1/8" = 1'-0"

1/8" = 1'-0"



**Second Floor Plan**  
Scale: 1/8" = 1'-0"

1/8" = 1'-0"

**Area Calculations:**

Existing Main Cottage Ground Floor Living Area:	2282sf
Existing Main Cottage Second Floor Living Area:	2586sf
<b>Total Existing Main Cottage Living Area:</b>	<b>4868sf</b>
Proposed Main Cottage Ground Floor Living Area:	3730sf
Proposed Main Cottage Second Floor Living Area:	3729sf
<b>Total Proposed Main Cottage Living Area:</b>	<b>7459sf</b>

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

PROGRESS PRINTS  
NOT FOR CONSTRUCTION  
PROGRESS PRINTS

**Brian Gille**  
ARCHITECT

1000 Lakeshore Drive  
Muskoka Lakes, Ontario  
M1A 1A1  
Tel: 705.335.1111  
Fax: 705.335.1112

MUSKOKA LAKES, ONTARIO

## RENOVATIONS TO The Hill House

DEL MAR ISLAND

DATE: FEBRUARY 2024

PROJECT:

DRAWING: TYP

DATE: 02.15.24

PROJECT NO:

**1368**

REVISIONS:

1.0

# ELEVATIONS



**Front Elevation**

Scale:  $1/8" = 1'-0"$



**Right Elevation**

Scale:  $1/8" = 1'-0"$



**Rear Elevation**

Scale:  $1/8" = 1'-0"$



**Left Elevation**

Scale:  $1/8" = 1'-0"$

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY

PROGRESS PRINTS  
NOT FOR CONSTRUCTION  
PROGRESS PRINTS

Brian Gille  
ARCHITECT

1000 WEST WINDYBROOK AVENUE  
ANN ARBOR, MI 48106  
734.769.0000  
2250 EAST WINDYBROOK AVENUE  
ANN ARBOR, MI 48106

MUSKOGA LAKES, ONTARIO

RENOVATIONS TO

The Hill House

DEL MAR ISLAND

DATE: 26 FEBRUARY 2024

PROJECT:

CLIENT: JTP

CONTRACT NO: BJC

PROJECT NUMBER:

1368

SHEET NO:

16

COPYRIGHT NOTE: Information contained on these documents is part of the Architect's confidential information. Such information shall not be used for any purpose other than the completion of the referenced project. Such information shall not be used for any other project without the prior written consent of the Architect. Please contact the Architect for further information regarding this information. All rights reserved.