

## 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-26/26**

**Roll No.: 8-3-075**

|                                                                     |                                                                                                               |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Owner:</b>                                                       | Rhonda Hoffman                                                                                                |
| <b>Address:</b>                                                     | 1037 Evelyn Road                                                                                              |
| <b>Description:</b>                                                 | Part of Lot 4, Concession 3, (Wood)                                                                           |
| <b>Zoning:</b>                                                      | Waterfront Residential – No Constraints (WR1) & By-law 2017-07<br>Lake Muskoka (Category 1 Lake) Schedule: 44 |
| <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 subject property has an existing non-complying single storey boathouse and associated dock that are within the northerly side yard setback. The applicant proposes to relocate an existing single-storey boathouse and extend the existing dock. The single storey boathouse is not being expanded as part of this application. The following is a summary of the requested variances:

| Variance | ZBL<br>2014-14<br>Section(s) | Description                                                       | Permitted | Existing | Proposed | Variance | Proposal                                                                                                                |
|----------|------------------------------|-------------------------------------------------------------------|-----------|----------|----------|----------|-------------------------------------------------------------------------------------------------------------------------|
| A        | 4.1.3 &<br>4.1.3.6           | Reconfigure Existing Non-Complying Lot Coverage on the Entire Lot | 18.3%     | 18.3%    | 18.3%    | -        | Utilize existing Non-Complying Lot Coverage to relocate an Existing Single Storey Boathouse and extend an Existing Dock |
| B        | 4.1.3 &<br>4.1.3.7           | Reconfigure Existing Non-Complying Lot Coverage Within 200 ft.    | 18.3%     | 18.3%    | 18.3%    | -        |                                                                                                                         |



| Variance | ZBL<br>2014-14<br>Section(s) | Description                                              | Permitted         | Existing          | Proposed          | Variance            | Proposal                                              |
|----------|------------------------------|----------------------------------------------------------|-------------------|-------------------|-------------------|---------------------|-------------------------------------------------------|
| C        | 4.1.7                        | Maximum<br>Cumulative<br>Dock Width                      | 25%<br>(25.3 ft)  | 35.5%<br>(36 ft.) | 35.5%<br>(36 ft.) | 10.5%<br>(10.7 ft.) | Extend an<br>Existing Dock                            |
| D        | 4.1.7 &<br>4.1.7.11<br>b.    | Minimum<br>Northerly Side<br>Yard Setback<br>(Dock)      | 15 ft.            | 6.6 ft.           | 6.6 ft.           | 8.4 ft.             |                                                       |
| E        | 4.1.7                        | Maximum<br>Cumulative<br>Boathouse<br>Width              | 16%<br>(16.2 ft.) | 19.7%<br>(20 ft.) | 19.7%<br>(20 ft.) | 3.7%<br>(3.8 ft.)   | Relocate an<br>Existing<br>Single Storey<br>Boathouse |
| F        | 4.1.7 &<br>4.1.7.11<br>b.    | Minimum<br>Northerly Side<br>Yard Setback<br>(Boathouse) | 15 ft.            | 8 ft.             | 8.3 ft.           | 6.7 ft.             |                                                       |

A key map of the subject property and the applicants' 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, 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 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 2<sup>nd</sup> day of July, 2026.

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



# KEY MAP (A-26/26)



NOT A PLAN OF SURVEY. FOR INFORMATIONAL PURPOSES ONLY.

Parcel: Assessment

District Municipality

Area Municipality

Geographic Township

Road Network

Township

Private

Wetland With Significance

Evaluated-Provincial

Evaluated-Other

Waterbody

Major Lake

Canada\_Hillshade

World\_Hillshade

00.070.150.3 mi

00.10.20.4 km

1:12,235

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

1037 EVELYN RD  
LOT 4 CON 3 WOOD  
TOWNSHIP OF MUSKOKA LAKES

EXISTING SITE PLAN

NOV. 26, 2025  
UPDATED MAR. 24, 2026

| SITE DATA                   |                           | EVELYN RD. 1037                            |                          | 4453 080 003 07500                   |  |
|-----------------------------|---------------------------|--------------------------------------------|--------------------------|--------------------------------------|--|
| LOT No                      |                           | LOT 4 CON 3                                |                          | WOOD                                 |  |
| ZONING                      |                           | WR1                                        |                          | WATERFRONT RESIDENTIAL<br>CATEGORY 1 |  |
| LOT FRONTAGE                | STRAIGHT LINE             | 30.92 m                                    | 101.44 ft                |                                      |  |
|                             | ALONG PRESENT WATERS EDGE | 31.24 m                                    | 102.65 ft                |                                      |  |
| FRONT YARD SETBACK          |                           | 20.1m (66ft)                               |                          |                                      |  |
| INTERIOR YARD SETBACK       |                           | 4.6m (15ft)                                |                          |                                      |  |
| EXTERIOR YARD SETBACK       |                           | 9.1m (30ft)                                |                          |                                      |  |
| REAR YARD SETBACK           |                           | 4.6m (15ft)                                |                          |                                      |  |
| MAX. BUILD HEIGHT           |                           | 10.7m (35ft)                               |                          |                                      |  |
| MAX. ACCESSORY BUILD HEIGHT |                           | 7.7m (25ft)                                |                          |                                      |  |
| LOT AREA                    |                           | TOTAL LOT AREA                             | 1,651.17 m <sup>2</sup>  | 17,733.00 ft <sup>2</sup>            |  |
|                             |                           | WITHIN 200ft OF HIGH WATER MARK            | 1,651.17 m <sup>2</sup>  | 17,733.00 ft <sup>2</sup>            |  |
| EXISTING                    |                           |                                            |                          |                                      |  |
| 2-STORY DWELLING            |                           | 156.54 m <sup>2</sup>                      | 1,685.50 ft <sup>2</sup> |                                      |  |
| DECK                        |                           | 50.82 m <sup>2</sup>                       | 547.00 ft <sup>2</sup>   |                                      |  |
| SINGLE STOREY GARAGE        |                           | 80.27 m <sup>2</sup>                       | 864.00 ft <sup>2</sup>   |                                      |  |
| SINGLE STOREY BOATHOUSE     |                           | 65.03 m <sup>2</sup>                       | 700.00 ft <sup>2</sup>   |                                      |  |
| DOCK                        |                           | 61.32 m <sup>2</sup>                       | 660.00 ft <sup>2</sup>   |                                      |  |
| PROPOSED                    |                           |                                            |                          |                                      |  |
| STEEL DOCK ADDITIONS        |                           | 41.62 m <sup>2</sup>                       | 448.00 ft <sup>2</sup>   |                                      |  |
| TOTAL LOT COVERAGE          |                           | 448.95 m <sup>2</sup>                      | 3,249.50 ft <sup>2</sup> |                                      |  |
| LOT COVERAGE                |                           | EXISTING (WITHIN 200ft OF HIGH WATER MARK) | 18.3 %                   |                                      |  |
| [MAX. 10%]                  |                           | PROPOSED (WITHIN 200ft OF HIGH WATER MARK) | 18.3 %                   |                                      |  |

ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT  
PRESERVE EXISTING VEGETATION WITHIN 20m OF SHORE  
-SUBJECT TO PRUNING TO INDUSTRY STANDARD AND REMOVAL OF DEAD TREES



THE PERMIT GUY

35 COVERED BRIDGE TRAIL  
BRACEBRIDGE, ON  
P1L 1Y1

705-644-1167  
Permits@ThePermitGuy.ca

SITE PLAN

(EXISTING)

SCALE 1 : 300



1037 EVELYN RD  
LOT 4 CON 3 WOOD  
TOWNSHIP OF MUSKOKA LAKES

PROPOSED SITE PLAN

NOV. 26, 2025  
UPDATED MAR. 24, 2026

| SITE DATA                   |                                           | EVELYN RD. 1037         |                           | 4453 080 003 07500                |  |
|-----------------------------|-------------------------------------------|-------------------------|---------------------------|-----------------------------------|--|
| LOT No                      |                                           | LOT 4 CON 3             |                           | WOOD                              |  |
| ZONING                      |                                           | WR1                     |                           | WATERFRONT RESIDENTIAL CATEGORY 1 |  |
| LOT FRONTAGE                | STRAIGHT LINE                             | 30.42 m                 | 101.44 ft                 |                                   |  |
|                             | ALONG PRESENT WATERS EDGE                 | 31.24 m                 | 102.65 ft                 |                                   |  |
| FRONT YARD SETBACK          |                                           | 20.1m (66ft)            |                           |                                   |  |
| INTERIOR YARD SETBACK       |                                           | 4.6m (15ft)             |                           |                                   |  |
| EXTERIOR YARD SETBACK       |                                           | 9.1m (30ft)             |                           |                                   |  |
| REAR YARD SETBACK           |                                           | 4.6m (15ft)             |                           |                                   |  |
| MAX. BUILD HEIGHT           |                                           | 10.7m (35ft)            |                           |                                   |  |
| MAX. ACCESSORY BUILD HEIGHT |                                           | 7.7m (25ft)             |                           |                                   |  |
| LOT AREA                    | TOTAL LOT AREA                            | 1,651.17 m <sup>2</sup> | 17,733.00 ft <sup>2</sup> |                                   |  |
|                             | WITHIN 200R OF HIGH WATER MARK            | 1,651.17 m <sup>2</sup> | 17,733.00 ft <sup>2</sup> |                                   |  |
| EXISTING                    |                                           |                         |                           |                                   |  |
| 2-STORY DWELLING            |                                           | 156.54 m <sup>2</sup>   | 1,685.50 ft <sup>2</sup>  |                                   |  |
| DECK                        |                                           | 50.82 m <sup>2</sup>    | 547.00 ft <sup>2</sup>    |                                   |  |
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|                             |                                           |                         |                           |                                   |  |
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THE PERMIT GUY

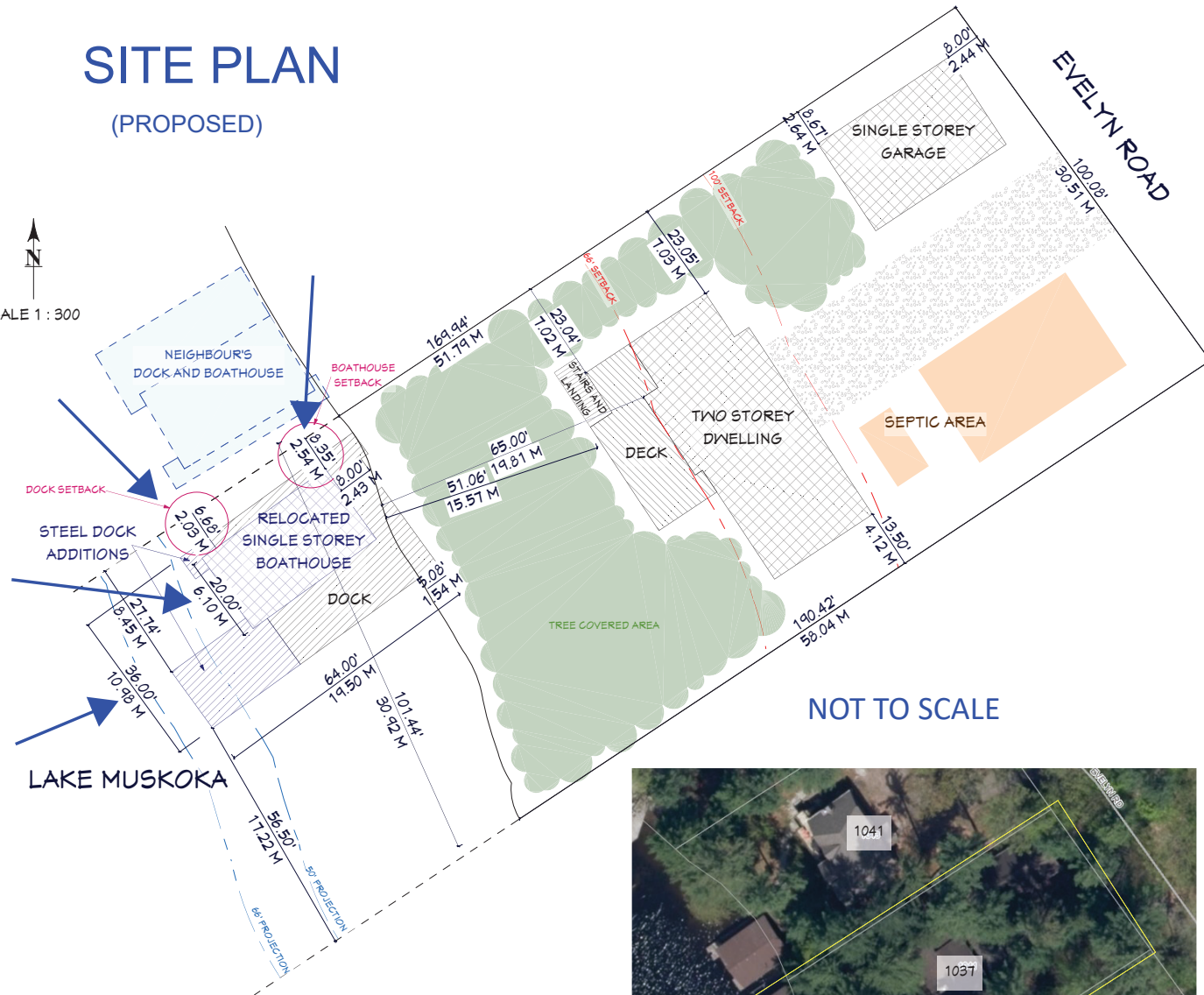
35 COVERED BRIDGE TRAIL  
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# SITE PLAN

(PROPOSED)

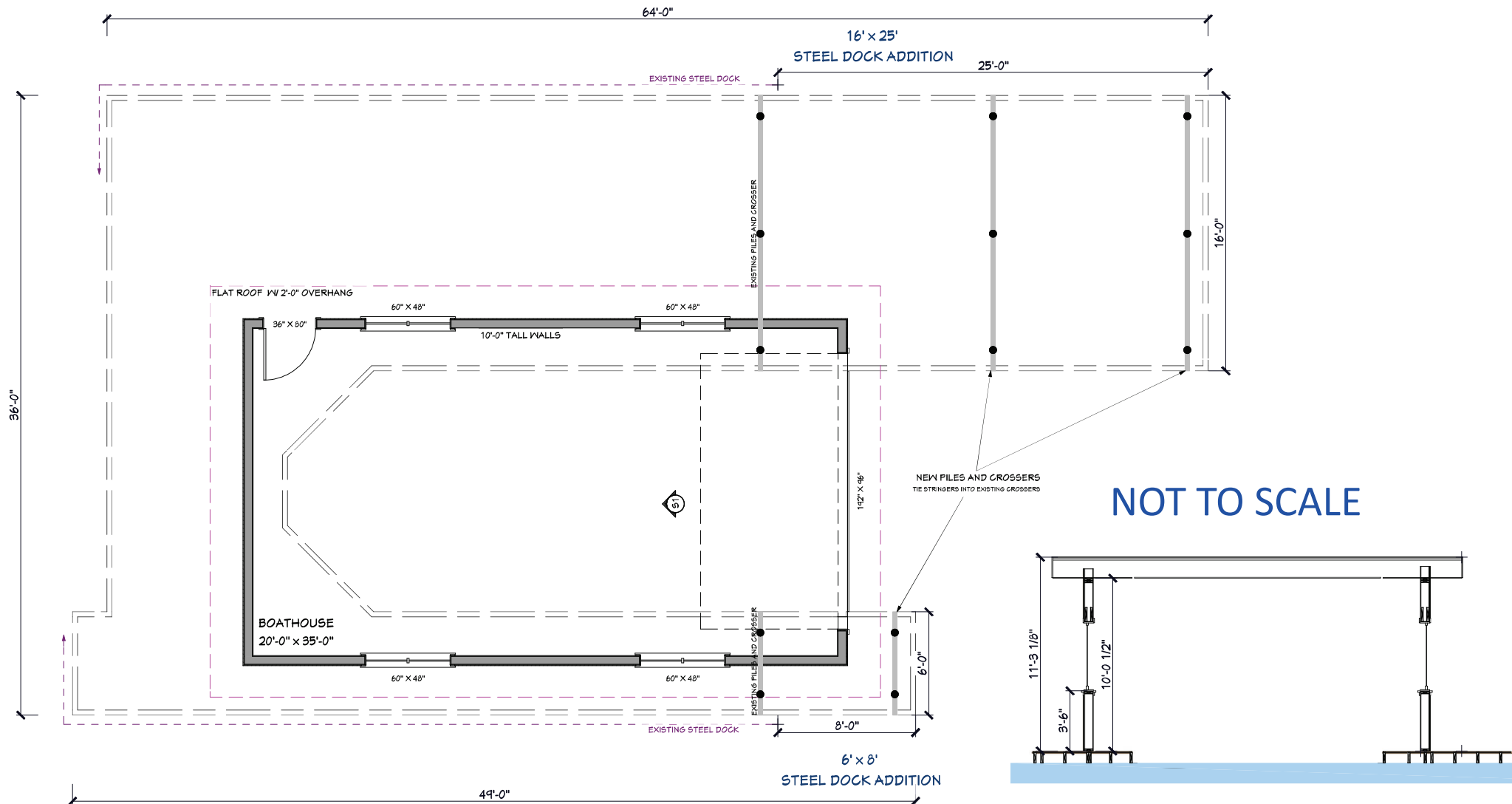
SCALE 1 : 300



NOT TO SCALE



# FLOOR PLANS



**THE PERMIT GUY**

35 COVERED BRIDGE TRAIL  
BRACEBRIDGE, ON  
P1L 1Y1

705-644-1167  
Permits@ThePermitGuy.ca

## PRELIMINARY DRAWINGS - DOCK AND BOATHOUSE

1037 EVELYN ROAD  
TOWNSHIP OF MUSKOKA LAKES

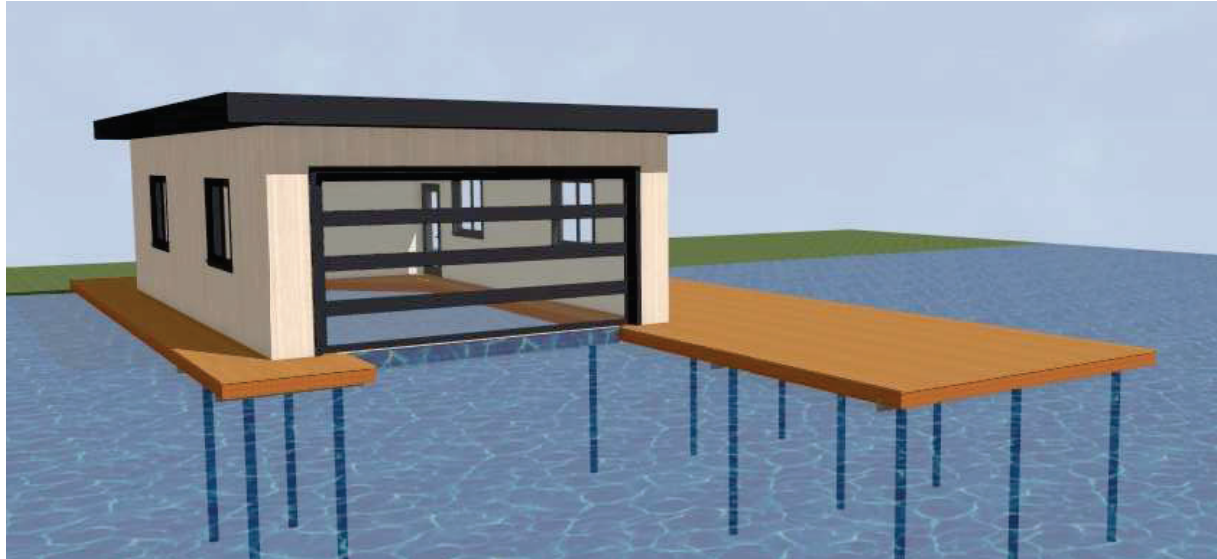
FOR INFORMATIONAL PURPOSES ONLY

DRAWING BY: A. LENNIE II. BCIN 18995/47308

SHEET NUMBER:

January 29, 2026

# ELEVATIONS



NOT TO SCALE



**THE PERMIT GUY**

35 COVERED BRIDGE TRAIL  
BRACEBRIDGE, ON  
P1L 1Y1

705-644-1167  
Permits@ThePermitGuy.ca

**PRELIMINARY DRAWINGS - DOCK AND BOATHOUSE**

**1037 EVELYN ROAD**

**TOWNSHIP OF MUSKOKA LAKES**

**FOR INFORMATIONAL PURPOSES ONLY**

DRAWING BY: A. LENNIE II. BCIN 18995/47308

SHEET NUMBER:

January 29, 2026