



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

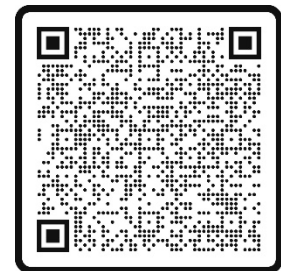
To consider an application for a proposed minor variance to Zoning By-law 2014-14 pursuant to Section 45 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

**File No.: A-29/24**

**Roll No.: 7-9-057**

|   |  |                               |              |
|---|--|-------------------------------|--------------|
| <b>Owner:</b>   | Robert Shewchuk, 216 Signature Terr SW, Calgary, Alberta, T3H 2Y1                                |                               |              |
| <b>Address &amp; Description:</b>                                   | 1077 River Street<br>Lot 237 and Part of Lot 236, Plan 22, Parts 1 and 2, Plan 35R-3743 (Medora) |                               |              |
| <b>Zoning:</b>  | Residential Waterfront (R4)  | Moon River (Category 2 River) | Schedule: 56 |
| <b>Hearing Date: Monday, May 13<sup>th</sup>, 2024 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.



### Explanation of the Purpose and Effect:

The applicant proposes to recognize an as-built dock structure that is within the required side yard setback and beyond the permitted length. The applicant also proposes to construct a sun shelter within the required side yard setback on a lot that is over permitted lot coverage. The applicant also proposes to demolish an existing boat port.

| Variance | ZBL 2014-14 Section(s) | Description                                    | Permitted | Proposed | Variance |
|----------|------------------------|--|-----------|----------|----------|
| A        | 5.1.11 a. i.           | Permitted Length of Dock from High Water Mark  | 66 ft.    | 78 ft.   | 12 ft.   |
| B        | 5.1.11 a. ii.          | Side Yard Setback for Dock (Southeasterly)     | 15 ft.    | 6ft.     | 9 ft.    |
| C        | 5.1.11 a. iii.         | Distance of Dock Permitted to Extend onto Land | 10 ft.    | 17.5 ft. | 7.5 ft.  |



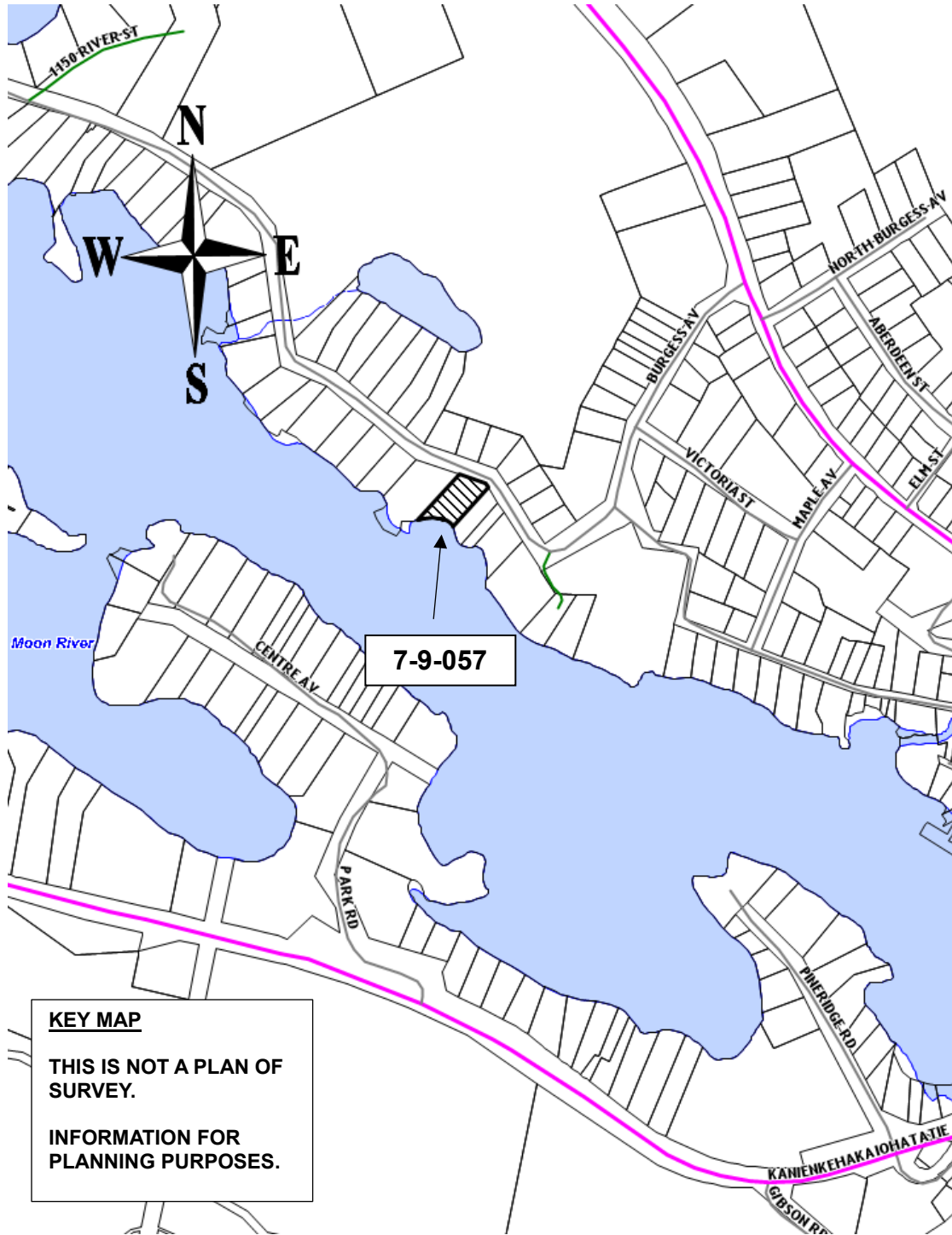
Notice of Hearing  
A-29/24, Shewchuk

|   |              |  |                       |                     |                    |
|---|--------------|--|-----------------------|---------------------|--------------------|
| D | 5.1.11 b. v. | Side Yard Setback for a Boathouse or Sun Shelter (Southeasterly) | 15 ft.                | 13.5 ft.            | 1.5 ft.            |
| E | 5.1.9 j.     | Lot Coverage on a R4 Zoned Lot (Municipal Water Service Only)    | 4,177.6 sq. ft. (15%) | 4,955 sq. ft. 17.8% | 777.4 sq. ft. 2.8% |

A key map of the subject property and the applicants' site plan and any drawings are included in this notice.



## KEY MAP



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**



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

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 hearings are held at 9:00 a.m. on the above-noted hearing date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit [www.muskokalakes.ca/zoom](http://www.muskokalakes.ca/zoom)

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please contact [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca) by 9:00 a.m. on the regular business day preceding the scheduled hearing.

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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.

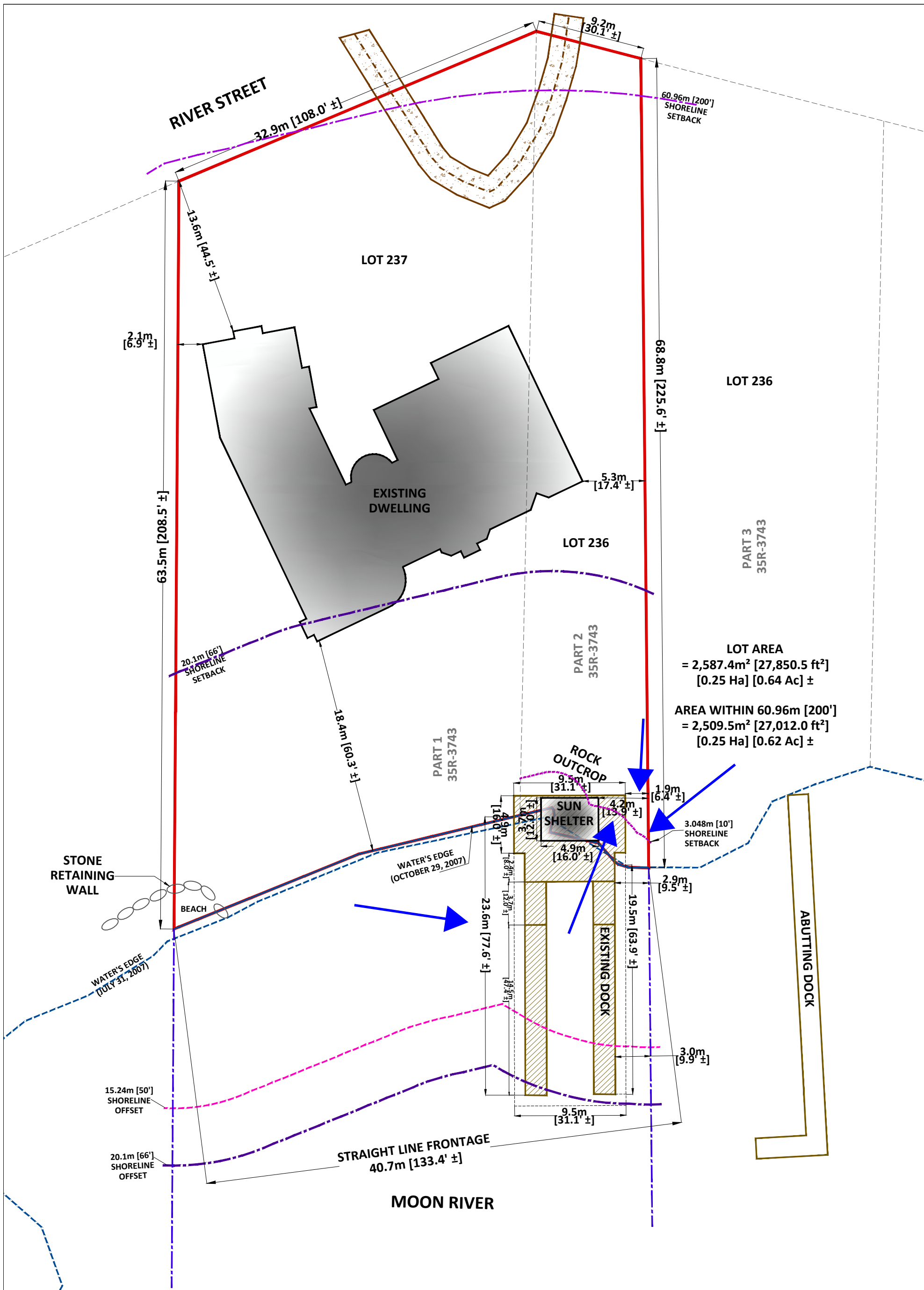
**DECISION & APPEALS:** If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must make a written request to [planning@muskokalakes.ca](mailto:planning@muskokalakes.ca). Furthermore, **no one other than** the applicant, the municipality, certain public bodies 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 3<sup>rd</sup> day of May, 2024.

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





**MINOR VARIANCE SKETCH**

1077 RIVER STREET  
 LOTS 236 & 237, PLAN 22  
 PARTS 1 & 2, PLAN 35R-3743  
 PART OF LOT 13, CONCESSION B  
 TOWNSHIP OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

**SHEWCHUK**

Not To Scale  
 For Informational Purposes Only

| NO. | DATE        | REVISIONS                           | BY |
|-----|-------------|-------------------------------------|----|
| 1.  | 04-JUL-2023 | REVISE SUN SHELTER                  | JT |
| 2.  | 02-MAY-2024 | ADD 3.048M SETBACK / ADD DIMENSIONS | JT |
| 3.  |             |                                     |    |
| 4.  |             |                                     |    |

**PLANSCAPE**  
 BUILDING COMMUNITY THROUGH PLANNING

SCALE: 1 : 300  
 PROJECT NO.: 280000  
 DATE INITIATED: JUNE 16, 2023  
 BY: JT

SOURCE: C.T. STRONGMAN - ONTARIO LAND SURVEYOR

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