

CORPORATION OF THE TOWNSHIP OF MACHAR

# MINOR VARIANCE APPLICATION

## NOTICE OF PUBLIC HEARING

TAKE NOTICE that the Committee of Adjustment for The Corporation of the Township of Machar (the "Committee") will be considering the following proposed minor variance to Zoning By-law 45-12, under Section 45 of the Planning Act, R.S.O. 1990, c. P.13.

Application No. 5-238/25  
Owners: Gerald John Linde  
Property Location: 883 Scarlett Road  
Legal Description: Plan M108, Part Lot 1 PCL 9190; RPPSR656 Part 1 RP42R6985 Part 1  
Roll # 4954 000 005 23800  
Proposed Hearing Date: January 27, 2025  
Meeting Location: Township Municipal Office  
73 Municipal Road North, South River, ON P0A 1X0

THE PURPOSE AND THE EFFECT of the application is to permit the construction a new single detached dwelling on the subject property that does not meet the minimum setback from a lake and the minimum front yard requirement and minimum rear yard requirement of the Zoning By-law.

Section 3.27 of the Zoning By-law requires a minimum setback of 23 metres from the high water mark of Eagle Lake. Section 4.2.2 c) of the Zoning By-law requires a minimum front yard of 23 metres and Section 4.2.2 f) of the Zoning By-law requires a minimum rear yard of 10 metres for lots within the Shoreline Residential (SR) Zone.

The original shore road allowance is not purchased and therefore the minimum front yard is measured from the lot line abutting original shore road allowance. The proposed dwelling is to be located a minimum of 21.8 metres from the high water mark and at the approximate location of the original shore road allowance. The proposed dwelling is to be located a minimum of 3 metres from the rear lot line.

The owner has applied for the following variances to the Zoning By-law:

- A variance is required to Section 3.27 of the Zoning By-law to permit a single detached dwelling with a minimum setback from 21.8 metres from the high water mark of Eagle Lake, where the Zoning By-law requires a minimum setback of 23 metres.
- A variance is required to Section 4.2.2 c) of the Zoning By-law to permit a single detached dwelling with a minimum front yard of 0 metres (due to the owner not owning the shore road allowance).
- A variance is required to Section 4.2.2 f) of the Zoning By-law to permit a single detached dwelling with a minimum rear yard of 3 metres.

ADDITIONAL INFORMATION regarding this application is available for inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday, at the Township of Machar Office (per Paragraph 3(12)3 of the Regulation). Please direct inquiries to Angela Loney, Clerk Administrator. Phone: (705) 386-7741, Fax: (705) 386-0765, or E-Mail: [aloneymachar@vianet.ca](mailto:aloneymachar@vianet.ca).

The purpose of this hearing is to ensure that sufficient information is made available to enable the public to generally understand the applicant's proposed Minor Variance Application. Any person who attends the hearing shall be afforded an opportunity to make representations in respect of the application. If comments are not received by the above date, the Committee of Adjustment will assume there are no comments or concerns.

If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Township (with forwarding addresses) to the attention of the Clerk Administrator, Angela Loney. Phone: (705) 386-7741, Fax: (705) 386-0765, or E-Mail: [aloneymachar@vianet.ca](mailto:aloneymachar@vianet.ca)

The applicant, the Minister or a specified person or public body may within 20 days of the making of the decision appeal to the Ontario Land Tribunal against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal as payable on an appeal from a Committee of Adjustment to the Tribunal. For information on making an appeal, please visit: <https://olt.gov.on.ca/>.

THE WRITTEN NOTICE OF THE HEARING of this application is available upon request to the Township.

Dated at the Township of Machar this 17<sup>th</sup> day of January, 2025.

Angela Loney  
Clerk Administrator  
73 Municipal Rd N, Box 70  
South River, Ontario  
POA 1X0

Key Map

