

THE TOWNSHIP OF MINDEN HILLS

IN SEASON, EVERY SEASON

COMMITTEE OF ADJUSTMENT - NOTICE OF PUBLIC HEARING APPLICATION FOR MINOR VARIANCE PLMV2017033

TAKE NOTICE THAT the Committee of Adjustment of the Township of Minden Hills will hold a Public Hearing on:

DATE: Monday, May 29, 2017
TIME: 9:30 a.m.
LOCATION: Municipal Council Chambers
7 Milne Street, Minden, Ontario.

The purpose of the Public Hearing will be to consider a proposed Minor Variance (Application No. PLMV2017033) to the Township of Minden Hills Zoning By-law pursuant to Section 45 of the Planning Act.

Location of the Subject Lands: Part of Lot 21, Concession 7, Geographic Township of Lutterworth; municipally known as 1083 Cecil Grant Drive; and located on Gull Lake.

Purpose and Effect of the Application: The applicant wishes to permit a reduced lot frontage and to recognize the location of the existing buildings. Recently, provisional consent H-043/16 was granted to permit a severance for the creation of a new lot. The minor variance is being sought to satisfy a condition of consent by recognizing the deficient setbacks of the existing dwelling and sleeping cabin. The effect of the variance would allow for the 'retained' lot to have a 48.8m lot frontage; and, on the 'severed' lot to permit a 23.5m (77.1') and a 16.4m (53.8') setback from the high water mark for the dwelling and sleeping cabin respectively. The setbacks for a lot created after February 22, 2005 is 30m. (98'5"), and a sleeping cabin may not otherwise be permitted to the front of the principal dwelling.

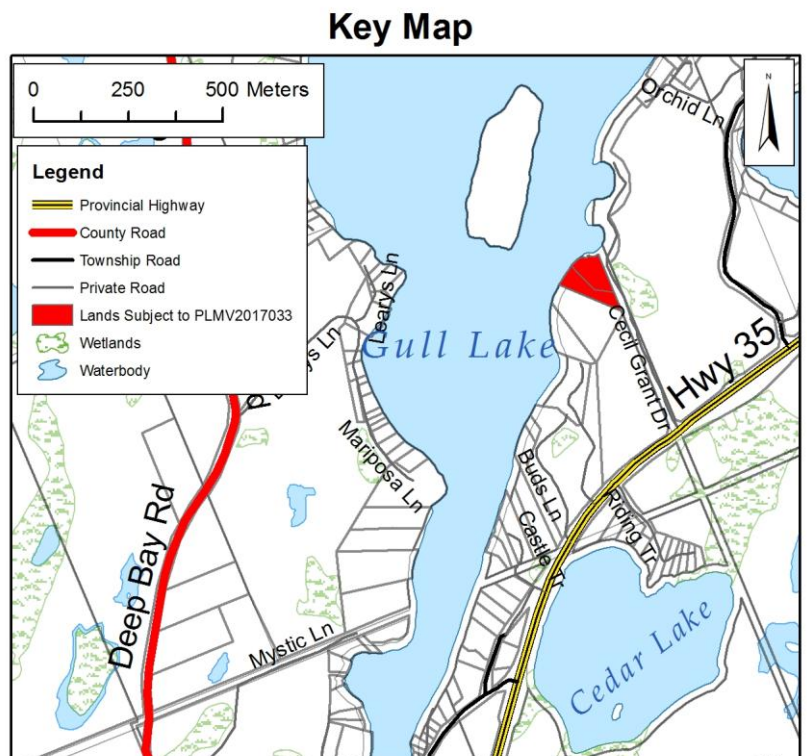
Input on the above noted application is welcome and encouraged. You can provide your input, either in support or opposition to the proposed minor variance, by making a written submission to the Township or by speaking at the Public Hearing. If you do not attend the Public Hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

To provide input in writing, or to request written notice of the decision, please contact the undersigned or e-mail iclending@mindenhills.ca. If you do not make a written submission prior to a decision, or make an oral submission at the Public Hearing, and subsequently submit an appeal of the decision, the Ontario Municipal Board may dismiss the appeal.

Additional information regarding this application is available online at www.mindenhills.ca. A copy of the complete application will be available for public inspection at the Township of Minden Hills Building and Planning Department during normal office hours Monday to Friday 8:30 a.m. to 4:30 p.m.

Dated this 18th day of May, 2017.

Ian Clending, MPI.
Secretary-Treasurer, Committee of Adjustment
P.O. Box 359, 7 Milne Street, Minden ON., K0M 2K0

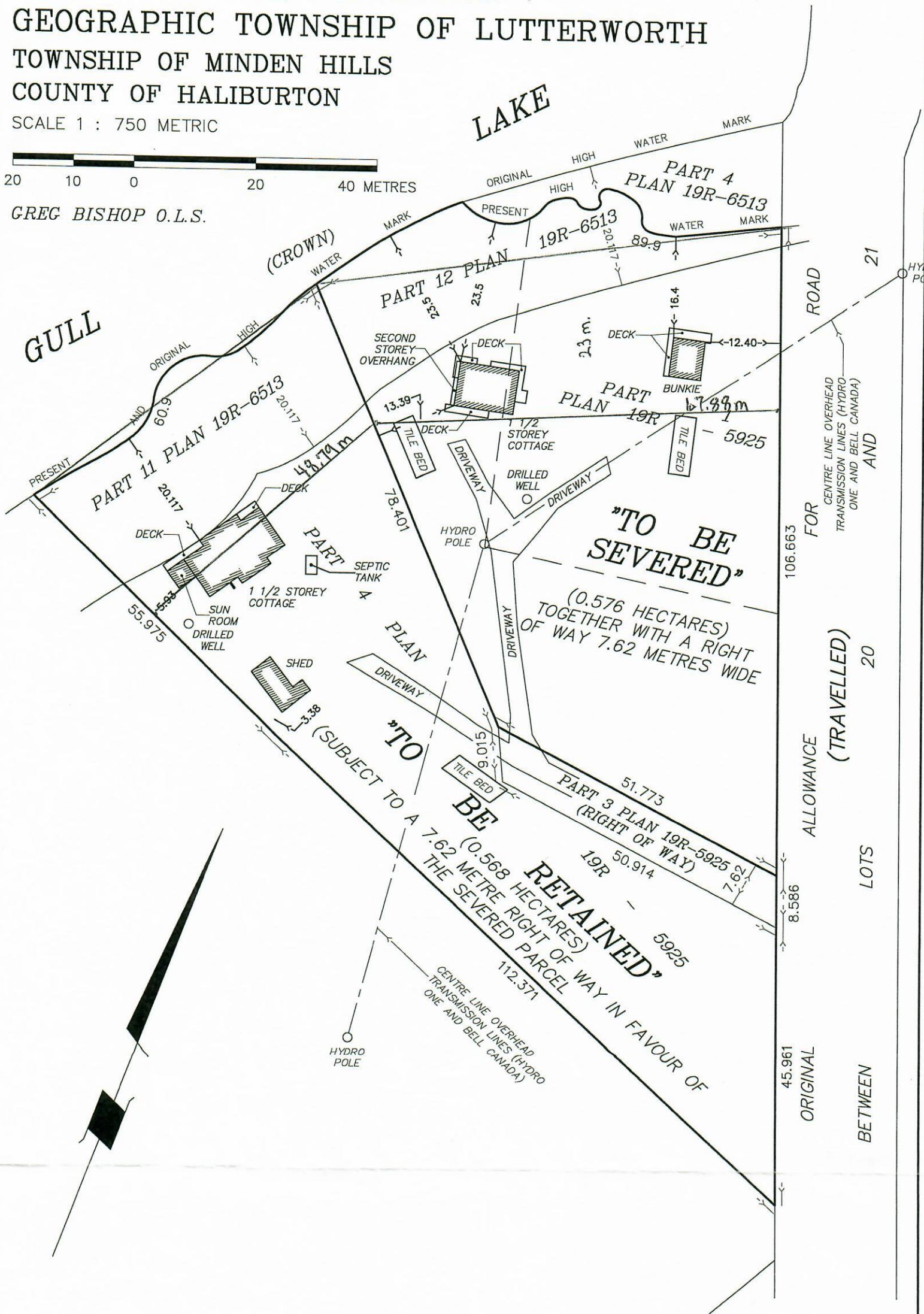


SEVERANCE SKETCH
 PART OF LOT 21, CONCESSION 7
 GEOGRAPHIC TOWNSHIP OF LUTTERWORTH
 TOWNSHIP OF MINDEN HILLS
 COUNTY OF HALIBURTON

SCALE 1 : 750 METRIC



GREG BISHOP O.L.S.



BYLAW FRONTAGE
 SEVERED: 76.96 METRES
 RETAINED: 58.20 METRES

METRIC: DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GREG BISHOP SURVEYING AND CONSULTING LTD.

ONTARIO LAND SURVEYOR
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