

# THE TOWNSHIP OF MINDEN HILLS

IN SEASON, EVERY SEASON

## COMMITTEE OF ADJUSTMENT - NOTICE OF PUBLIC HEARING APPLICATION FOR MINOR VARIANCE PLMV2017049

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

**DATE:** Monday, August 28, 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. PLMV2017049) 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 11, Concession 8, Geographic Township of Minden; municipally known as 1101 Reynolds Road; and located on Horseshoe Lake.

**Purpose and Effect of the Application:** To permit the replacement of the existing, non-complying, dwelling with a two storey dwelling occupying a smaller footprint. The applicant wishes to construct a two storey dwelling covering an area of 195.1 m<sup>2</sup> (2,100sq.ft.) to replace the existing single storey dwelling covering an area of 241.1 m<sup>2</sup> (2,95sq.ft.). The proposed dwelling would be reoriented, but would maintain the existing front yard setbacks of 5.5m. (18'), while the side yard setback would increase to 2.4m. (8').

**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.

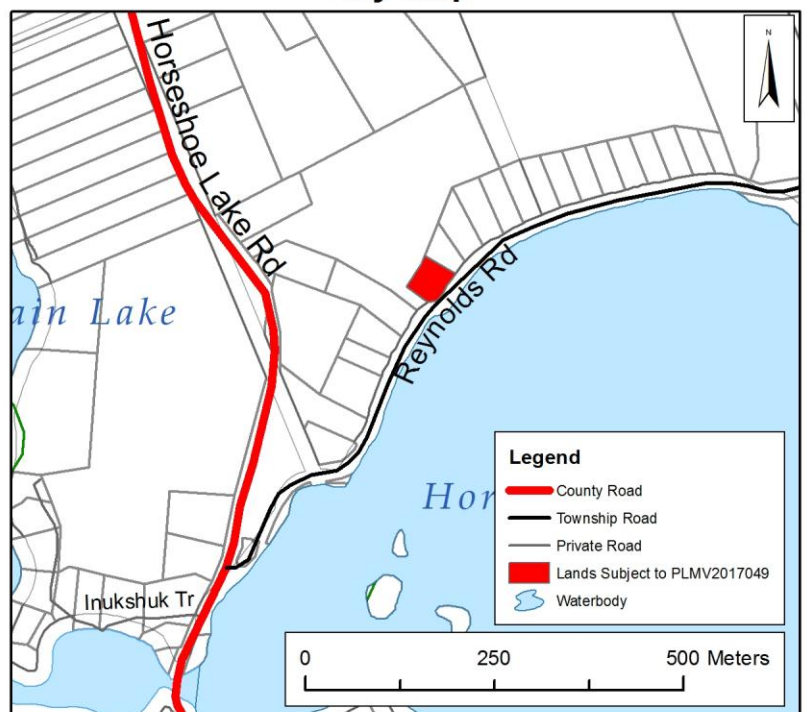
**To provide input** in writing, or to request written notice of the decision, please contact the undersigned or e-mail [iclendening@mindenhills.ca](mailto:iclendening@mindenhills.ca). If you do not make a written submission prior to a decision, or make an oral submission at the Public Hearing, and subsequently 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](http://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.

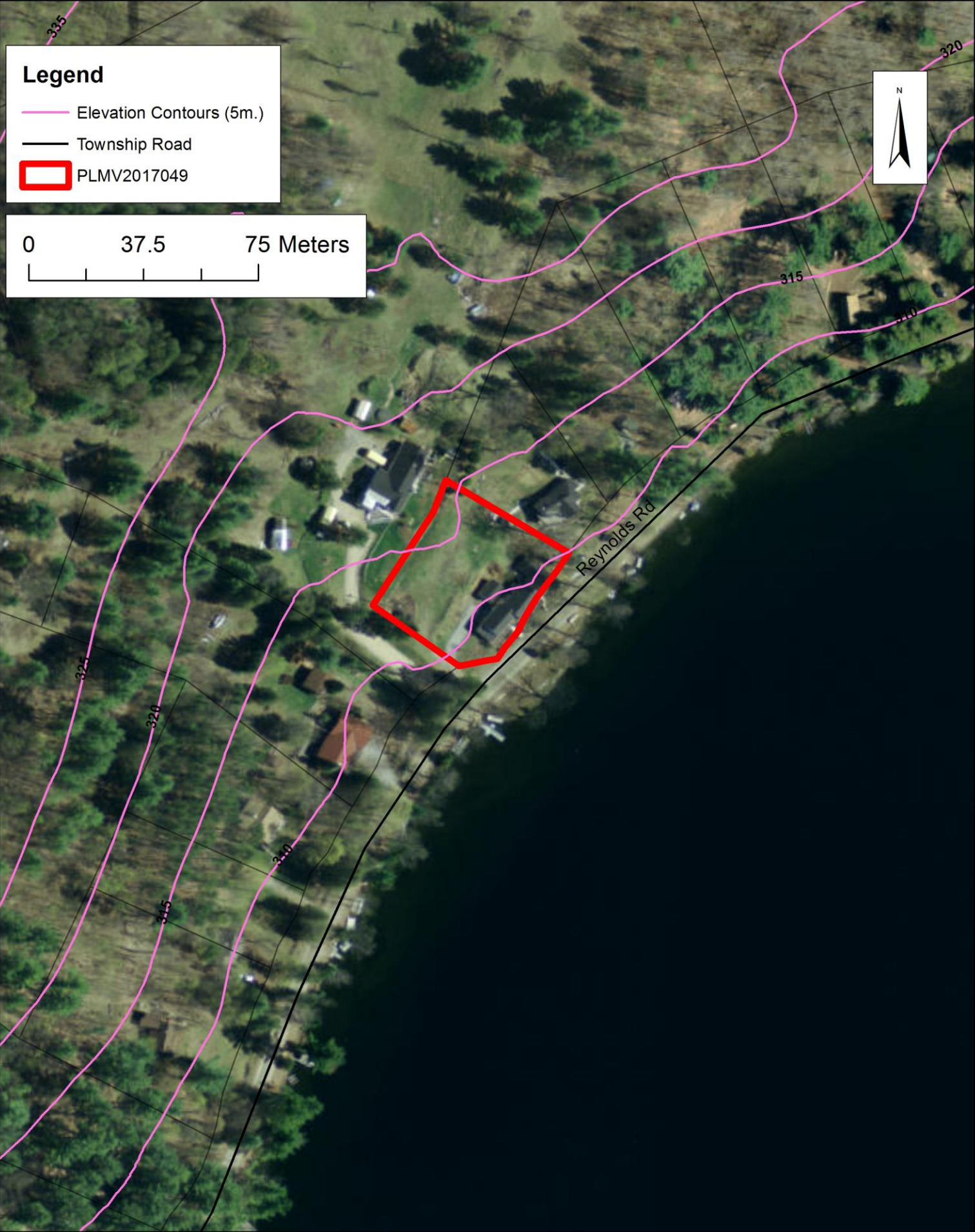
**Dated** this 17th day of August, 2017.

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

Key Map



# Aerial View



## Legend

-  Elevation Contours (5m.)
-  Township Road
-  PLMV2017049

0 37.5 75 Meters



Reynolds Rd

existing septic tank and field location

RECEIVED  
JUL 12 2017

RECEIVED  
MAY 24 2017

115' side

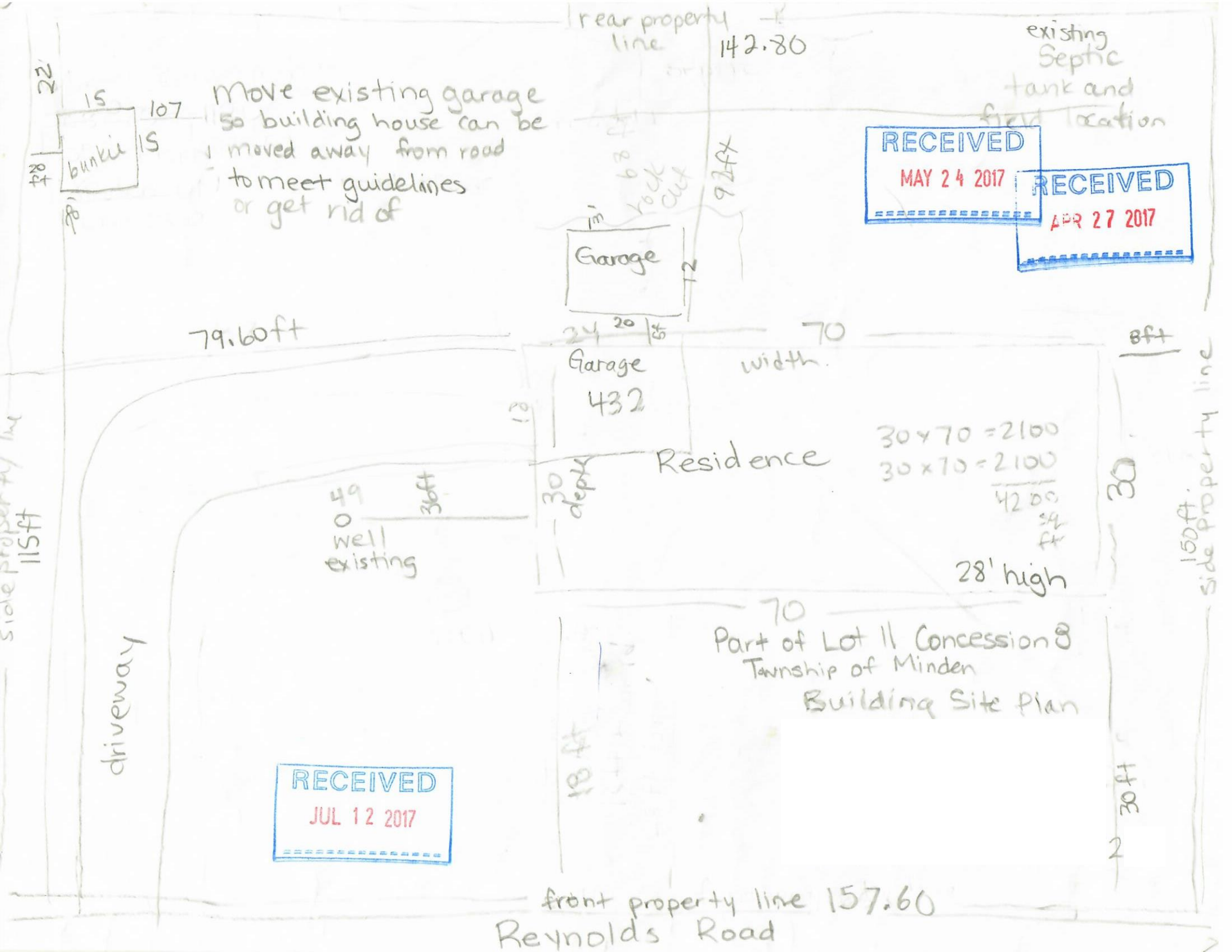
150 ft side property line



165' front - Existing Site Plan

Reynolds Road.

total square foot 2595 sq ft  
15 - 112 bmt 3305

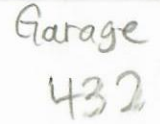
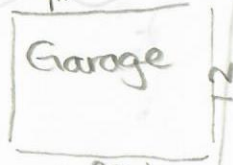


Move existing garage so building house can be moved away from road to meet guidelines or get rid of

existing Septic tank and field location

RECEIVED  
MAY 24 2017

RECEIVED  
APR 27 2017



Residence

$$30 \times 70 = 2100$$

$$30 \times 70 = 2100$$


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$$4200$$

sq ft

28' high

Part of Lot 11 Concession 8  
Township of Minden  
Building Site Plan

RECEIVED  
JUL 12 2017

front property line 157.60

Reynolds Road

79.60ft

92ft

8ft

150ft. side property line

30

30ft

2

10ft

13

30 depth

49 0 well existing 36ft

driveway



22

78

78

side property line 115ft

rear property line 142.80

68ft  
Rock Cut