

THE TOWNSHIP OF MINDEN HILLS

IN SEASON, EVERY SEASON

COMMITTEE OF ADJUSTMENT - NOTICE OF PUBLIC HEARING APPLICATION FOR MINOR VARIANCE PLMV2017029

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. PLMV2017029) 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 23, Concession 6, Geographic Township of Lutterworth; municipally known as 1027 Colby Lane; and located on Gull Lake.

Purpose and Effect of the Application: The applicant wishes to replace the existing dwelling with a higher and larger dwelling within the required setback from the High Water Mark. In order to permit the development, the applicant seeks relief from the Township's Zoning By-law to permit an increase in height of 1.9m (6'2"), whereas 1.2m (3'11") is otherwise permitted. The proposed dwelling would remain 16.7m (55') from the High Water Mark but would stand 4.9m (22'2") in height with the building footprint increasing by 6.2m² (67sq.ft.).

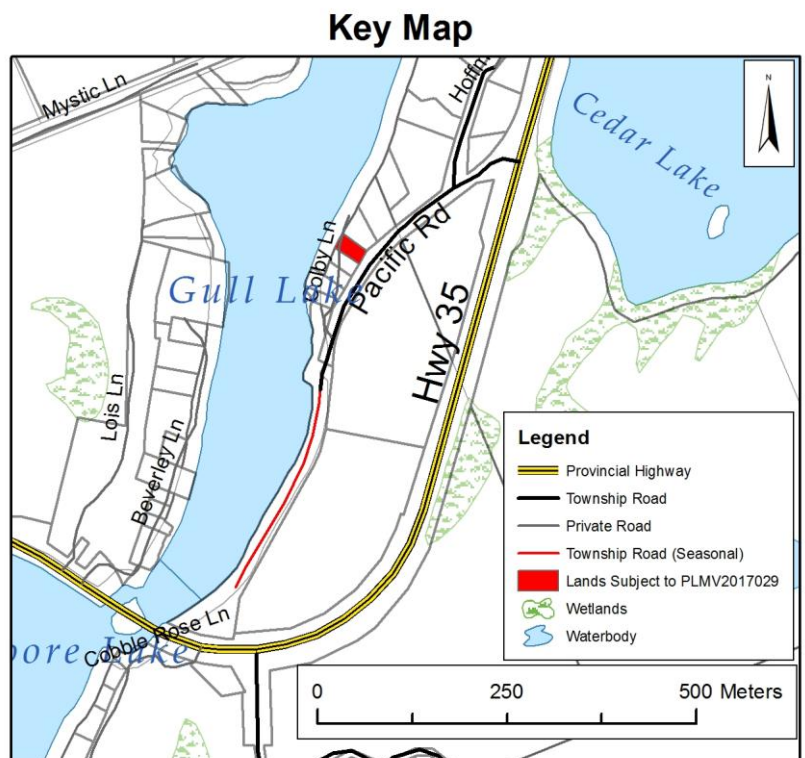
Input on the above noted application is welcome and encouraged. You can provide your input, either in support or opposition to the proposed minor variance, by making a written submission to the Township or by speaking at the Public Hearing. If you do not attend the Public Hearing, it may proceed in your 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. 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 Clendening, MPI.
Secretary-Treasurer, Committee of Adjustment
P.O. Box 359, 7 Milne Street, Minden ON., K0M 2K0





Back Yard Property Line
72'

EXISTING PLAN

Address: 1027 Colby Lane - Roll 4616 051 00073000.0000
CON 6 PT LOT 23 IRREG .26AC 72.00FR 160.00D

Property Size: 72x160

Building Size: 24' x 18'6"

Bulding Stories: Single Story

Foundation: Above grade on blocks

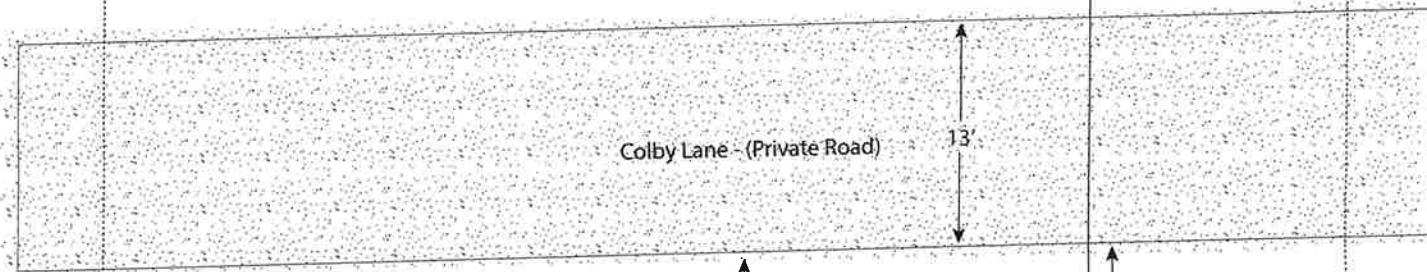
Overall Height - Approx 15' tall off grade (Approx)

- Property Line
- Existing Buildings
- Private Road
- Water
- Proposed

Side Yard Property Line
160'

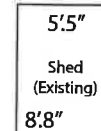
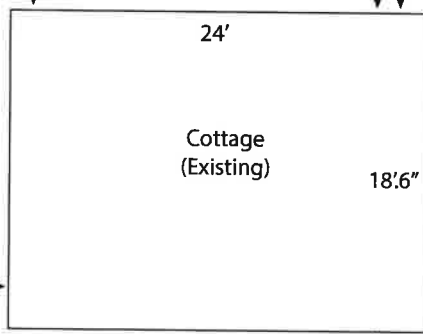
Side Yard Property Line
160'

86'5"

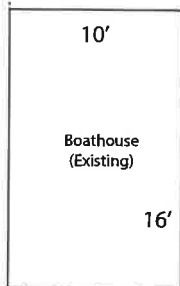
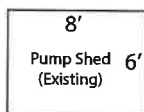


15'

16'



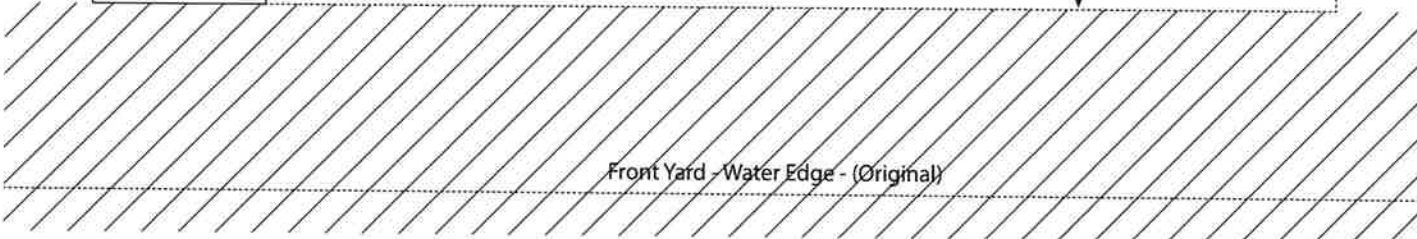
35'8"



55'

Front Yard - Water Edge - (Current)

Front Yard - Water Edge - (Original)



RECEIVED
APR 11 2017

Pacific Rd.

Back Yard Property Line
72'

PROPOSED PLAN

Address: 1027 Colby Lane - Roll 4616 051 00073000.0000
CON 6 PT LOT 23 IRREG .26AC 72.00FR 160.00D

Property Size: 72x160

Building Size: 24' x 18'6"

Building Stories: Story and Half - 12/12 pitch with 1/2 loft & 11'6" X 6' Mudroom

Foundation: TechnoPost

Overall Height: Approx 20' tall off grade (Approx)

- Property Line
- Existing Buildings
- Private Road
- Water
- Proposed

