

THE TOWNSHIP OF MINDEN HILLS

IN SEASON, EVERY SEASON

COMMITTEE OF ADJUSTMENT - NOTICE OF PUBLIC HEARING APPLICATION FOR MINOR VARIANCE PLMV2017046

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. PLMV2017046) 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 17, Concession 2, Geographic Township of Minden; municipally known as 1197 Loucks Lane; and located on Canning Lake.

Purpose and Effect of the Application: To permit the replacement of the existing, non-complying, dwelling with a new, larger and taller, dwelling. The applicant wishes to replace the existing 71.2 m² (766.8sq.ft.) dwelling, 23.8 m² (256.3sq.ft.) cabin, and two sheds located at the shoreline with a new 120.6 m² (1,298sq.ft.) dwelling having an attached 24.5 m² (264sq.ft.) screened porch, and 53.8 m² (579.5sq.ft.) of open decks. As a result of the development the screened porch would maintain the existing dwelling's setback of 9.4m. (31') from the High Water Mark, while the dwelling would be situated 13.1m. (43.1').

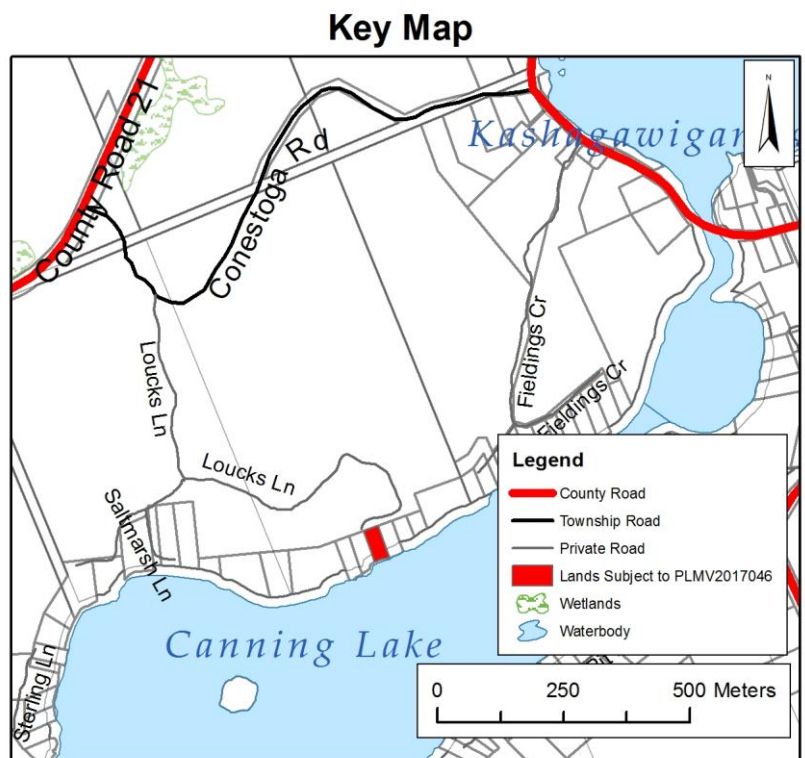
Input on the above noted application is welcome and encouraged. You can provide your input, either in support or opposition to the proposed minor variance, by making a written submission to the Township or by speaking at the Public Hearing. If you do not attend the Public Hearing, it may proceed in your 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 17th day of August, 2017.

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



Aerial View

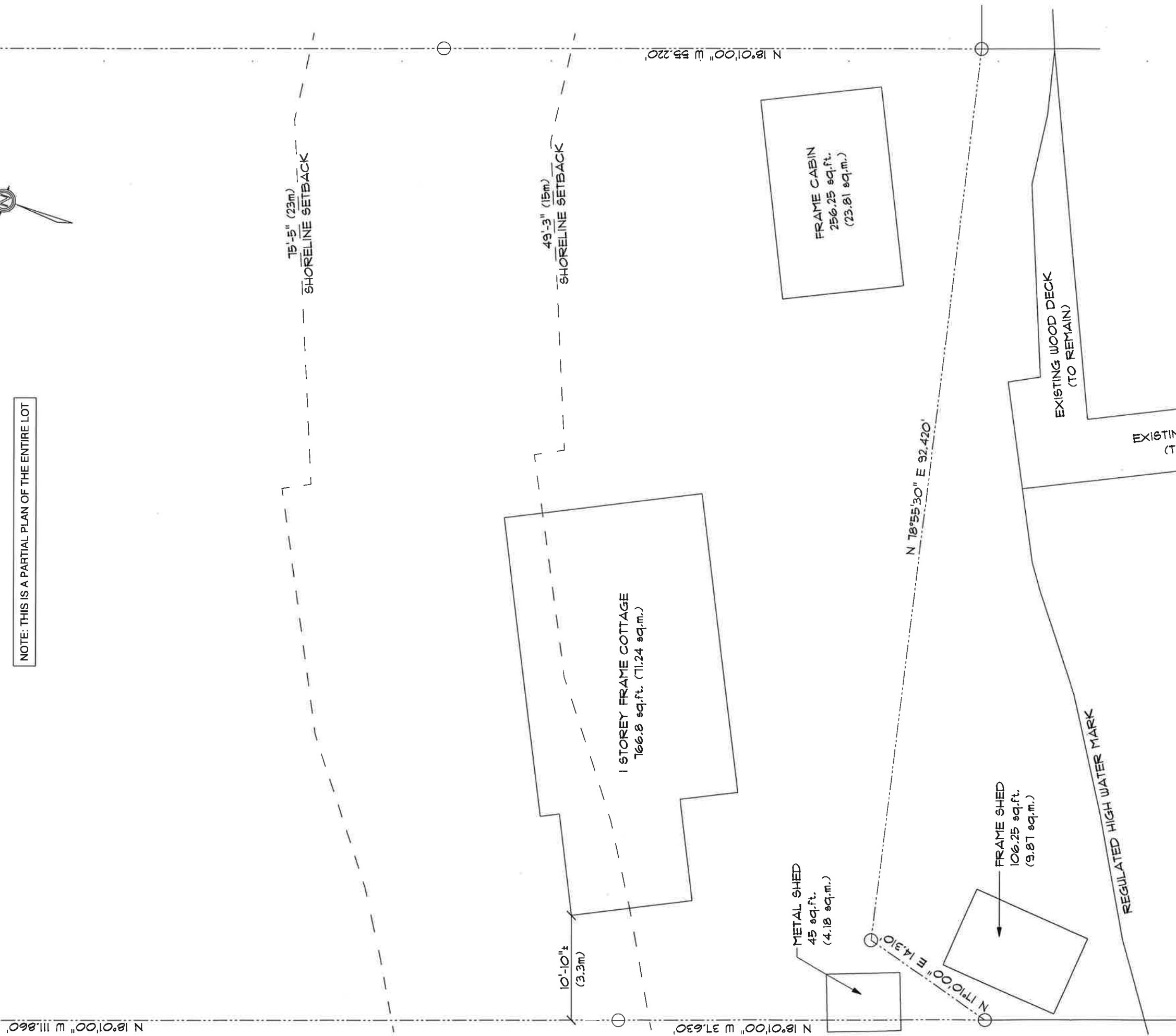


**SKETCH FOR PLANNING PURPOSES
1197 LOUCKS LANE, MINDEN HILLS**

DATE: JUNE 28, 2017

SCALE: 1" = 10'-0"

NOTE: THIS IS A PARTIAL PLAN OF THE ENTIRE LOT



PREPARED BY:



MARIE POIRIER
PLANNING & ASSOCIATES INC.

3-2876 HIGHWAY 60, DWIGHT, ON. P0A 1H0 705-635-9860

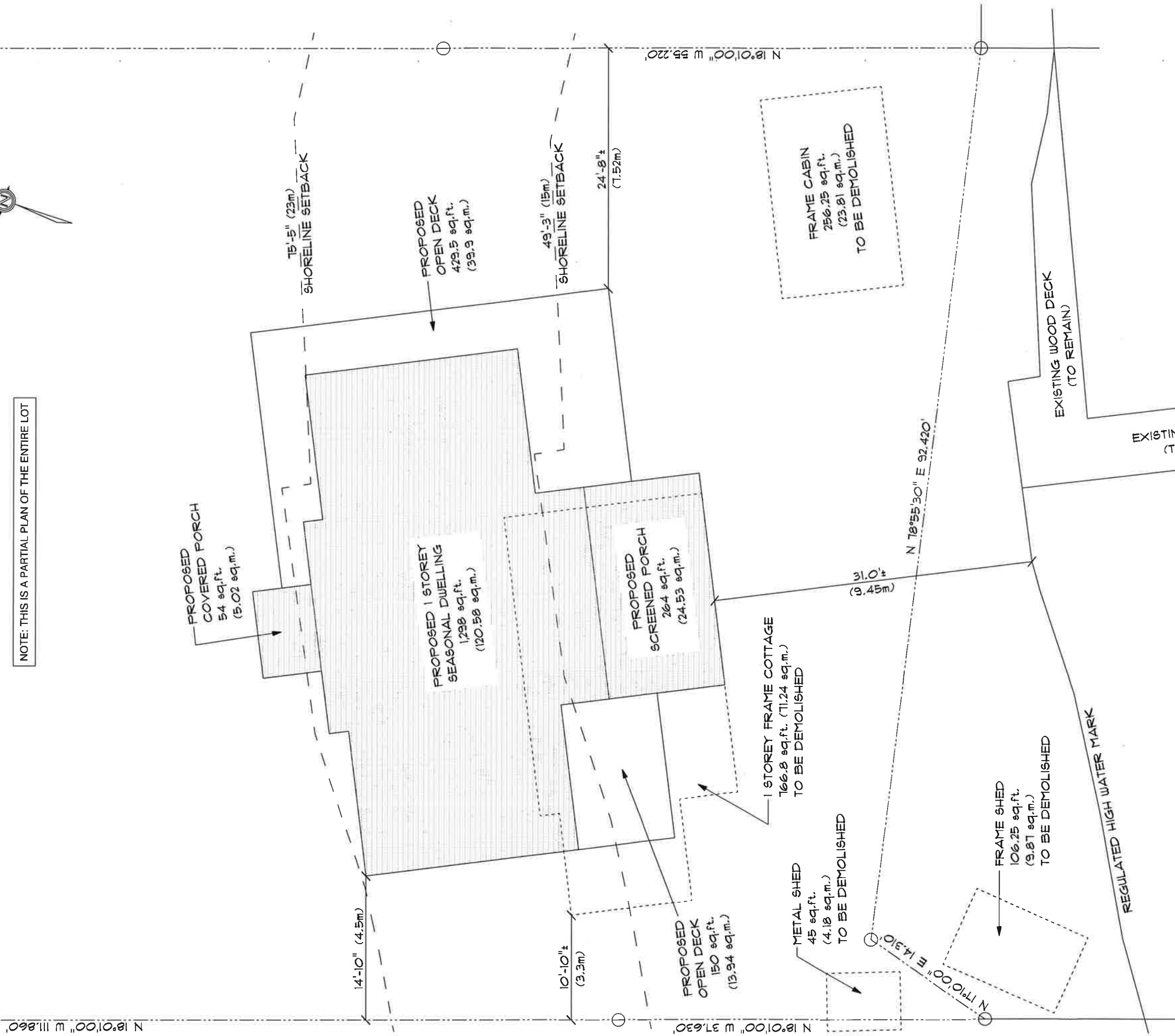
365 HWY 60, HUNTSVILLE, ON. P1H 1B9 705-788-4747

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