



## NOTICE OF PUBLIC HEARING CONCERNING AN APPLICATION FOR A MINOR VARIANCE

Minor Variance Application MV 02/24  
9744 Currie Road  
Chris Emery, Applicant  
(on behalf of Cindy and Darcy Winn, Owners)

**TAKE NOTICE** that an application has been made by **Chris Emery, Applicant (on behalf of Cindy and Darcy Winn, Owners)** for a Minor Variance, pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended. The Committee of Adjustment for the Municipality of Dutton Dunwich will hold an **ELECTRONIC AND IN PERSON** Public Hearing in the Dutton Dunwich Council Chambers at 199 Currie Road, Dutton, Ontario, on **Wednesday, May 22, 2024, at approximately 5:30 p.m.** to consider the application.

The purpose of the Public Hearing is to afford any person who attends an opportunity to make representation with respect to the proposed Amendment. **If you would like to participate in the Public Hearing electronically, please call (519) 762-2204 or email [info@duttondunwich.on.ca](mailto:info@duttondunwich.on.ca), the Municipal Office, for information on how to access the Public Hearing.**

The land subject to the Minor Variance application is known locally as **9744 Currie Road**.

The subject property has an area of 5,341.85 m<sup>2</sup>, a depth of 81.67 m and a frontage of 67.23 m.

The property currently has a 130.06 m<sup>2</sup> (1,400 ft<sup>2</sup>) single detached dwelling, which is serviced by municipal water and private septic. Access to the property is from Currie Road.

The subject lands are outlined in **yellow** on the Key Map on the **back** of this notice.

The subject property is designated "Hamlet" on Schedule 'A' – Land Use Plan of the Municipality of Dutton Dunwich Official Plan and zoned "Hamlet Residential" (HR) on Map 1, Schedule 'C' of the Municipality of Dutton Dunwich Zoning By-law No. 2022-50.

It is proposed to construct a new two storey 222.97 m<sup>2</sup> (2,400 ft<sup>2</sup>) accessory structure (detached garage), which includes a 118.91 m<sup>2</sup> (1,280 ft<sup>2</sup>) additional residential unit (ARU) above.

The purpose of this Minor Variance application is to request relief from Section 4.53 (v) to increase the maximum size of the ARU from the required 40% to 91.42% of the gross floor area of the primary dwelling unit in an urban area and relief from Section 4.2 (g) to increase the maximum height of an accessory structure from the required 6.0 m to 6.53 m (see Sketch and Elevation on the **second page** of this notice).

**ANY PERSON OR PUBLIC BODY** may attend the Public Hearing and/or make written or verbal representation either in support of or in opposition to the proposed Minor Variance application. If you wish to be notified of the decision of the Committee in respect of the Minor Variance, you must make a written request to the Clerk, Municipality of Dutton Dunwich, 199 Currie Road, Dutton, Ontario, N0L 1J0, [planning@duttondunwich.on.ca](mailto:planning@duttondunwich.on.ca).

If a person or public body otherwise has the ability to appeal the decision of the Committee of Adjustment for the Municipality of Dutton Dunwich to the Ontario Land Tribunal (OLT), but the person or public body does not make oral submissions at a Public Hearing or make written submissions to the Municipality of Dutton Dunwich before the decision is made, the person or public body is not entitled to appeal the decision.

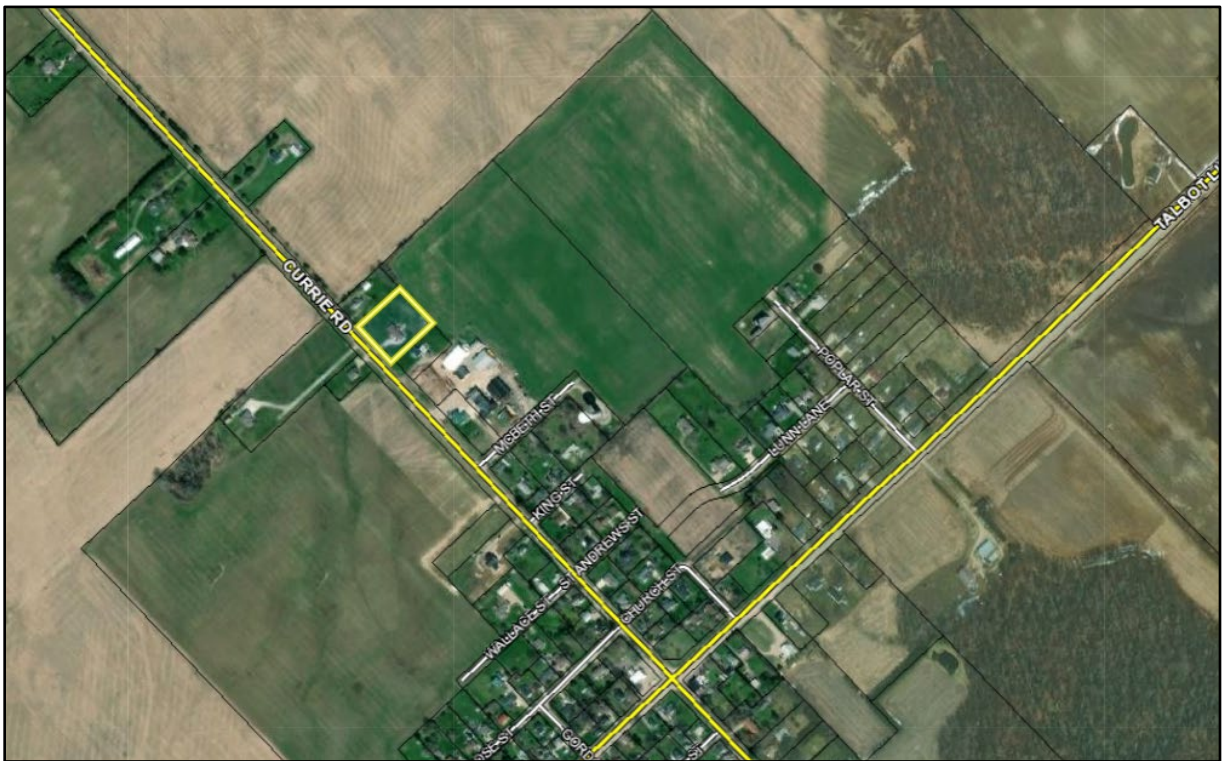
If a person or public body does not make oral submissions at a Public Hearing or make written submissions to the Municipality of Dutton Dunwich before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**ADDITIONAL INFORMATION** relating to the proposed Minor Variance is available on the Municipal Web Page [www.duttondunwich.on.ca](http://www.duttondunwich.on.ca) or upon request by contacting the Municipal Office.

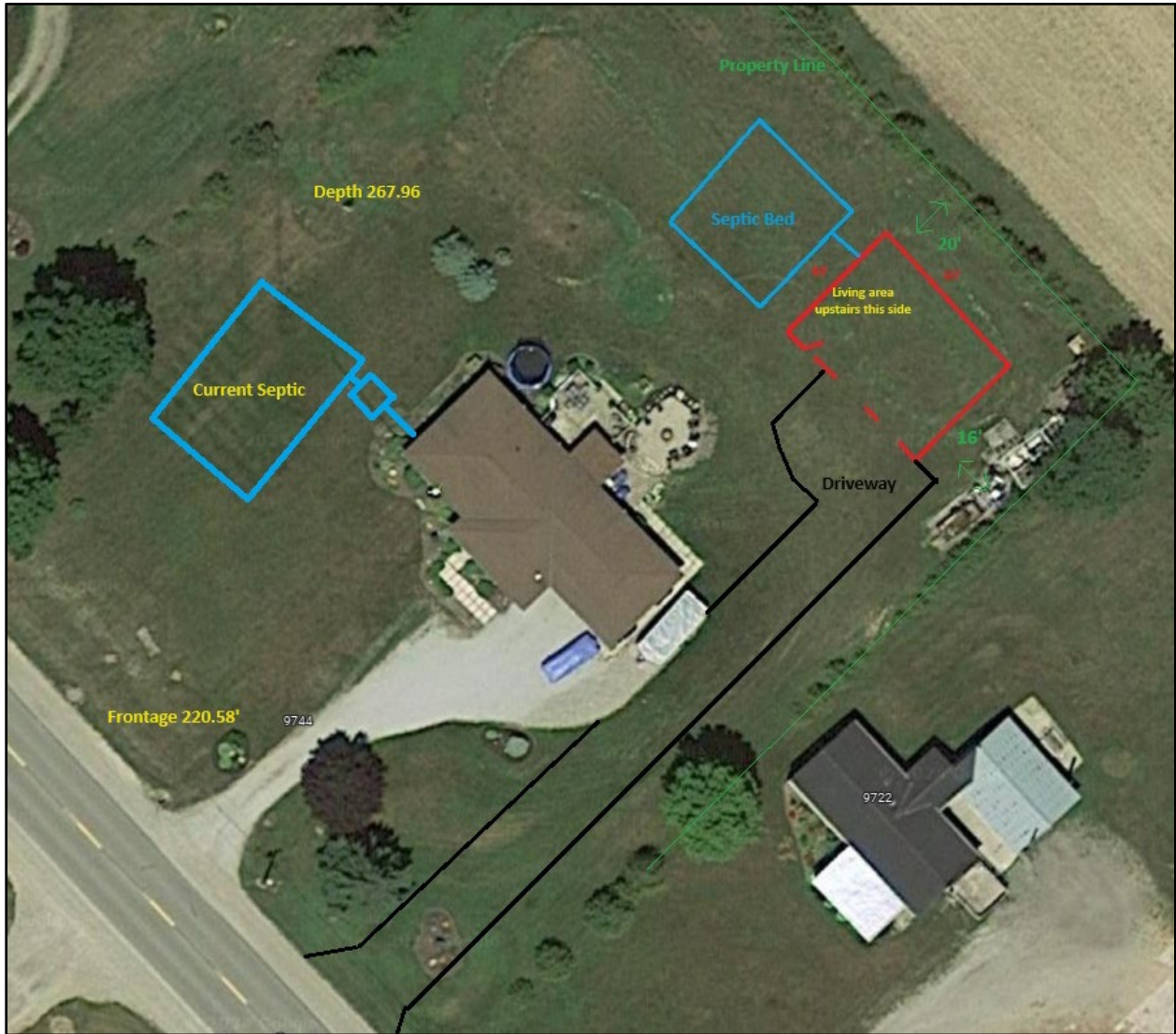
**DATED** at the Municipality of Dutton Dunwich, this **8<sup>th</sup> day of May 2024**.

Clerk, Municipality of Dutton Dunwich  
199 Currie Road, Dutton, Ontario, N0L 1J0  
(519) 762-2204 [planning@duttondunwich.on.ca](mailto:planning@duttondunwich.on.ca)

### KEY MAP



# SKETCH



# ELEVATION

