



NOTICE OF PUBLIC HEARING CONCERNING AN APPLICATION FOR A MINOR VARIANCE

Minor Variance Application MV 06/24
33164 Carlton Street
Robert Smith

TAKE NOTICE that an application has been made by **Robert Smith** 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, November 13, 2024, at approximately 5:15 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, the Municipal Office, for information on how to access the Public Hearing.**

The land subject to the Minor Variance application is legally described as Lot 7 and 8, Block E, Plan 156 and known locally as **33164 Carlton Street** (see the area in **yellow** shown on the attached Key Map).

The subject property has an area of 1,820.80 m², a frontage of 45.26 m along the west side of Dufferin Avenue and a depth of 40.23 m along the north side of Carlton Street (unopened road allowance). The property currently has an existing residential dwelling and accessory structures serviced by municipal water and private septic system.

The Applicant has an existing accessory structure (9'x12' shed) located in the front yard of the subject lands (see attached Sketch).

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

The purpose of this Minor Variance application is to request relief of the Accessory Uses, Buildings and Structures requirements to permit the existing accessory structure to be:

1. built closer to the front lot line than the minimum distance required for the main building on the lot (S4.2 b), and
2. located in the front yard (S4.2 c).

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.

If a specified 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



SKETCH

