



NOTICE OF PUBLIC HEARING CONCERNING AN APPLICATION FOR A MINOR VARIANCE

Minor Variance Application MV 05/24
1 Allan Court
Amanda Perdue

TAKE NOTICE that an application has been made by **Amanda Perdue** 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, October 23, 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 Plan M14, Lot 1 and known locally as **1 Allan Court** (see the area in **blue** shown on the attached Key Map).

The subject property has an area of 565.80 m², a depth of 29.46 m and a frontage of 19.20 m along the east side of Allan Court at the corner of Jordan Street. The property currently has an existing residential dwelling serviced by municipal water and sewers.

The Applicant has commenced construction of an accessory structure (shed) in the exterior side yard of the subject lands (see attached Sketch).

The subject property is designated "Residential" on Schedule 'D' – Dutton Land Use Plan of the Municipality of Dutton Dunwich Official Plan and zoned "Village Residential 1" (VR1) on Map 2, Schedule 'B' 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 an accessory structure to be:

1. built closer to the exterior lot line than the minimum distance required for the main building on the lot (S4.1 b),
2. located in the exterior side yard in the case of a corner lot (S4.1 c), and
3. built 0.9 m from the exterior lot line where 1.0 m is required (S4.1 d).

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

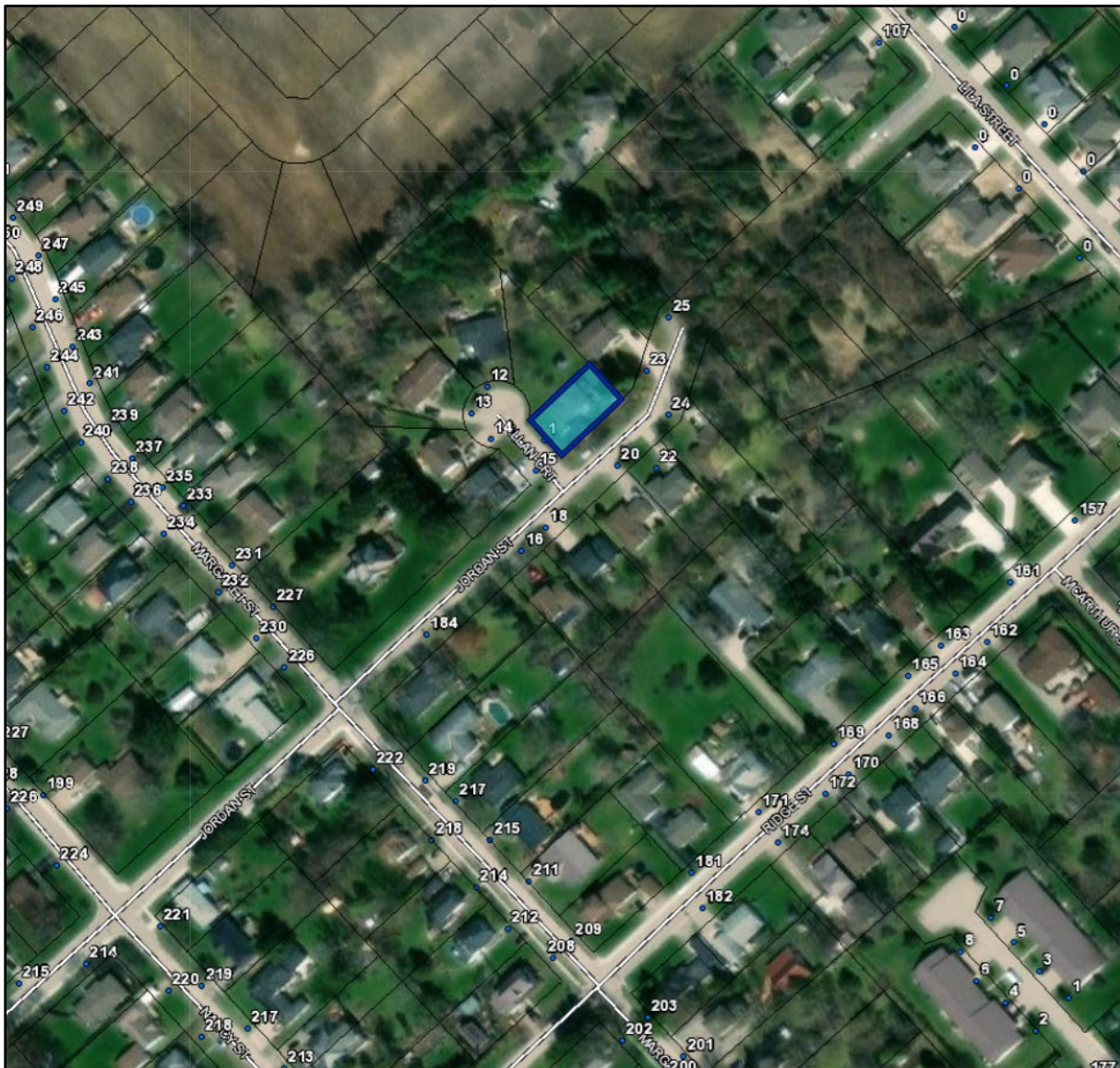
public body may not be added as a party to the hearing of an appeal before OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Minor Variance is available on the Municipal Web Page www.duttondunwich.on.ca or upon request by contacting the Municipal Office.

DATED at the Municipality of Dutton Dunwich, this **9th day of October, 2024**.

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

KEY MAP



SKETCH

