



NOTICE OF PUBLIC HEARING
CONCERNING AN APPLICATION FOR A
MINOR VARIANCE

**Minor Variance Application MV 12/21
32027 Walnut Line
Ian and Krista Chinnery**

TAKE NOTICE that an application has been made by **Ian and Krista Chinnery** for a Minor Variance, pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended. The lands subject to the Minor Variance are known locally as **32027 Walnut Line and is legally described as Concession 9 Part Lots 22 and 23 Registered Plan 11R-8131, Part 2**. The subject lands are outlined in **blue** on the Key Map on the **back** of this notice.

The Committee of Adjustment for the Municipality of Dutton Dunwich will hold an **ELECTRONIC** public hearing on the **12th day of January 2022** at approximately **5:15 pm** to consider the application. **If you would like to participate in the public meeting please call (519) 762-2204 or email info@duttondunwich.on.ca at the Municipal Office for information on how to access the meeting.**

The subject property is designated “Agricultural” on Schedule ‘A’ – Land Use Plan, of the Municipality of Dutton Dunwich Official Plan, 2021 and zoned “Rural Residential (RR)” and site-specific “Agricultural (A1-5)” on Map 16, Schedule ‘A’ of the Municipality of Dutton Dunwich Zoning By-law No. 2004-24, as amended.

The property was previously subject to Minor Variance application MV 3/20 which permitted the reduction of the minimum front yard depth set out in Section 8.1.8 of the RR Zone of the Zoning By-law from the required 10.5 m to 10.05 m.

Based on new information obtained by the applicant, Minor Variance application MV 10/21 was applied for to request further relief from the Zoning By-law to reduce the minimum front yard depth from the previously approved 10.05 m to 2.34 m and to reduce the minimum rear yard depth from the required 7.5 m to 6.32 m. The application was refused.

The applicant has altered a portion of the request and applied for this new Minor Variance application to request further relief from the Zoning By-law to reduce the minimum front yard depth from the previously approved 10.05 m to 5.08 m (Section 8.1.8 of the RR Zone) and to reduce the minimum rear yard depth from the required 7.5 m to 6.32 m (Section 8.1.10 of the RR Zone - taken from the zone line for the rear yard when there are multiple zones) to permit the construction of a new single-detached dwelling and attached garage (see Sketch on the **back** of this notice).

ANY PERSON OR PUBLIC BODY may attend the public meeting 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 person or public body otherwise have an 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 meeting 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 meeting 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.

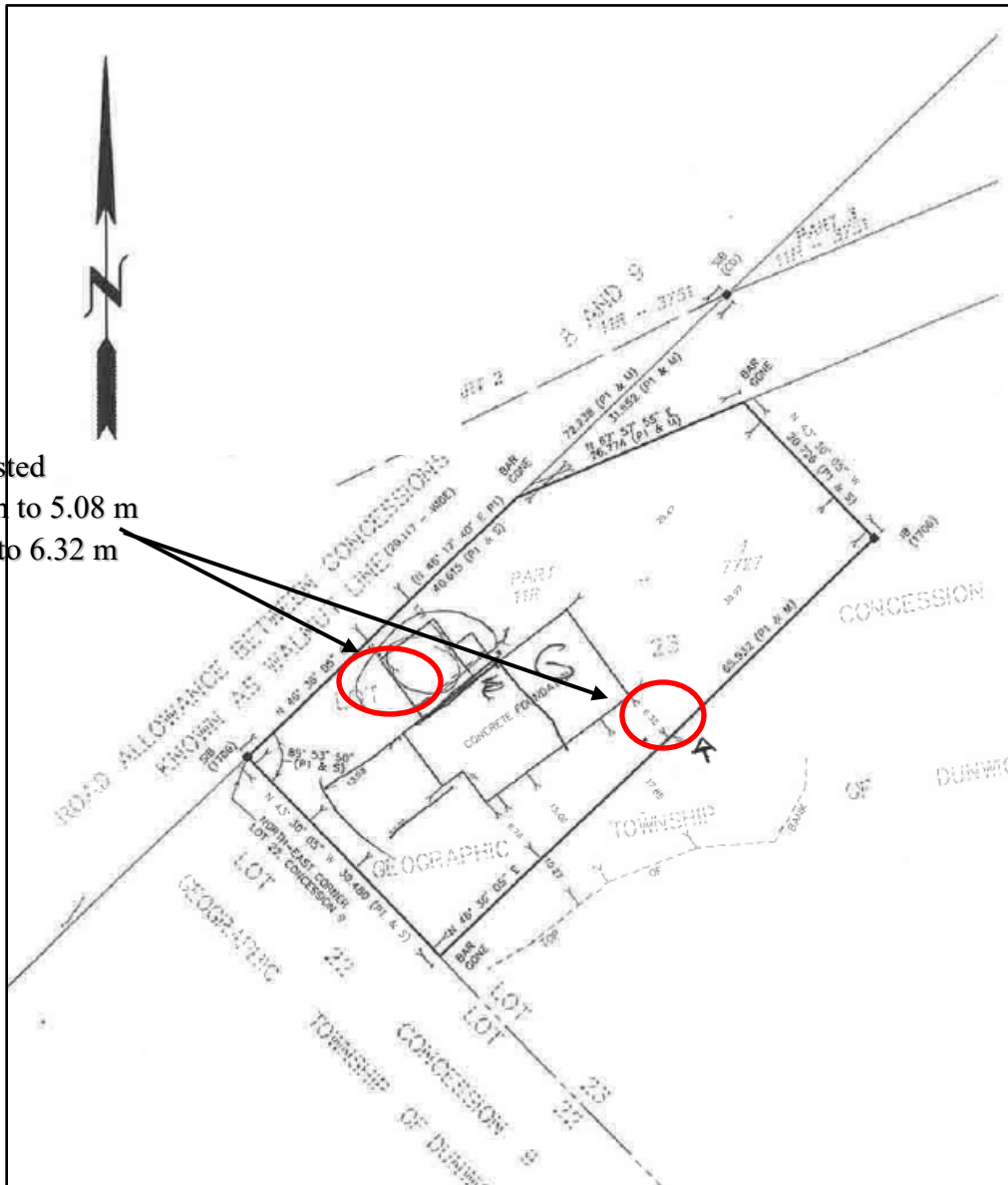
DATED at the Municipality of Dutton Dunwich, this **21st day of December 2021**.

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

KEY MAP



SKETCH



Relief Requested

Front - from 10.05 m to 5.08 m

Rear - from 7.5 m to 6.32 m