



NOTICE OF PUBLIC HEARING  
CONCERNING AN APPLICATION FOR A  
MINOR VARIANCE

Application No. MV 02/21  
9254 Coyne Road - Jeff Corneil

**TAKE NOTICE** that an application has been made by **Jeff Corneil** 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 **9254 Coyne Road**. 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 a public hearing on the **10<sup>th</sup> day of February, 2021** at approximately **5:30 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](mailto:info@duttondunwich.on.ca) 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 and zoned Rural Residential (RR) on Schedule A, Map 13 of the Municipality of Dutton Dunwich Zoning By-law No. 2004-24, as amended.

It is proposed to construct a detached garage on the north side of the subject lands. There is an existing residential dwelling on the subject lands. The property is serviced with municipal water and private septic system. The purpose of the minor variance is to request relief from Section 4.2 e) (Accessory Uses) of the General Provisions to reduce the interior side yard setback from the required 1 m to 0.91 m (see Sketch on the back of this notice).

**ANY PERSON OR PUBLIC BODY** may attend the VIRTUAL 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 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 have an ability to appeal the decision of the Committee of Adjustment for the Municipality of Dutton Dunwich to the Local Planning Appeal Tribunal (LPAT) 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.

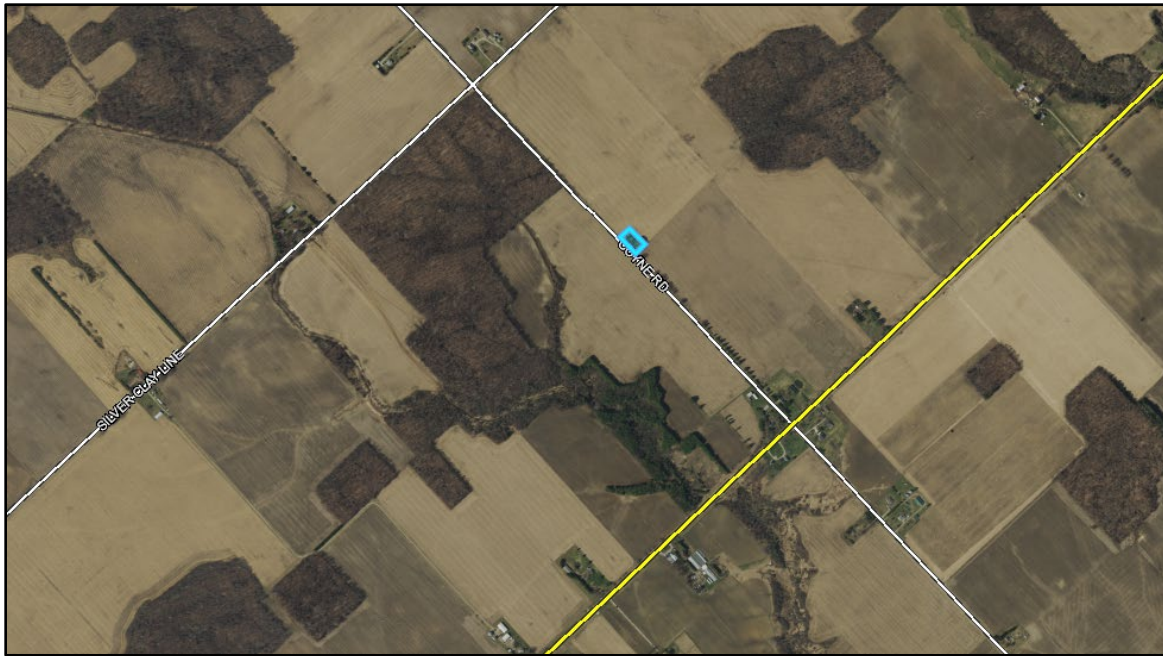
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Dutton Dunwich before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before LPAT unless, in the opinion of the Tribunal, 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 20<sup>th</sup> day of January, 2021.

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

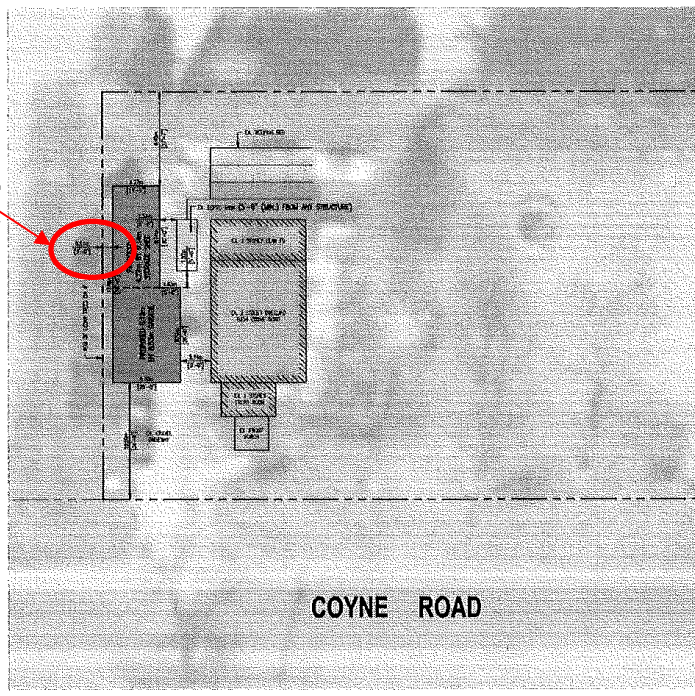


# SKETCH

Reduce side yard  
from 1 m to 0.91 m

- TAKEN FROM ELGIN MAPPING. SHALL MEET THE MINIMUM AND SPECIFICATIONS OF THE CITY OF DUTTON-DUNWICH. PERMITS AND DIMENSIONS TO BE CHECKED AND VERIFIED PRIOR TO START OF CONSTRUCTION.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE NATIONAL BUILDING CODE OF CANADA, 2015 & OBC 2012.
  - DRAWINGS ARE IN PART DIAGRAMMATIC AND NOT INTENDED TO CONVEY THE EXACT SCOPE OF WORK OF ALL CONDITIONS. THE CONTRACTOR AND ALL SUBTRADEES TO VISIT SITE AND CHECK THEMSELVES ALL CONDITIONS, MATERIALS, CLEARANCES AND DIMENSIONS.

ZONING:	RR	
	REQUIRED	PROVIDED
LOT SIZE:	1860m <sup>2</sup>	2341m <sup>2</sup>
LOT FRONTAGE (MIN.):	30.0m	64.0m
LOT DEPTH (MAX.):	120.0m	36.6m
MAIN FLOOR AREA (FURN.):	90m <sup>2</sup>	134m <sup>2</sup>
LOT COVERAGE (MAX.):	33%	10.3%
MAX. BUILDING HEIGHT (MAX.):	10.5m	4.27m
SETBACKS:		
FRONT YARD:	10.5m	10.5m
REAR YARD:	7.5m	8.40m
NORTH SIDE YARD (HYPEROR):	3.0m	0.91m
SOUTH SIDE YARD (HYPEROR):	3.0m	N/A



<b>STEPHEN SELF ENGINEERING</b>	
10147 XONA ROAD IONIA STATION, ON N0C 1P0 319-317-6884	
CLIENT:	JEFF CORDELL
LOCATION:	9254 COYNE ROAD WALLACE TOWN, ON N0C 2W0
DRAWN BY:	B. REMPEL
DATE:	22 DECEMBER 2010
SCALE:	1:250
PROJECT No.	202082
SHEET No.	SITEPLAN
STAMP:	