

Township of Drummond/North Elmsley

NOTICE OF PUBLIC HEARING
RE APPLICATION FOR
MINOR VARIANCE – s.45(1)

File No. MV/18/01

The Township of Drummond/North Elmsley Committee of Adjustment

RE: AN APPLICATION BY Michael and Alexis MacPhee
Name of Applicant

LOCATION OF PROPERTY: 205 Three Bay Road
Part of Lot 27, Conc. 7, Geographic Township of North Elmsley
Roll#: 0919.908.020.10500

TAKE NOTICE THAT an application under the above file number will be heard by the Committee of Adjustment on the date, and at the time and place shown below, under the authority of section 45 of the *Planning Act*.

DATE	April 11 th , 2018	6:00 P.M.
PLACE:	Township of Drummond/North Elmsley Municipal Office	
ADDRESS:	310 Port Elmsley Road, RR #5, Perth, Ontario K7H 3C7	

PURPOSE OF APPLICATION: Variance to Zoning Bylaw 2012-060: Sections 2.2.4 and 10.2.3 to allow the replacement and enlargement of the existing non-complying dwelling. The proposed replacement dwelling would be 10.8 m (35 ft) at its closest point from the high water mark whereas the Zoning By-law requires 30 m (98 ft).

The existing two storey cottage is located 11 m (36 ft) from the lake and has a ground floor area of 68.3 m² (735 ft²) and gross floor area of 136.6 m² (1,470 ft²). The proposed two storey cottage would have a ground floor area of 113.4 m² (1,220 ft²) and gross floor area of 253.5 m² (2,729 ft²), plus an 82.9 m² (892 ft²) attached garage.

LAND DESCRIPTION - A description of the subject land and a key map is shown on the reverse of this notice.

ADDITIONAL INFORMATION -Additional information regarding the application will be available for public inspection on:

DATE: Monday to Friday	TIME: 8:30 a.m. to 4:30 p.m.
PLACE:	Township of Drummond/North Elmsley Municipal Office
ADDRESS:	310 Port Elmsley Road, RR #5, Perth, Ontario K7H 3C7

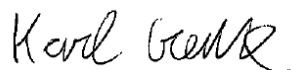
OTHER APPLICATIONS – This property is not currently subject to any other applications under the *Planning Act*.

PUBLIC HEARING - You are entitled to attend at this public hearing in person or you may be represented by counsel or an agent to give evidence about this application. Signed, written submissions that relate to an application shall be accepted by the secretary-treasurer before or during the hearing of the application at the address above and shall be available to any interested person for inspection at the hearing. *Statutory Powers Procedure Act*.

FAILURE TO ATTEND HEARING - If you do not attend this public hearing, it may proceed in your absence and , except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceeding. *Statutory Powers Procedure Act*, R.S.O. 1990, c. S.22, s. 7 (1).

NOTICE OF DECISION - A certified copy of the decision, together with a notice of the last day for appealing to the Ontario Municipal Board shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who appeared in person or by counsel at the hearing and who filed with the secretary-treasurer a written request for notice of the decision. *Planning Act*, R.S.O. 1990, c.P.13, s.45 (10). A written request to be notified of the decision will entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public.

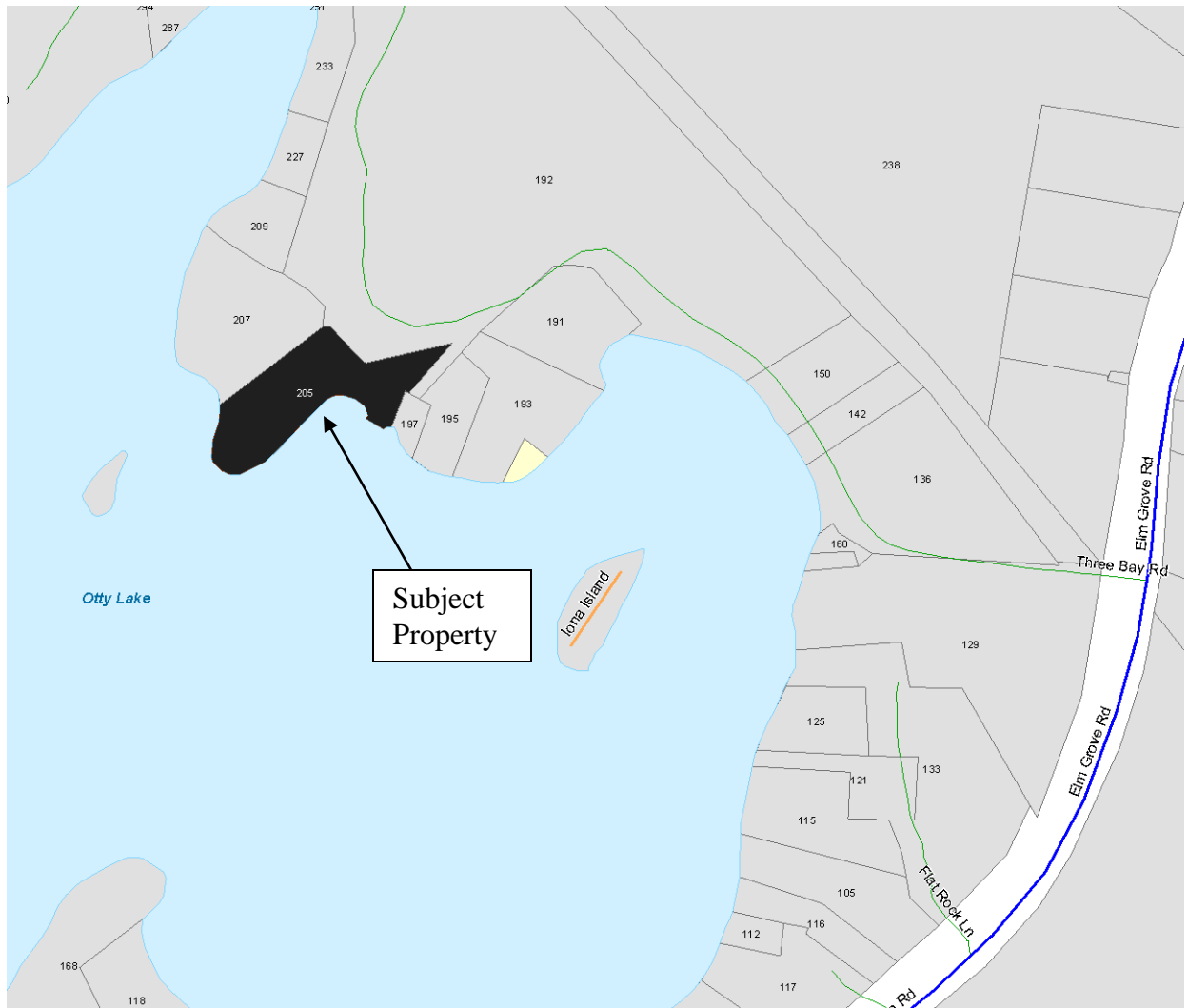
Dated this 16th day of March, 2018



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Signature of Secretary-Treasurer

MacPhee Minor Variance 18-01

Location of Subject Property
205 Three Bay Road
Part of Lot 27, Concession 7, Geographic North Elmsley



Personal information contained on this form, collected pursuant to the *Planning Act*, will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.