

# Township of Drummond/North Elmsley

## NOTICE OF PUBLIC HEARING

### RE APPLICATION FOR MINOR VARIANCE – s.45(1)

File No. MV/17/11
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#### The Township of Drummond/North Elmsley Committee of Adjustment

**RE AN APPLICATION**                      Cimeron McDonald (*Revised- 2<sup>nd</sup> Meeting*)  
Name of Applicant

**LOCATION OF PROPERTY:**    114 Rapids Road  
PART OF LOT 20, CONCESSION 11  
Roll#: 0919.919.025.57200  
In the geographic Township of Drummond

Brief description

**PURPOSE OF APPLICATION:** Variance to Zoning Bylaw 2012-060:

- Sections 2.2.4 and 2.2.6 to allow the rebuilding and enlargement of the existing non-complying dwelling. The current dwelling has a gross floor area of 199.7 m<sup>2</sup> (2,150 ft<sup>2</sup>) and height of 4.39 m (14') and the proposed dwelling would have a gross floor area of 284.3 m<sup>2</sup> (3,060 ft<sup>2</sup>), which includes a loft. The rebuilt dwelling would have a height of 7.5 m (25 ft);
- Section 10.2.3 to allow a reduction in the required waterbody setback from 30 metres (98 ft) to 12.6 m (41.3") to allow the rebuilding of the existing dwelling (*the current dwelling is located 7.4 m / 24 ft from the shore of the Mississippi River*);
- Section 10.2.5 to allow a reduction in the required interior side yard setback from 3 m (10 ft) to 1.93 m (6'4") (*the existing side yard setback is 0.25 m (<1 ft)*);
- Section 10.2.6 to allow a reduction in the required rear yard (road) setback from 7.5 m (25 ft) to 6.37 m (21 feet); (*the current rear yard setback is 10.58 m (35 ft)*); and
- Section 10.2.7 to allow an increase in the maximum structural lot coverage from 15% to 29%. The structural lot coverage is calculated based on the area of land between Rapids Road and the river only and includes all buildings, accessory buildings and decks (*the existing lot coverage is 25.5%*).

***Please note that this application has been revised to relocate the structure on the lot. The effect of the revision is to increase the proposed water body setback from the 9.6 m (31 ft) previously proposed, which would now result in an encroachment into the rear yard. The proposed building height is also proposed to increase from 7 m to 7.5 m. The floor space and configuration of the proposed dwelling, porch and deck will not change.***

**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*.

<b>DATE</b>	June 19, 2017	<b>TIME:</b>	5:15 P.M.
<b>PLACE:</b>	Township of Drummond/North Elmsley Municipal Office		
<b>ADDRESS:</b>	310 Port Elmsley Road, RR #5, Perth, Ontario K7H 3C7		

**LAND DESCRIPTION** - A description of the subject land, or a key map showing the location of the subject land, is attached.

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

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

**OTHER APPLICATIONS** – This property is not 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.

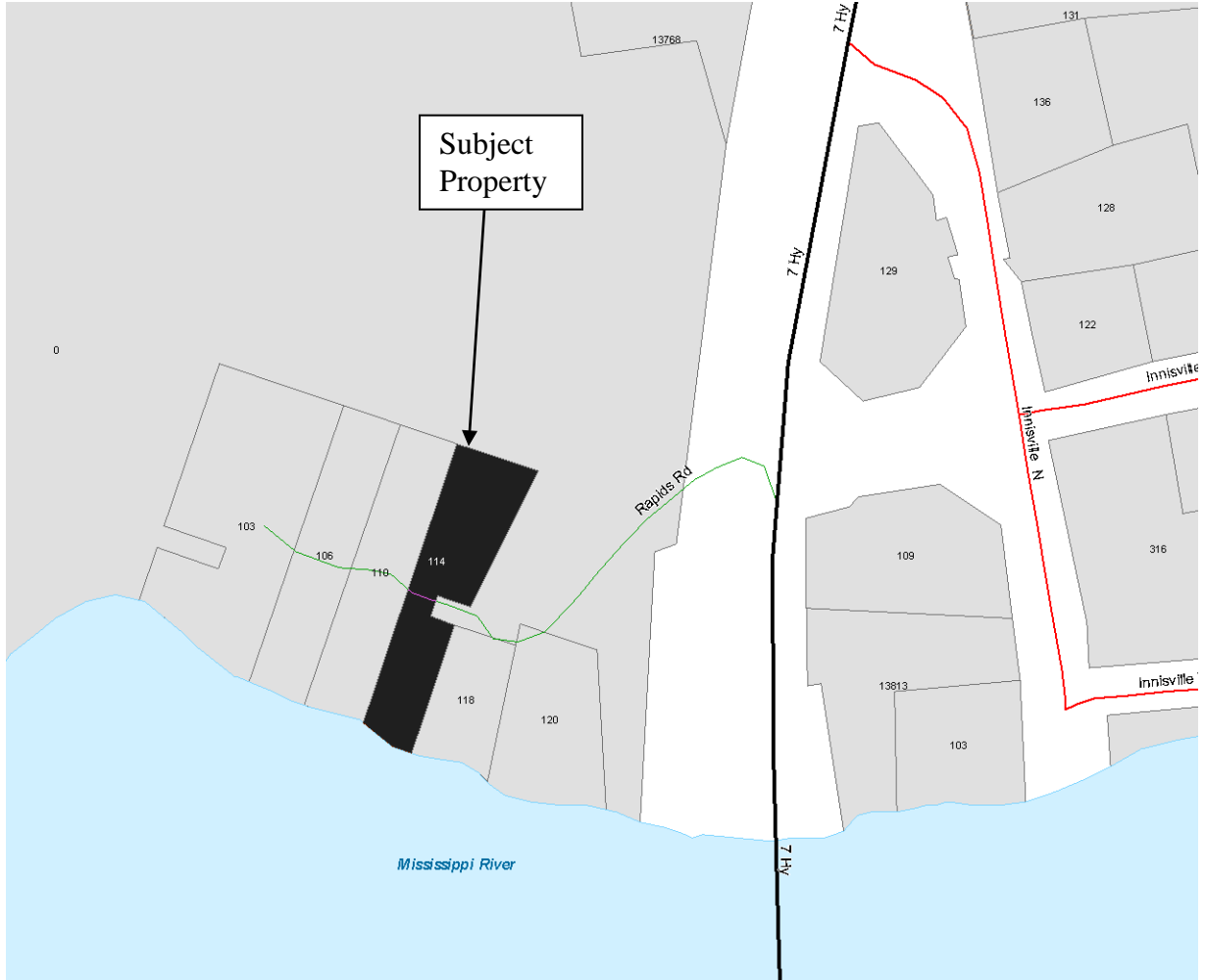
Dated this 2<sup>nd</sup> day of June, 2017

*Karl Genn*

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Signature of Secretary-Treasurer

**McDonald Minor Variance 17-11**

Location of Subject Property  
114 Rapids Road  
Part of Lot 20, Concession 11, Geographic Drummond



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.