TOWNSHIP OF
ASHFIELD–COLBORNE–WAWANOSH

NOTICE OF PUBLIC HEARING
PROPOSED MINOR VARIANCE
TO ZONING BY-LAW 32-2008

Planning Act, R.S.O. 1990, c. P.13, S. 45 (5)

TAKE NOTICE that the Township of Ashfield-Colborne-Wawanosh Committee of Adjustment will hold a public meeting on: **Tuesday, January 22nd, 2019 at 7:30 p.m. in the Township of Ashfield-Colborne-Wawanosh Municipal Office**, at the corner of Blyth Road and Council Line, to consider a proposed minor variance under Section 45 of the Planning Act (RSO 1990), as described below.

APPLICANT: **John and Maureen Peet** **FILE: ACW MV07-2018**
223 Huron Rd
Goderich, Ontario N7A 2Z8

LOCATION OF PROPERTY: PLAN 589, LOT 1, ASHFIELD (84575 Pine Needle Row)

PURPOSE OF APPLICATION: To allow the construction of a new accessory building (detached garage) to be located in an exterior side yard that does not meet the requirements for rear setback, side setback or height. Also, to allow an addition to the existing cottage which currently does not meet setback requirements.

EXISTING ZONING BY-LAW PROVISIONS:

1. Section 3.4.2(b) permits an accessory structure to be erected in the rear or interior side yard only;
2. Section 15.4 requires a permitted structure to have a minimum rear yard setback of 7.5 meters;
3. Section 3.4.2(b) requires an accessory structure to have a minimum side yard setback of 1.25 meters;
4. Section 3.4.2(b) requires an accessory structure to have a minimum rear yard setback of 1.25 meters;
5. Section 3.4.3(a) requires the maximum height for accessory structures to be no more than 4.5 meters.

PROPOSED MINOR VARIANCES:

1. To allow the construction of an accessory structure in the exterior side yard;
2. To acknowledge and allow the existing cottage rear yard setback of 6.7 meters;
3. To allow the construction of an accessory structure with a minimum side yard setback of .03 meters;
4. To allow the construction of an accessory structure with a minimum rear yard setback of .03 meters;
5. To allow the construction of an accessory structure with a maximum height of 6.9 meters.

PUBLIC HEARING: You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the secretary-treasurer of the committee at the address shown below.

FAILURE TO ATTEND: If you do not attend at the 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 proceedings.

NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board hearing in the event of the decision of this application is appealed.

ADDITIONAL INFORMATION relating to the proposed minor variance is available for inspection between 8:30 a.m. and 4:30 p.m. at the Municipal Office.

DATED AT THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH this 4th day of January, 2019.

Secretary-Treasurer, Committee of Adjustment
Township of Ashfield-Colborne-Wawanosh
82133 Council Line, RR5
Goderich, Ontario N7A 3Y2 (519) 524-4669