

TOWNSHIP OF WELLINGTON NORTH COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

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

A15/21

TAKE NOTICE that an application for minor variance, under the above file number has been submitted to the Committee of Adjustment for the Township of Wellington North. The Committee will give consideration to the minor variance application on:

Monday, December 13, 2021 @ 2:00 p.m.
Via Zoom electronic meeting

The public is invited to watch the remote meeting:

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join. <https://us02web.zoom.us/j/86588533040>
Description: Public Meeting Under the Planning Act

Or join by phone:
Dial: 855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)
Webinar ID: 865 8853 3040

THE LOCATION OF THE SUBJECT PROPERTY is described as Plan Mount Forest Pt Park Lot 4 SS Durham St & ES Main St. The subject lands are approximately 2.19 ha (5.41 ac) and the lands subject of the variance is approximately 407 m² (4,381 ft²) in size. The location is shown on the map below.

THE PURPOSE AND EFFECT of the application is to provide relief from the minimum lot area per dwelling, minimum lot area per dwelling unit on a separate lot and minimum rear yard. The applicant is proposing to construct a semi-detached dwelling with a lot area of 407 m² (4,381 ft²), a lot area of 202 m² (2,174.3 ft²) per dwelling unit, and a rear yard of 5.5 m (18 ft). Other variances may be considered where deemed appropriate.

MAKING AN ORAL OR WRITTEN SUBMISSION

The public is invited to participate by submitting written comments and/or speaking to the application in support or opposition of the application. If you wish to participate in the meeting to provide verbal comments to speak in support or opposition, please contact the Clerk at the address below by 4:00 p.m. on Friday December 10, 2021 and you will be provided with instructions on how to participate in the meeting by computer via Zoom or by telephone.

CLERK CONTACT:

Karren Wallace, Clerk,
7490 Sideroad 7 W., P.O. Box 125, Kenilworth, ON, N0G 2E0
kwallace@wellington-north.com
519-848-3620 ext 4227

If you are unable to attend, you may submit your comments in writing prior to the meeting date to the Development Clerk at the address or email below. Your full name and address must be on the submission. Any written comments or objections submitted are made public as part of the application process and the public record and will be considered by the Committee.

Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the township's YouTube page. By requesting to participate in the Zoom meeting you are consenting to have your likeness and comments recorded and posted on YouTube.

Important information regarding appeal rights (please read carefully):

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of the Township of Wellington North to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting (virtual or in-person) or make written submissions (virtual or in-person) to the Township of Wellington North before the decision of the Committee of Adjustment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions (virtual or in-person) at a public meeting, or make written submissions (virtual or in-person) to the Township of Wellington North before the decision of the Committee of Adjustment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

NOTICE OF DECISION

If you wish to be notified of the decision of the Committee of Adjustment for the Township of Wellington North in respect of this application, you must submit a written request to the Development Clerk at the address or email provided below.

ADDITIONAL INFORMATION regarding this application, including information about appeal rights, is available on-line after December 10, 2021 at www.wellington-north.com.

Dated at the
Township of Wellington North
This 18th day of November 2021

DEVELOPMENT CLERK CONTACT:

Tammy Pringle, Development Clerk
Township Wellington North
7490 Sideroad 7. W, PO Box 125
Kenilworth, ON N0G 2E0
tpringle@wellington-north.com
Phone: (519) 848-3620 ext 4435

