

**The Municipality of South Dundas
Committee of Adjustment
NOTICE OF PUBLIC HEARING**

APPLICATION NO. **03-MV-2022**

FOR MINOR VARIANCE

(Section 45 of *The Planning Act*, R.S.O. 1990, Chapter P. 13)

Re: 19 Dundas Street

Location of Property: Lot 178, Plan 39, Former Village of Iroquois

Purpose of Application:

- 1.** To reduce the front yard setback from 9m to 7.6m;
- 2.** To reduce the exterior side yard setback from 7.5m to 6m;
- 3.** To reduce the interior side yard setback from 3m to 1.5m;
- 4.** To increase the maximum lot coverage from 35% to 39%; and
- 5.** To deem Dundas Street as the front yard.

Effect of Application: To permit the construction of a new 3 unit town home with reduced front, exterior, and interior setbacks and increased lot coverage. Additionally, due to the property having equal sides, the application will also deem Dundas Street as the front yard.

TAKE NOTICE THAT an application under the above file number will be heard on:

Date: *February 22, 2022 at 7:00 p.m.*

Place: South Dundas Municipal Centre

*Due to the ongoing Covid-19 Pandemic, this public hearing will be held virtually (email tfairbairn@southdundas.com to register)

Address: 34 Ottawa Street, Morrisburg, ON

FOR MORE INFORMATION about this matter including a key map of the subject land, please contact the Municipal Office during regular office hours (34 Ottawa Street, Morrisburg, ON).

You are entitled to attend this public hearing virtually to express your views about this application or you may be represented by Counsel for that purpose. This application is not related to any other applications under the Planning Act.

A copy of the decision of the Committee of Adjustment will be sent to the applicant or by counsel at the hearing and who filed a written request for notice of the decision.

Dated this 9th day of February, 2022.

Tara Fairbairn, Secretary-Treasurer
Committee of Adjustment
Municipality of South Dundas

