

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



SOUTH DUNDAS

FILE No. 10-MV-2024

FOR MINOR VARIANCE

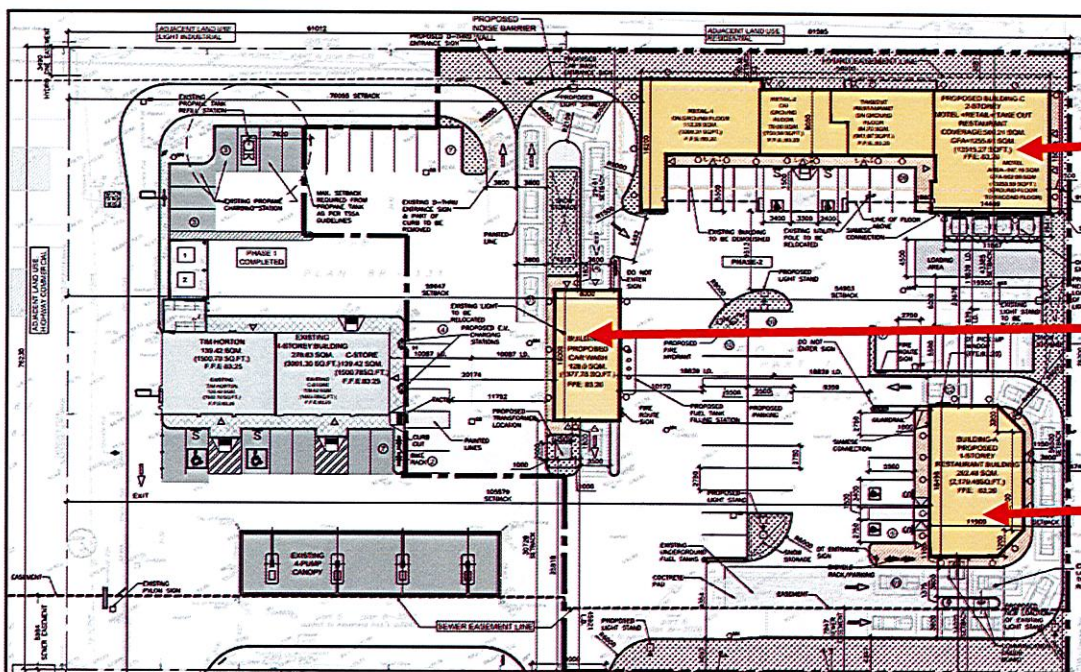
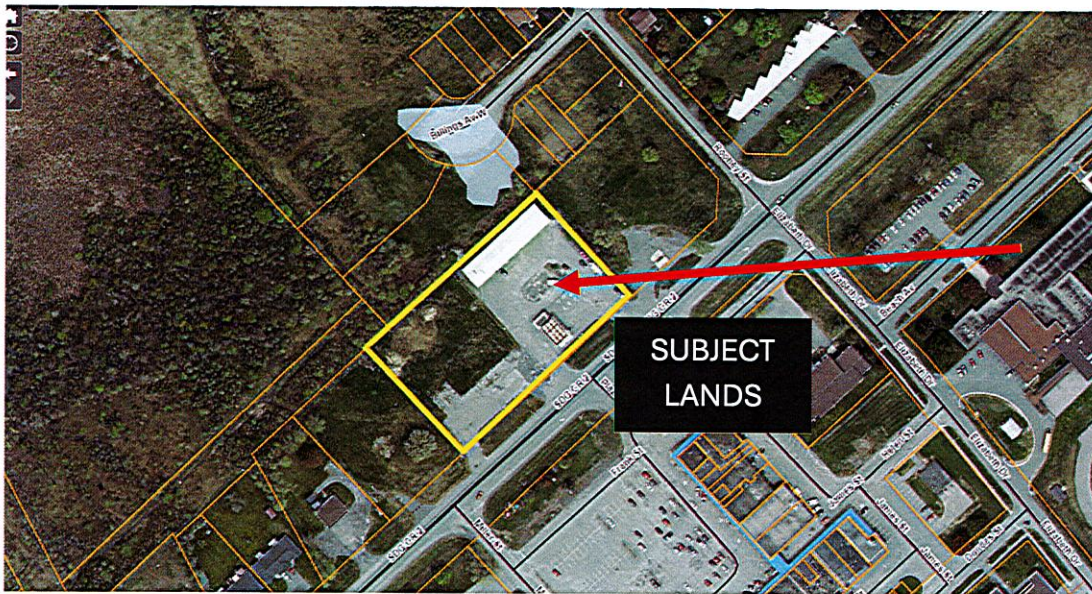
(Section 45 of *The Planning Act*, R.S.O. 1990, Chapter P. 13)

**TAKE NOTICE** that an application has been made by **2703246 ONTARIO INC.** for a minor variance from the provisions of the by-law **No. 2010-48** of the Municipality of South Dundas as amended (being a by-law respecting the use of lands and the use and location of buildings).

**PURPOSE OF THE APPLICATION:**

To seek relief from the Comprehensive Zoning By-law 2010-48:

- To reduce the interior side yard width setback of building **A** from 7.5m to 5.42m.
- To reduce the interior side yard width setback of building **C** from 7.5m to 2.41m.
- To reduce the rear yard depth setback of building **C** from 12m to 3.53m and
- To reduce the number of loading spaces from 2 spaces to 1 space.



BUILDING  
"C"

BUILDING  
"B"

BUILDING  
"A"

**LOCATION:** 10791 COUNTY RD 2, IROQUOIS  
(PLAN 50 PT LOT 2 AND RP8R934 PARTS 1 AND 2)



**EFFECT OF APPLICATION:** To develop the second phase of the commercial property, which includes a restaurant(Building A), a car wash(Building B), motel, retail space and a take out restaurant(Building C).

**AND FURTHER TAKE NOTICE** that the Committee of Adjustment has appointed  
**DATE: JANUARY 29<sup>TH</sup>, 2025 AT 10:00AM** in the morning for the purpose of a public hearing into this matter, to be held in the **Municipal Council Chamber, located at 34 Ottawa Street in Morrisburg.**

THIS NOTICE IS SENT TO YOU BECAUSE YOU ARE AN ASSESSED OWNER OF LAND NEAR THE SUBJECT PROPERTY(YOU ARE NOT COMPELLED TO ATTEND).

**THE APPLICANT OR AGENT MAY BE PRESENT AT THE HEARING.** A copy of the decision of the Committee of Adjustment will be sent 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: "If the party notified does not attend the hearing, the tribunal may proceed in their absence and they will not be entitled to any further notice in the proceeding".

Additional information regarding this application can be available at the Municipal Office, located at 34 Ottawa Street in Morrisburg.

If applicable, every owner of land that contains seven or more residential units in a location, must post this notice in a location that is visible to all of the residents.

Dated this 10<sup>th</sup> day of January, 2025.

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