



# NOTICE OF PUBLIC HEARING RE APPLICATION FOR

MINOR VARIANCE – S. 45 (1)

PERMISSION – S.45 (2)

Name of Committee: **Committee of Adjustment**

Applicant (or agent): **Larry Blondin**

Address of Applicant: **476 Mill Street, Warwick, ON**

Location of Property: **PLAN 3 LOT 4 (476 Mill Street)**

Purpose of Application: **To allow for a constructed shed to be brought into compliance with the Township of Warwick’s Zoning By-law setback requirements.**

**The accessory structure (shed) to the existing dwelling necessitates variances related to regulations associated with the Residential-1(R1) zone, but more specifically:**

Effect of Application

- 1. The constructed accessory structure results in a rear yard setback of approximately 0.94m (37”), and an interior side yard setback of approximately 0.61m (24”). This does not meet the required rear and interior side yard setbacks of 1m (~39”) for detached accessory buildings in Section 3.3.3 of the Township of Warwick Zoning By-law.**

**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: June 11, 2024</b>	<b>TIME: 8:30 a.m.</b>
<b>PLACE: Warwick Township Municipal Office</b>	
<b>ADDRESS: 5280 Nauvoo Road, Watford</b>	

**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 to the public upon request by emailing [info@warwicktownship.ca](mailto:info@warwicktownship.ca)

**OTHER APPLICATIONS** – The subject land is the subject of an application under the Act for:

- Approval of a plan of subdivision (under section 51) File # \_\_\_\_\_
- Consent (under section 53) File # \_\_\_\_\_

**PUBLIC HEARING** – Any person may attend the public hearing and/or make written or oral representation either in support or in opposition to the proposed minor variance. The meeting will take place in person at the Township of Warwick Municipal Office, 5280 Nauvoo Road, Watford. **If you wish to attend the meeting, you must register with the Secretary-Treasurer by Friday June 7<sup>th</sup>, 2024, at 4:00 p.m.** The meeting will also be live-streamed on the Township YouTube Channel. Signed, written submissions regarding the application will be accepted by the Secretary-Treasurer prior to Thursday, June 6<sup>th</sup>, 2024, at 4:00 p.m.



**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 Procedures Act*, R.S.O. 1990, c. S.22, s. 7(1).

**NOTICE OF DECISION** – A certified copy of the decision, together with notice of the last day for appealing to the Ontario Land Tribunal 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).

Dated this 29<sup>th</sup> day of May, 2024

*Heather Willense*  
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Secretary-Treasurer

Personal information contained in this form, collected pursuant to the *Planning Act*, will be used for the purpose of responding to the initial application. Questions should be directed to the Clerk of the Township of Warwick.

### KEY MAP

