



VILLAGE OF MERRICKVILLE- WOLFORD

**Notice of Public
Hearing Application for
Minor Variance File No.
A-01-2021**

Section 45(1) of the Planning Act, 1990

IN THE MATTER of an application for extension of legal non-complying use with respect to the following:

Name of Owner(s): Jeffrey & Catherine Swan
Location of Property: 235 Boyds Landing Lane N, Village of Merrickville-Wolford,
Part Lot 14 Concession A

TAKE NOTICE that an application under the above file number will be heard by the Committee of Adjustment on the date and time and at the location shown below:

Date and Time: Thursday, April 8, 2021 at 6:00 p.m.
Location: Merrickville Community Centre, 106 Read Street, Merrickville, ON

Purpose of Application:

The application requests relief from Merrickville-Wolford Zoning By-Law 23-08, as amended, to increase the size and height of an existing legal non-complying dwelling unit, and to allow for the existing deck to be covered and the roof over deck to be extended. Specifically, the request involves demolition of the existing roof system and existing bedroom addition, to allow for the extension and cover of the proposed roof over existing deck, adding 2 columns to support the extension, and increasing the height (from top of subfloor to U/S of roof framing) from approx. 6'10" to 8'1" in the proposed extension. The proposed project is within 30 m of the river, outside the floodplain, and would be no closer to the river than existing legal non-complying dwelling unit.

Official Plan (current and adopted): Rural & Special Heritage Policy
Area 1
Zoning: Limited Service Residential (LSR)

Additional information relating to the proposed minor variance is available for inspection on the Village Website at www.merrickville-wolford.ca or by email request to deputyclerk@merrickville-wolford.ca.

Any person may make written representation in support of or in opposition to the proposal. Written comments shall be submitted to the Clerk by mail to P.O. Box 340, Merrickville, K0G 1N0, or by email to deputyclerk@merrickville-wolford.ca no later than 4:30 p.m. on April 7, 2021. Please refer to file number above in all communications. Written submissions will be provided to the members of the Committee of Adjustment in advance of the meeting, if possible. The Clerk will verbally read out written deputations during the meeting at the time the application is considered. You are entitled to attend this public hearing in person.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed Minor Variance, does not make written submissions to the Committee of Adjustment before a decision is made, the Local Planning Appeal Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed Minor Variance, you must make written request to the above address.

Dated this 23rd day of March 2021
Doug Robertson, CAO/Clerk

Key Map

235 Boyds Landing Lane N, Village of Merrickville-Wolford, Part Lot 14
Concession A outlined in red below.

