

## NOTICE OF PUBLIC HEARING MINOR VARIANCE APPLICATION NO. A1/2012

### THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Committee of Adjustment  
56 Ontario Street  
P.O. Box 533 Burk's Falls Ontario, P0A 1C0  
Telephone: 705 382-3332 Facsimile: 705-382-2068  
clerk@armourtownship.ca



In the matter of the Planning Act, Revised Statutes of Ontario, 1990, Chapter P.13, and Zoning By-law No. 27-95, as amended, being a by-law to regulate the use of land and the character, location and use of buildings and structures in the Township of Armour; and in the matter of application for minor variance for:

**Part of Lot 15 Con. I, Plan 42M-642 Lot 1, known locally as 421 Owl Lake Road**

**Assessment Roll No. 491900000106622**

Notice is hereby given that application for minor variance under Section 45(2) of the Planning Act and under the above-noted file number will be heard by the Township of Armour Committee of Adjustment on the date and at the time and place shown below:

**DATE AND TIME:** February 14, 2012 at 6:30 p.m.

**PLACE:** Armour Township Council Chambers, 56 Ontario Street, south of Burk's Falls beside the Ontario Provincial Police station.

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#### Location of the Land and Purpose and Effect of the Proposed Minor Variance:

The subject land is known municipally as 421 Owl Lake Road being Part of Lot 15 Con. I, Plan 42M-642 Lot 1 Township of Armour. Map attached showing location at 421 Owl Lake Road, fronting on Owl Lake, Township of Armour.

The applicant has received consent from the Southeast Parry Sound District Planning Board (File No.: B-004/11) to sever a parcel of land approximately 362.5m<sup>2</sup> (.09 acres) to be added to the abutting property to the north. Condition No. 5 of the Decision is that the applicant receive a minor variance from the requirements of the Armour Township Zoning By-law to permit a reduced lot area and frontage for the retained lot. Permission is requested for the property zoned "Lakeshore Residential (LR)" and "Flood Plain (FP)" as follows:

Reduce the Minimum Lot Frontage from 61 metres (200 ft.) to 43 metres (141 ft.) and reduce the Minimum Lot Area (Variance A2-2001) from 0.75 hectares (1.85 ac.) to 0.7 hectares (1.73 ac.) as required in Zoning By-law 27-95, as amended, to satisfy Condition No. 5 of Notice of Decision File: No.: B-004/11.

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This is a public hearing of the Township of Armour Committee of Adjustment called for the purpose of hearing evidence for or in opposition to the above noted application. If you are aware of any person interested in or affected by the application that has not received a copy of this notice, you are asked to inform that person of this hearing. Additional information regarding the application will be available to the public for inspection at the Township of Armour municipal offices during regular office hours.

If you have any comments on the application they may be forwarded in writing to the Secretary-Treasurer at the above address or you may appear in person or by counsel and make verbal presentation to the Committee.

A copy of the Notice of Decision of the Committee of Adjustment will be sent to the applicant and to each person or agency who files with the Secretary-Treasurer a written request for a copy of the Notice of Decision. If you wish to be notified of the Decision of the Committee of Adjustment in respect of the proposed minor variance/permission, you must make a written submission to the Committee of Adjustment, 56 Ontario Street P.O. Box 533 Burk's Falls Ontario, P0A 1C0

The applicant or the agent of the applicant MUST be present at the hearing. Take notice that if you do not attend this hearing, the Committee may proceed in your absence and you will not be entitled to any further notice in the proceedings.

Date of Notice: January 26, 2012

*Original signed by Wendy Whitwell*

Wendy Whitwell, Secretary-Treasurer

