



Notice of a Consent Application

File Number: **B25-24**
Owner(s): **Khoa Dang Pham**
Property Location: **CON 4 W PT LOT 2 LESS HWY, DORION TWP, locally known as 120 Spruce Lane**
Roll No.: **58-34-000-001-19100 (CON 4 W PT LOT 2 LESS HWY)**
Applicant(s): Gary J. Cooper and Shine M. Varghese
Date of Notice: **April 11, 2024**

The Township of Dorion is in receipt of a Consent Application (Lot Addition) for the subject land located at CON 4 W PT LOT 2 LESS HWY, as per attached mapping. The consent application is being considered under the requirements of the *Planning Act RSO 1990 c.P. 13* and applicable regulations. The purpose of this notice is to provide you with the information necessary to engage in this public process if you wish.

PURPOSE AND EFFECT OF THE PROPOSED APPLICATION

The purpose of the proposed consent application is to sever a portion of land from CON 4 W PT LOT 2 LESS HWY, DORION TWP, locally known as 120 Spruce Lane to be added to CON 5 E PT LOT 2 PCL 18089, DORION TWP, which is currently vacant land and, to also request relief from the Rural (RU) Zone Minimum Lot Frontage requirement of 90 metres to 28 meters.

The effect of the consent (lot addition) and a minor variance will allow for the construction of a driveway entrance to facilitate proper and safe access from the applicant(s) property to Spruce Lane (travelled road).

NOTES REGARDING YOUR RIGHTS

The purpose of this notice is to inform the neighboring landowners and the public of the nature of the application and of future notification and appeal rights.

A decision on the application will be made NO EARLIER THAN Tuesday, May 7, 2024. **The public hearing will take place prior to the regular meeting of Council to be held May 7, 2024, at 6:30 p.m., at the Municipal Office, 170 Dorion Loop Road, Dorion, ON P0T 1K0.**

Any submissions regarding this application must be made in writing prior to Monday, May 6, 2024, at 4:00 p.m., at 170 Dorion Loop Road, Dorion, ON P0T 1K0 or via email at mavis@doriontownship.ca.

Any person or public body may make written submissions to the Township of Dorion concerning the proposed consent application. *Please note that any objections must include your name, contact information and reasons for your objection.*

All comments and submissions received will become part of the public record. Comments received as part of the public participation process for this proposal will be considered by the approval authority.

For additional information or clarification on the above application please contact Mavis Harris, Clerk-Treasurer, by phone at 807-857-2289, or email at mavis@doriontownship.ca, Township of Dorion.

If you wish to be notified of the decision of the Township of Dorion in respect of the proposed consent, you must make a written request to Mavis Harris, Clerk-Treasurer at the address and email above.

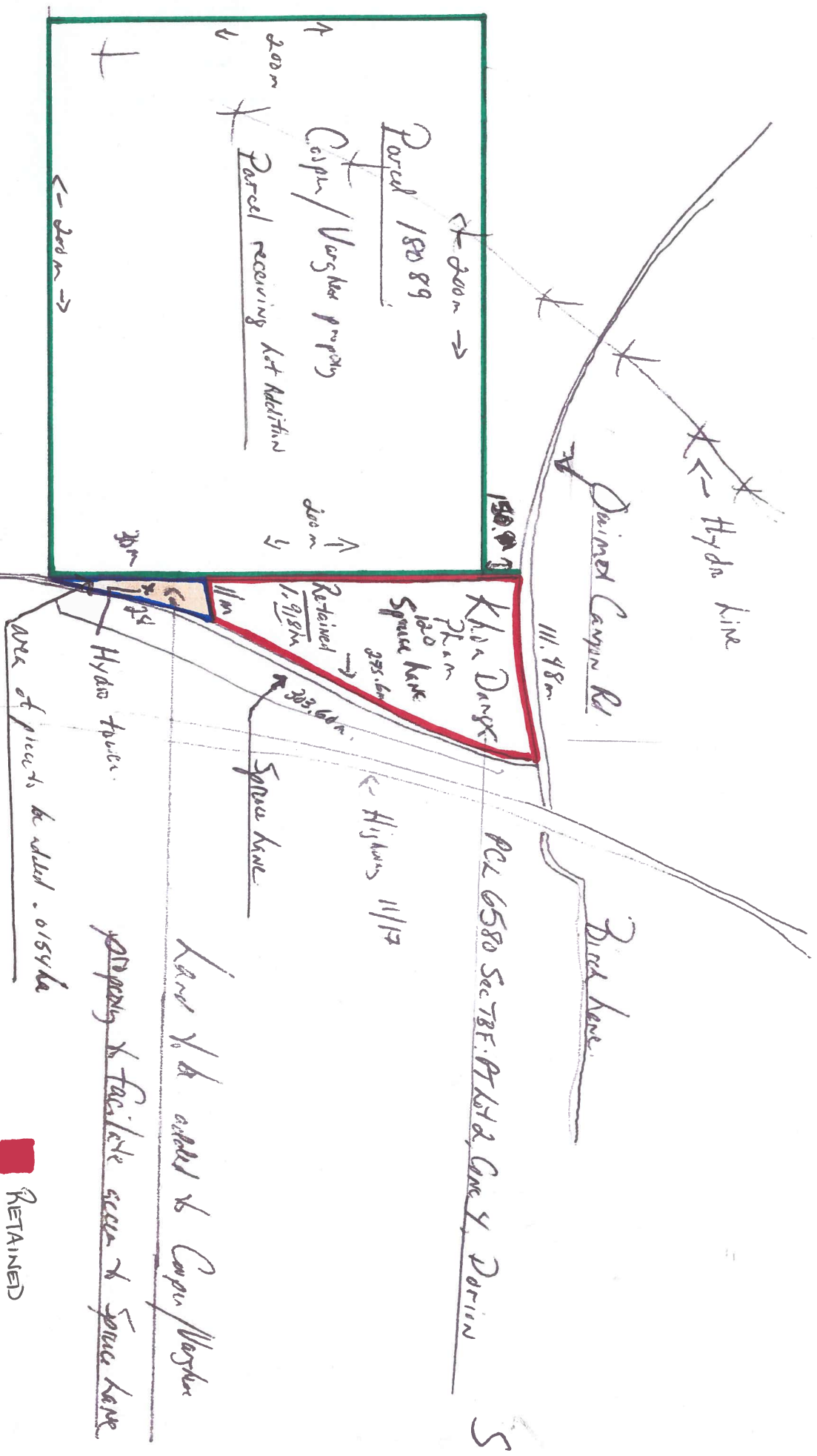
If a person or public body that files an appeal of a decision of the Township of Dorion in respect of the proposed consent does not make written submissions to the Township of Dorion before it gives or refuses to give a provisional consent, the Ontario Land Tribunal (OLT) may dismiss the appeal.

For more information on making an appeal, please visit: <https://olt.gov.on.ca/>

See attached location map and proposed plan for further information.

	SEVERED Lot Addition to CON 5 E PT LOT 2 PCL 18089	RETAINED CON 4 W PT LOT 2 LESS HWY
Frontage (meters)	Approximately 28 metres	Approximately 276.5 metres
Depth (meters)	Approximately 11 metres irregular	Approximately 111.48 metres irregular
Area (hectares)	Approximately .0154 hectares	Approximately 1.918 hectares

Casper / Vargha Application for lot addition. - not to scale.



- RETAINED
- SEVERED
- LANDS TO BE ADDED TO

land to be added to Casper / Vargha property to facilitate access to space here