



Municipality of West Elgin

Agenda

Committee of Adjustment

November 12, 2020, 1:00 p.m.

Recreation Centre

135 Queen Street

Rodney

Due to the COVID-19 Pandemic and social distancing requirements this meeting will be held at an alternate location. Please contact the Clerk's Department if you require an alternate format or accessible communication support or wish to receive the link to the meeting, at 519-785-0560 or by email at clerk@westelgin.net.

Pages

1. Call to Order

Recommendation:

That West Elgin Committee of Adjustment convenes at ____ p.m. to consider application for a minor variance for lands owned by Norman Miller located at 22167 Douglas Line.

2. Purpose of Meeting

The purpose of this Public Meeting of the West Elgin Committee of Adjustment is to allow the presentation of applications for Minor Variance and to allow interested members of the public an opportunity to ask questions or offer comments with regards to these applications.

Written comments must be submitted to the Secretary-Treasurer of the Committee.

There are public registries located on the counter and if any member of the public would like to be notified in writing of the Committee of Adjustment's decision on a particular application they are to provide their name and mailing address on the registry. This will also entitle you to be advised of possible Local Planning Appeals Tribunal hearings in the event the decision on an application is appealed.

Notice was sent via regular mail on 29th day of October, 2020 to property owners within 60 m (200 ft) of the subject properties and to agencies requiring notice.

3. Disclosure of Pecuniary Interest

4. Minutes

1

Recommendation:

That West Elgin Committee of Adjustment approve the Minutes of the Committee of Adjustment Meeting held on June 11, 2020.

5. Minor Variance

5.1. H. James, Planner - Minor Variance Report 22167 Douglas Line

17

Recommendation:

That West Elgin Committee of Adjustment hereby receives the report from Heather James regarding the minor variance application for File No. D13 04-2020 for Concession 14, Part of Lot 6 (being Part 1 on 11R-10562), 22167 Douglas Line; and,

That West Elgin Committee of Adjustment approve minor variance application File No. D13 04-2020, subject to the conditions on the attached decision sheet.

6. Decision

7. Adjournment

Recommendation:

That West Elgin Committee of Adjustment hereby closes this Public Meeting held pursuant to section 45 of the *Planning Act* at ____ p.m.



Municipality of West Elgin

Minutes

Committee of Adjustment

June 11, 2020, 2:00 p.m.

Electronic Participation Meeting via Zoom

Present:
Bonnie Rowe
Duncan McPhail
Richard Leatham
Angela Cammaert
Taraesa Tellier

Staff Present:
Jana Nethercott
Heather James

Also Present: Magda Badura, CAO/Treasurer

1. Call to Order

Moved: Angela Cammaert

Seconded: Richard Leatham

That West Elgin Committee of Adjustment convenes at 2:16 p.m. to consider applications for a minor variance for lands at 175 Furnival Road, 24156 Marsh Line and Concession 14, Part Lot 4 on Gray Line.

Carried

2. Purpose of Meeting

The purpose of the meeting was read aloud by the Secretary Treasurer, Jana Nethercott.

3. Disclosure of Pecuniary Interest

4. Minutes

Moved: Bonnie Rowe

Seconded: Angela Cammaert

That West Elgin Committee of Adjustment approve the Minutes of the Committee of Adjustment Meeting held on January 9, 2020.

Carried

5. Minor Variance

5.1 H. James, Planner - Minor Variance 175 Furnival Road

Moved: Richard Leatham

Seconded: Bonnie Rowe

That the Committee of Adjustment of the Municipality of West Elgin hereby receives the report from Heather James regarding the minor variance application for File No. D13 01-2020 for Plan 67 Block D Lots 6 and 11 (being Part 1 on RP 11R-4739), 175 Furnival Road; and,

That the Committee of Adjustment approve minor variance application File No. D13 01-2020, subject to the conditions on the decision sheet.

Carried

5.1.1 Committee Comments

None

5.1.2 Public Comments

None.

5.1.3 Decision

As per attached decision sheet.

5.2 H. James - Minor Variance 24156 Marsh Line

Moved: Angela Cammaert

Seconded: Richard Leatham

That West Elgin Committee of Adjustment hereby receives the report from Heather James regarding the minor variance application for File No. D13

02-2020, Concession 9, Part of Lot 14 (being Part 1 on RP 11R-6283),
24156 Marsh Line; and,

That West Elgin Committee of Adjustment approve Minor Variance File
No. D13 02-2020, subject to the conditions on the Decision Sheet.

Carried

5.2.1 Committee Comments

None

5.2.2 Public Comments

None

5.2.3 Decision

As per attached decision sheet.

**5.3 H. James, Planner - Minor Variance Concession 14, Part of Lot 4,
Gray Line**

Resolution No. 2020-

Moved: Angela Cammaert

Seconded: Richard Leatham

That West Elgin Committee of Adjustment hereby receives the report from
Heather James regarding the minor variance application for File No. D13
03-2020, Concession 14, Part of Lot 4, Gray Line; and,

That West Elgin Committee of Adjustment approve Minor Variance File
No. D13 03-2020, subject to the conditions on the Decision Sheet.

Carried

5.3.1 Committee Comments

None

5.3.2 Public Comments

None

5.3.3 Decision

As per attached decision sheet

6. Adjournment

Moved: Bonnie Rowe

Seconded: Angela Cammaert

Recommendation: That West Elgin Committee of Adjustment hereby closes this Public Meeting held pursuant to section 45 of the *Planning Act* at 2:46 p.m.

Carried

Duncan McPhail, Chair

Jana Nethercott, Secretary/Treasurer



The Corporation of the Municipality of West Elgin

Decision of Committee of Adjustment

Pursuant to Section 45 of the *Planning Act*, R.S.O. 1990

Re: Minor Variance Application File # D13 01-2020

Location: 175 Furnival Road

Owner/Applicant: Tyler Reid

Purpose and Effect

The purpose of this application is to seek relief from Section 4.1 f) Accessory Uses, Buildings and Structures of the Municipality of West Elgin Comprehensive Zoning By-law No. 2015-36 to permit an already constructed above ground pool deck. Section 4.1 f) states an accessory building or use shall not exceed ten (10) per cent coverage of the total lot area. As a result of the pool deck, the owner is proposing 16.37% coverage of the total lot area for the existing detached garage, existing above ground pool and already constructed above ground pool deck (as shown on the attached Schedule 'A').

Maps showing the location of the lands to which this proposed minor variance applies are attached.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to approve this variance application with for the following reasons:

- The variance is minor in nature;
- The proposed minor variance represents appropriate use of the subject property;
- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Official Plan;
- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Zoning By-Law #2015-36.

Effect of Public and Agency Comments on Decision of Committee of Adjustment

Public comments were received on this application, the effect of which resulted in a decision to approve the application.

Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

Dated this 11th day of June, 2020.

Electronic Recorded Vote

<u>Yes</u> Duncan McPhail	<u>Yes</u> Richard Leatham	<u>Yes</u> Taraesa Tellier	<u>Yes</u> Angela Cammaert
<u>Yes</u> Bonnie Rowe			

Certification of the Committee's Decision

I, Jana Nethercott, being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Municipality of West Elgin, certify that this is a true copy of the Committee's Decision.


Secretary- Treasurer

June 11, 2020
Date

Appeals

If a person or public body does not make oral submissions at a public hearing or make written submissions to the Municipality of West Elgin Committee of Adjustment before the minor variance is granted, the person or public body is not entitled to appeal the decision of the Municipality of West Elgin to the Local Planning Appeal Tribunal (LPAT).

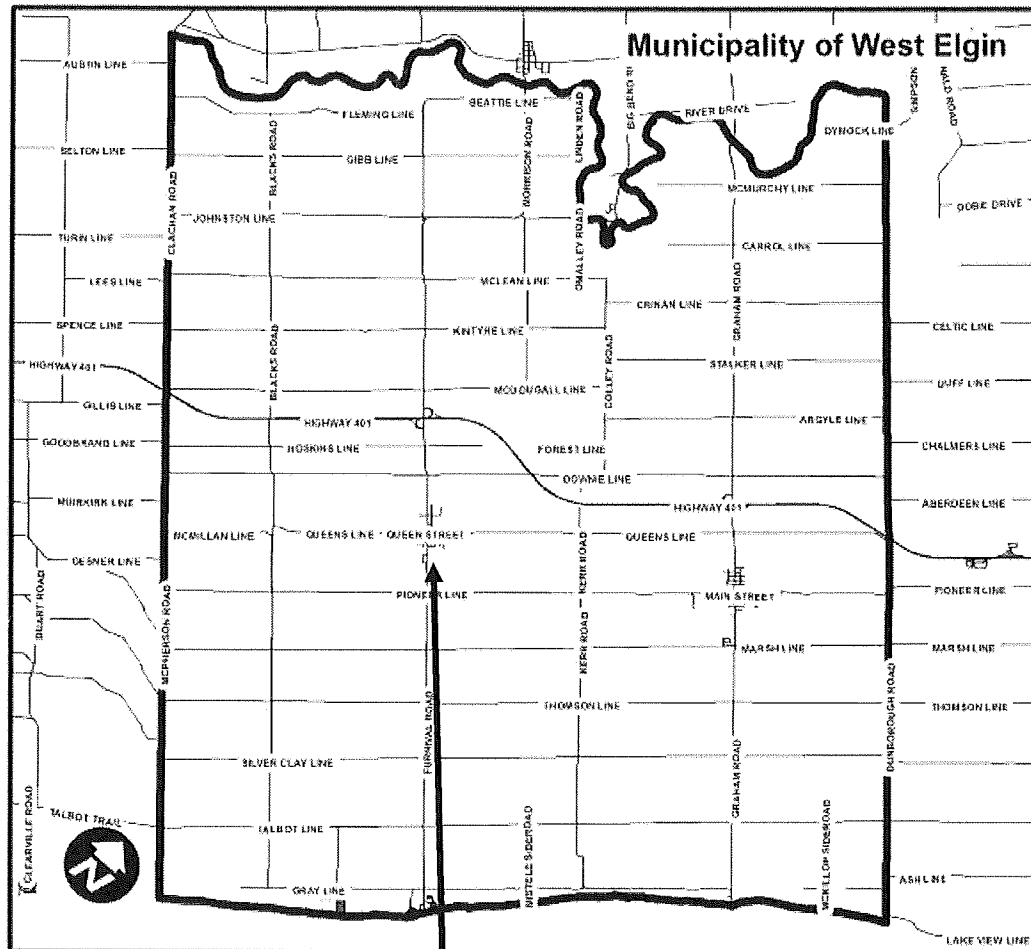
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Any appeals of the Decision of the West Elgin Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee of Adjustment, **no later than the 2nd day of July, 2020** setting out the reasons for the appeal together with a certified cheque or money order in the amount of \$300.00 payable to the Minister of Finance. A copy of the appeal form is available from the Local Planning Appeal Tribunal website at www.elto.gov.on.ca. If no appeal is received within the prescribed time, a Notice of No Appeal will be sent out to the applicant.

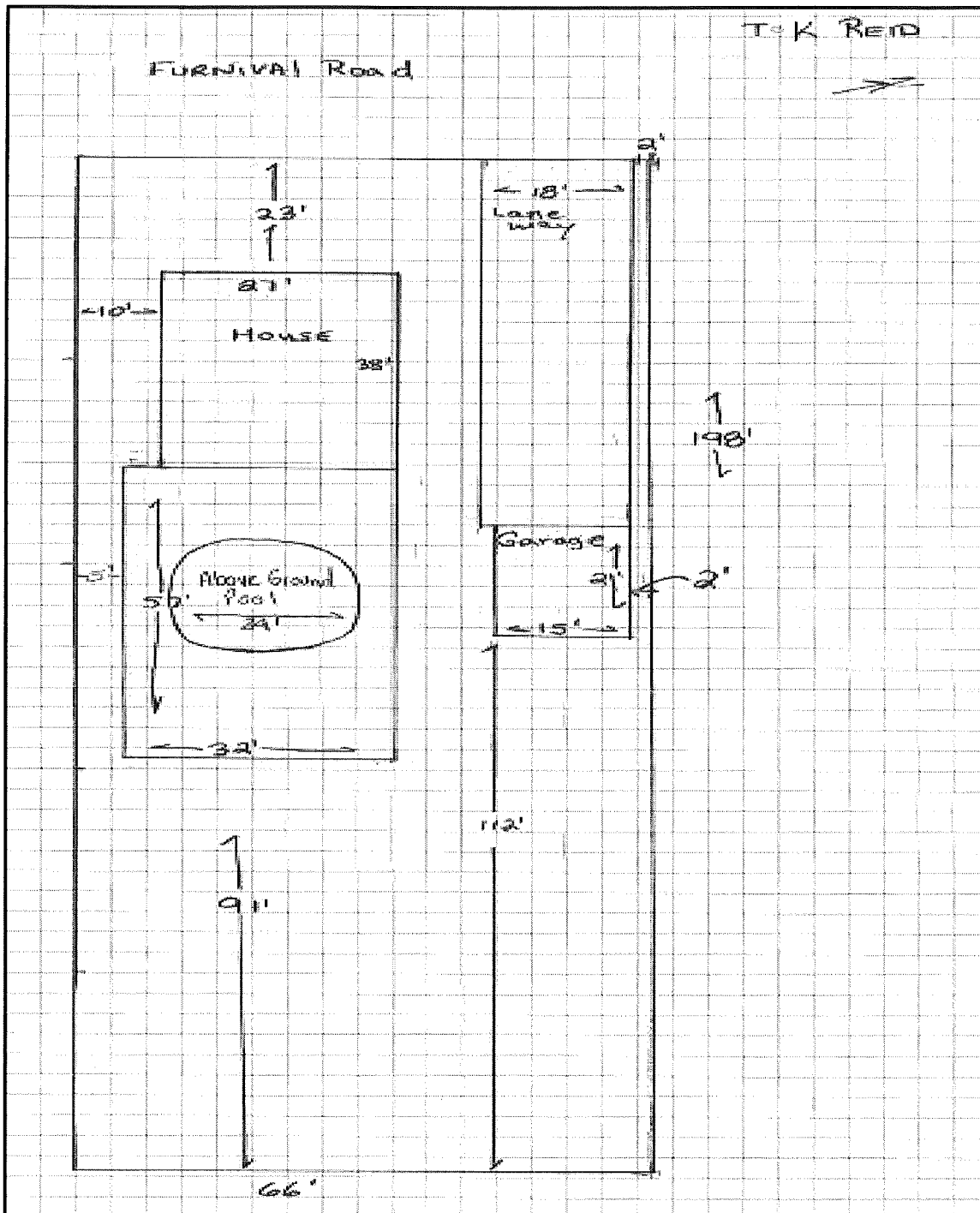
Additional Information

Additional information related to this minor variance may be obtained at the West Elgin Municipal office or by contacting Jana Nethercott, Secretary-Treasurer at 519-785-0560, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Key Maps



Property to which this minor
variance applies.





The Corporation of the Municipality of West Elgin

Decision of Committee of Adjustment

Pursuant to Section 45 of the *Planning Act*, R.S.O. 1990

Re: Minor Variance Application File # D13 02-2020

Location: 24156 Marsh Line

Owner: Al Zhen Chen

Applicant: Ron Lin

Agent: Ted L. Halwa

Purpose and Effect

The owner and applicant are proposing to construct a greenhouse with an area of 2,322.58 m² (25,000.0 ft.²) to grow cannabis or vegetables on the subject lands (as shown on the attached Schedule 'A'). The purpose of the application is to seek relief from the following sections of the Municipality of West Elgin Comprehensive Zoning By-law 2015-36: 1) Section 5.1.1 Table 5-1 subsection 3, which states the maximum lot coverage is 20%; and, 2) Section 4.1 f) Accessory Uses, Buildings and Structures which states an accessory building or use shall not exceed ten (10) per cent coverage of the total lot area. The owner and applicant are proposing: 1) a maximum lot coverage of 32% for all existing buildings and the proposed greenhouse; and, 2) a proposed maximum lot coverage of 26.5% for all accessory buildings (existing two barns and shed and proposed greenhouse).

Maps showing the location of the lands to which this proposed minor variance applies are attached.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to approve this variance application with for the following reasons:

- The variance is minor in nature;
- The proposed minor variance represents appropriate use of the subject property;
- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Official Plan;
- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Zoning By-Law #2015-36.

Effect of Public and Agency Comments on Decision of Committee of Adjustment

No public comments were received on this application, the effect of which resulted in a decision to approve the application.

Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

Dated this 11th day of June, 2020.

Electronic Recorded Vote

<u>Yes</u> Duncan McPhail	<u>Yes</u> Richard Leatham	<u>Yes</u> Taraesa Tellier	<u>Yes</u> Angela Cammaert
<u>Yes</u> Bonnie Rowe			

Certification of the Committee's Decision

I, Jana Nethercott, being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Municipality of West Elgin, certify that this is a true copy of the Committee's Decision.

Jana Nethercott
Secretary- Treasurer

June 11, 2020
Date

Appeals

If a person or public body does not make oral submissions at a public hearing or make written submissions to the Municipality of West Elgin Committee of Adjustment before the minor variance is granted, the person or public body is not entitled to appeal the decision of the Municipality of West Elgin to the Local Planning Appeal Tribunal (LPAT).

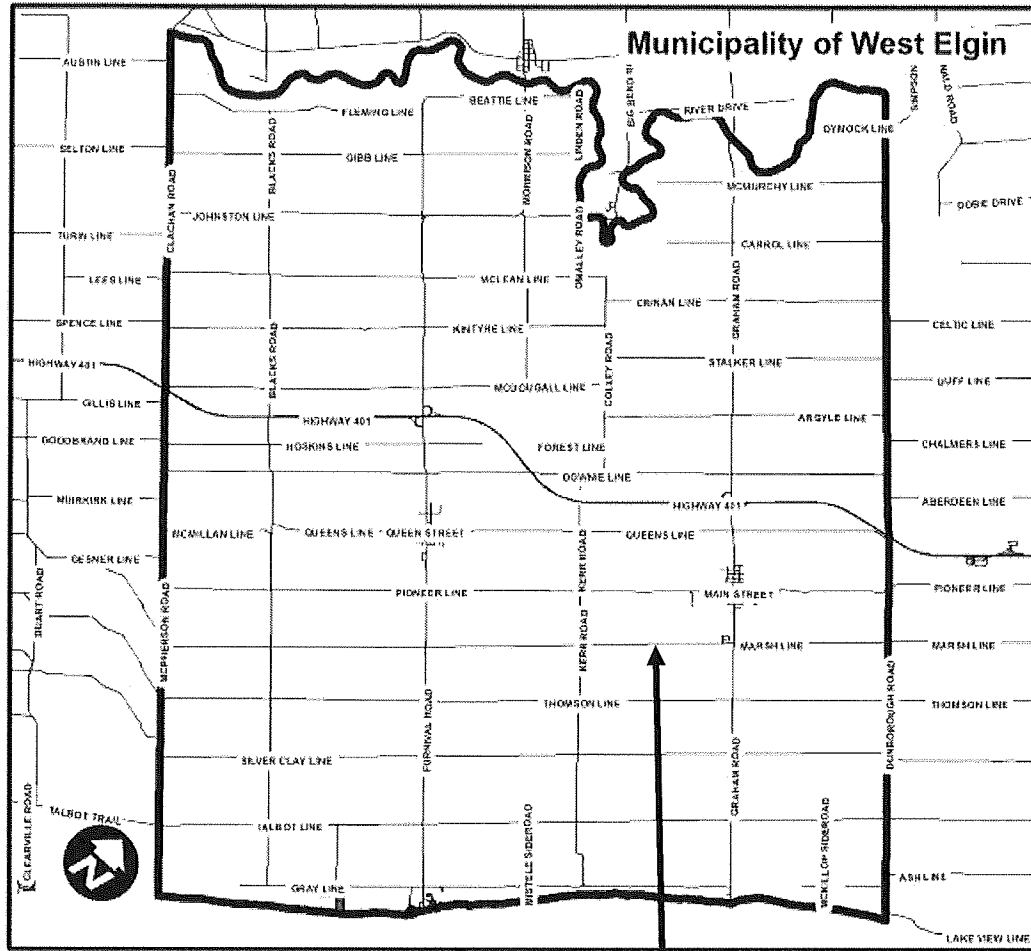
If a person or public body does not make oral submissions at a public hearing or make written submissions to the Municipality of West Elgin Committee of Adjustment before the minor variance is granted, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the LPAT, there are reasonable grounds to do so.

Any appeals of the Decision of the West Elgin Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee of Adjustment, **no later than the 31st day of June, 2020** setting out the reasons for the appeal together with a certified cheque or money order in the amount of \$300.00 payable to the Minister of Finance. A copy of the appeal form is available from the Local Planning Appeal Tribunal website at www.elto.gov.on.ca. If no appeal is received within the prescribed time, a Notice of No Appeal will be sent out to the applicant.

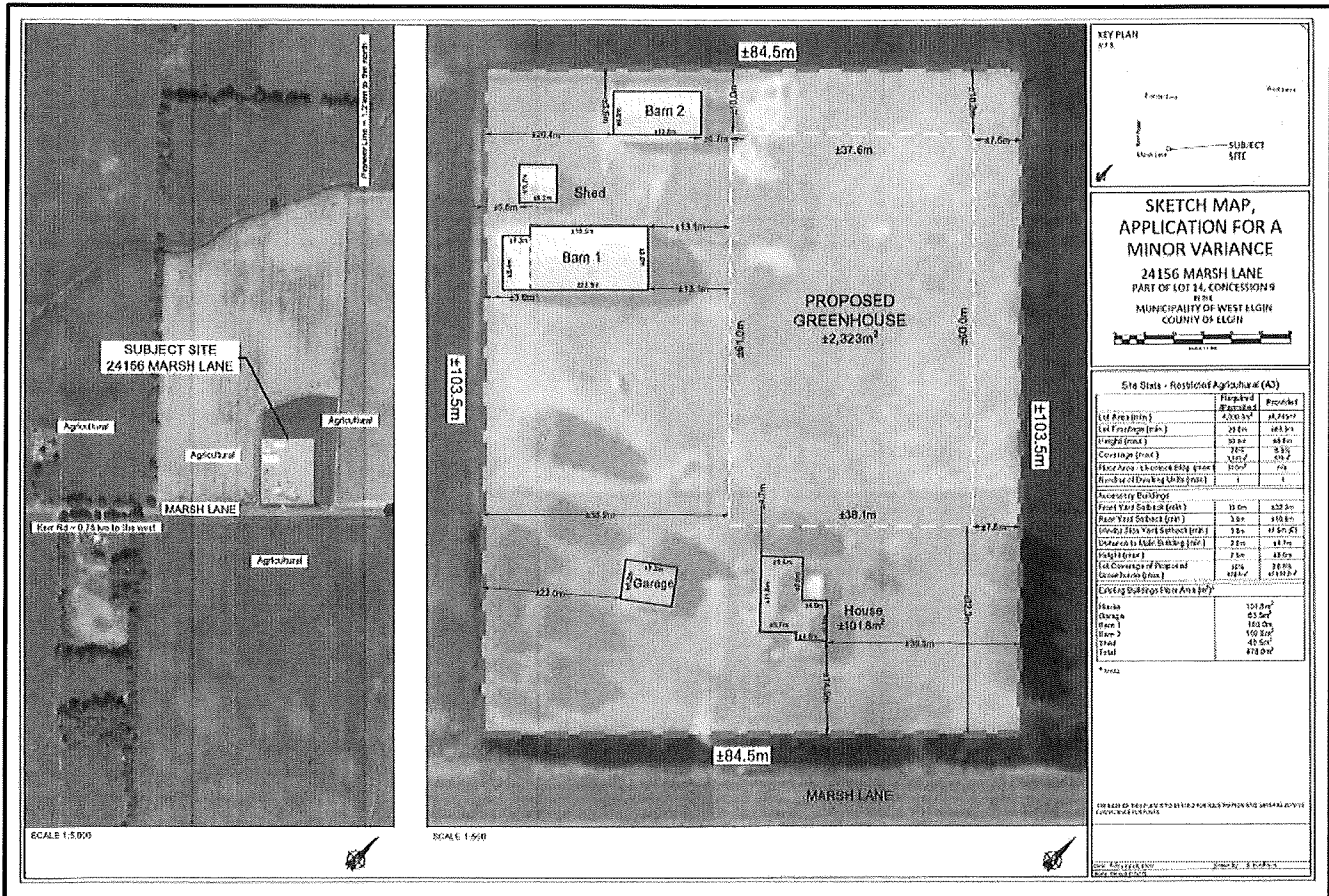
Additional Information

Additional information related to this minor variance may be obtained at the West Elgin Municipal office or by contacting Jana Nethercott, Secretary-Treasurer at 519-785-0560, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Key Maps



Property to which this minor
variance applies.





The Corporation of the Municipality of West Elgin

Decision of Committee of Adjustment

Pursuant to Section 45 of the *Planning Act*, R.S.O. 1990

Re: Minor Variance Application File # D13 03-2020

Location: Concession 14, Part of Lot 4, Gray Lines

Owners: Lakeview Aldborough Bluffs Inc.

Applicant: Allan Murray

Purpose and Effect

The purpose of this application is to seek relief from Section 5.1.1 Permitted Uses Table 5-1 General Agricultural (A1) Zone Standards Subsection 1 Minimum Lot Area and Subsection 2 Minimum Lot Frontage of the Municipality of West Elgin Comprehensive Zoning By-law No. 2015-36 to permit the creation of an agricultural parcel with undersized lot area and undersized lot frontage associated with severance application E 57/19, which is conditionally approved. The minimum lot area in the A1 Zone is 20.2 ha (49.92 ac.) and the minimum lot frontage is 300.0 m (984.25 ft.); the owners are proposing a minimum lot area of 17.55 ha (43.37 ac.) and a minimum lot frontage of 233.33 m (765.52 ft.).

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to approve this variance application with for the following reasons:

- The variance is minor in nature;
- The proposed minor variance represents appropriate use of the subject property;
- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Official Plan;
- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Zoning By-Law #2015-36.

Effect of Public and Agency Comments on Decision of Committee of Adjustment

No public comments were received on this application, the effect of which resulted in a decision to approve the application.

Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

Dated this 11th day of June, 2020.

Electronic Recorded Vote

<u>Yes</u> Duncan McPhail	<u>Yes</u> Richard Leatham	<u>Yes</u> Taraesa Tellier	<u>Yes</u> Angela Cammaert
<u>Yes</u> Bonnie Rowe			

Certification of the Committee's Decision

I, Jana Nethercott, being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Municipality of West Elgin, certify that this is a true copy of the Committee's Decision.

Jana Nethercott
Secretary- Treasurer

June 11, 2020
Date

Appeals

If a person or public body does not make oral submissions at a public hearing or make written submissions to the Municipality of West Elgin Committee of Adjustment before the minor variance is granted, the person or public body is not entitled to appeal the decision of the Municipality of West Elgin to the Local Planning Appeal Tribunal (LPAT).

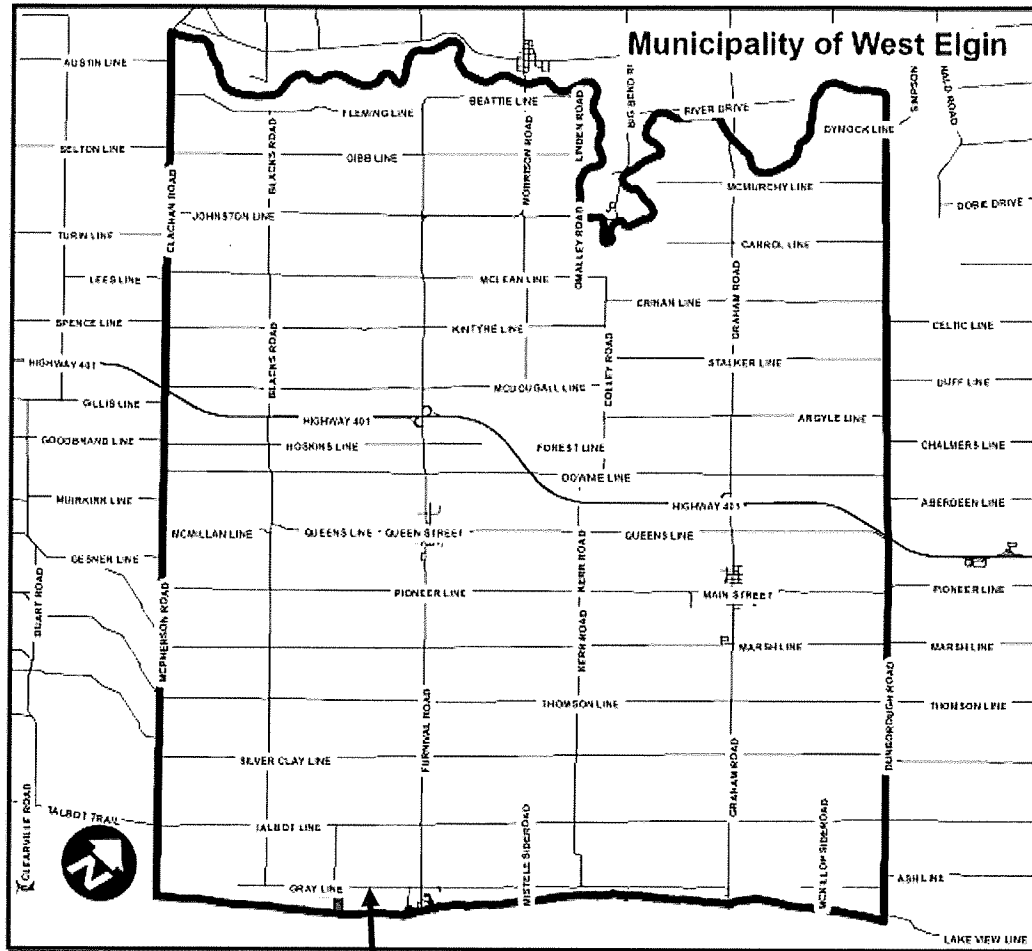
If a person or public body does not make oral submissions at a public hearing or make written submissions to the Municipality of West Elgin Committee of Adjustment before the minor variance is granted, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the LPAT, there are reasonable grounds to do so.

Any appeals of the Decision of the West Elgin Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee of Adjustment, **no later than the 1st day of July, 2020** setting out the reasons for the appeal together with a certified cheque or money order in the amount of \$300.00 payable to the Minister of Finance. A copy of the appeal form is available from the Local Planning Appeal Tribunal website at www.elto.gov.on.ca. If no appeal is received within the prescribed time, a Notice of No Appeal will be sent out to the applicant.

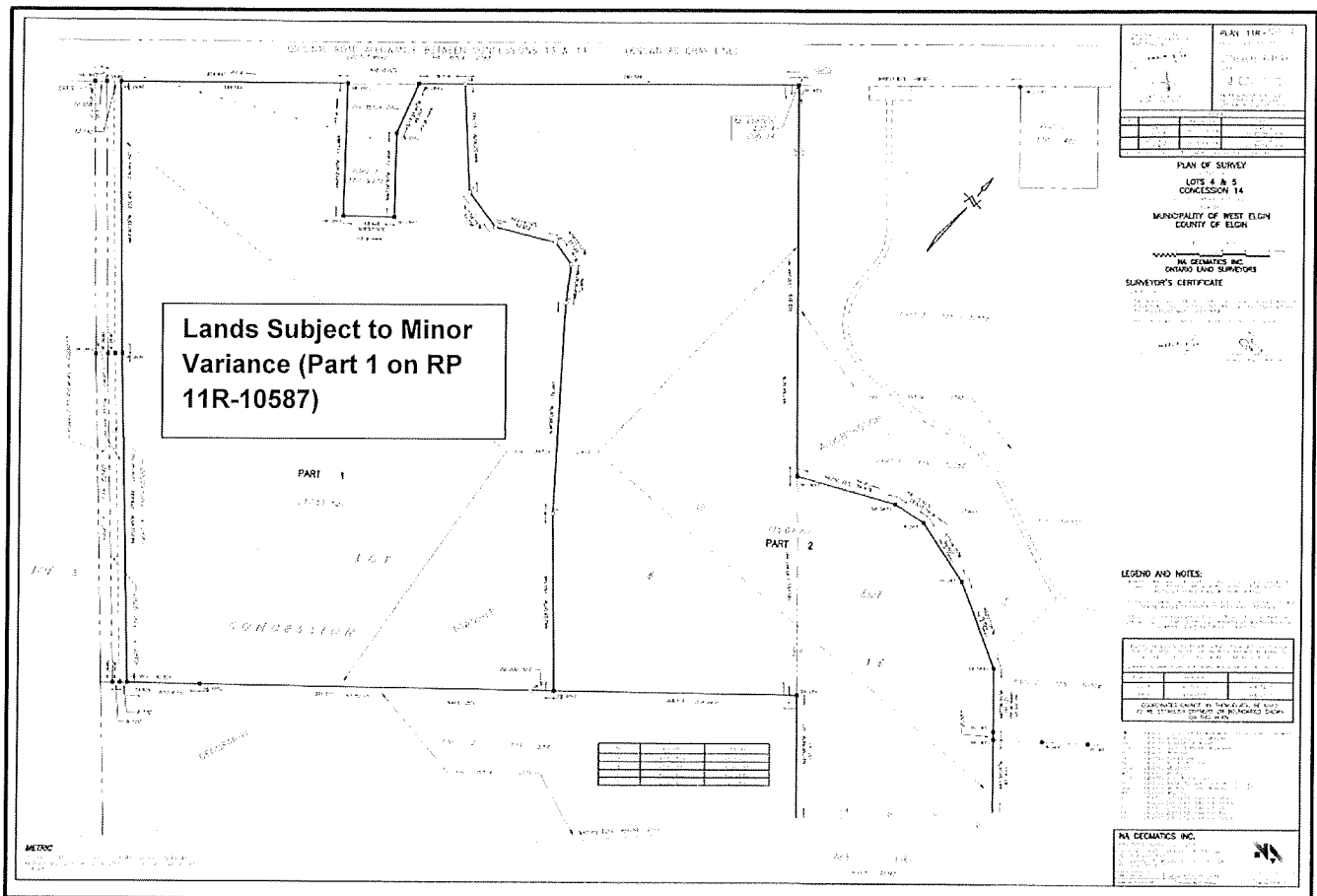
Additional Information

Additional information related to this minor variance may be obtained at the West Elgin Municipal office or by contacting Jana Nethercott, Secretary-Treasurer at 519-785-0560, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Key Maps



Property to which this minor variance applies.





Staff Report

Report To: Council Meeting
From: Heather James, Planner
Date: 2020-11-12
Subject: Minor Variance Report 22167 Douglas Line

Recommendation:

That West Elgin Committee of Adjustment hereby receives the report from Heather James regarding the minor variance application for File No. D13 04-2020 for Concession 14, Part of Lot 6 (being Part 1 on 11R-10562), 22167 Douglas Line; and,

That West Elgin Committee of Adjustment approve minor variance application File No. D13 04-2020, subject to the conditions on the attached decision sheet.

Purpose:

An application for a minor variance was submitted by Norman Miller, owner of the subject lands. The purpose of this application is to seek relief from Section 4.1 h) Accessory Uses, Buildings and Structures of the Municipality of West Elgin Comprehensive Zoning By-law No. 2015-36 to permit a detached carport. Section 4.1 h) states an accessory building or structure shall not be erected within two (2.0) metres of the main building except where a dwelling unit is a permitted accessory use. The dwelling which is currently under major reconstruction is the main use and main building on the subject lands. The owner is proposing to construct a detached carport within 0.12 m (0.4 ft., 4") of the main building (dwelling) (as shown on the attached Schedule 'A'). The minor variance is required as the owner is unable to attach the carport to the existing foundation of the dwelling due to Lower Thames Valley Conservation Authority as the lands are completely within the Lake Erie Shoreline Regulatory Area and there is insufficient lot frontage to meet the separation distance.

Background:

The subject lands are situated on the east side of Douglas Line within the community of Port Glasgow being Concession 14, Part of Lot 6 (being Part 1 on RP 11R-10562) and known municipally as 22167 Douglas Line. The subject lands are 1,181.3 m² (12,715.41 ft.²) in area with a frontage of 22.592 m (74.12 ft.) and an irregular depth. The lands currently contain an under construction single unit dwelling and two sheds and is used for seasonal residential use. The lands are serviced with municipal water and private septic system. Residential uses surround the subject lands. Location of the subject lands is shown on the attached Schedule 'A' map.

The subject lands are designated Lakeshore Residential and within the Lower Thames Valley Conservation Authority Regulated Area as shown on Figure 6 Port Glasgow Specific Policy Area in the Municipality of West Elgin Official Plan. The subject lands are zoned Hamlet Residential (HR) and are within the Lake Erie Shoreline, regulated by Lower Thames Valley Conservation Authority, as shown on Schedule "G" Port Glasgow in the Municipality of West Elgin Comprehensive Zoning By-law 2015-36.

The application was circulated to municipal staff for comment. One comment was received from the Manager of Operations and Community Services:

'There is currently no driveway on the property. The owner is required to apply for an entrance permit from the municipality.'

Comment: The owner has been notified of the requirement to apply for an entrance permit.

No other comments of concern were submitted from municipal staff.

The application was circulated to all applicable public agencies. Only one comment was received from Lower Thames Valley Conservation Authority:

'The Authority is responsible for addressing the Natural Hazard Section of the Provincial Planning Policy Statement as well as the Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, O. Reg. 152/06 under the Conservation Authorities Act. After reviewing our files and mapping, staff determined that the property in question is subject to the Authority's Development and Alteration to Shorelines portion of the regulations. The issue of concern in this area is the Lake Erie shoreline, stable slopes and erosion.

An application from this office is required prior to any works/construction taking place within the regulated area. The lands are not subject to flooding of a general nature and as such structures are not required to be flood proofed. However, the flood proofing of structures for the purposes of prevention of flood damage from local, overland drainage waters is always recommended. Setbacks from the Lake Erie shoreline will be required to any proposed structure(s).

Please note, the proponent did pre-consult with LTVCA staff and an application from this office was approved on March 10, 2020, CA Application No. 072-2020 for the construction of the car port as it relates to the setback requirement from the Lake Erie shoreline. A copy of the permit was submitted to the municipal building department for their files.'

Comment: The owner has been provided a copy of the comments.

Financial Implications:

None.

Policies/Legislation:

Provincial Policy Statement 2020 (PPS):

Under Section 3(5) of the *Planning Act*, the Municipality "shall be consistent with" matters of provincial interest as set out in the Provincial Policy Statements (PPS). Settlement Area, Sewage, Water and Stormwater and Natural Hazard policies were reviewed, and no concerns were evident.

Upon review of the applicable PPS policies, the application is consistent with the PPS.

County of Elgin Official Plan:

The County Official Plan designates the entire lakeshore area as Agricultural Area on Schedule 'A' Land Use. Partial municipal services are available. Limited year-round and season residential uses are permitted. Section C2.2 Agricultural Area - Location recognizes there are lands outside of settlement areas that have been designated for non-agricultural development by the lower tier Official

Plans and therefore, are deemed not be within the prime agricultural area and are instead subject to the applicable policies of this Plan and the policies of the lower tier Official Plan.

Upon review of the applicable County Official Plan policies, the application conforms to the County of Elgin Official Plan.

Ontario Planning Act:

Section 45(1) of the *Planning Act* gives the authority of granting minor relief from the provisions of the Zoning By-law to the Committee of Adjustment. Such relief can only be granted if the Minor Variance passes four tests. If the Committee is not satisfied on all four tests, then the Minor Variance cannot be approved.

Four Tests of the Minor Variance

1. *Does the variance maintain the intent and purpose of the Municipality of West Elgin Official Plan?*

Yes. A detached carport is an accessory structure which is permitted, provided the main building that being the seasonal dwelling unit is in existence. The single unit dwelling to be used for seasonal use is currently under construction. Except for the reduced separation distance between the main building and the accessory structure, the application does not contravene the Municipality of West Elgin Official Plan policies.

2. *Does the variance maintain the intent and purpose of the Municipality of West Elgin Comprehensive Zoning By-law 2015-36?*

Yes. A detached carport is permitted in the Hamlet Residential (HR) Zone, provided the main building, that being the single unit dwelling has already been constructed. As the detached carport is within the Lower Thames Valley Conservation Authority Regulated Area, a permit has already been issued from the Authority. Except for the reduced separation distance between the main building and the accessory structure, the application complies with all remaining Hamlet Residential (HR) zone provisions.

3. *Is the variance requested desirable for the appropriate and orderly development and use of the lands and buildings?*

Yes. The variance will enable the owner to maximize the value and use of the property, in accordance with the Official Plan policies and Zoning By-law provisions. The reduction in the separation distance between the main building and the accessory building will allow the owner to construct a detached carport which will provide a sheltered parking space. The variance will not impede the function of the lot.

4. *Is the variance minor in nature?*

Yes. The meaning of 'minor' is not based on a specific number, where a difference of a few metres or feet determines whether or not the development is acceptable. It is more appropriate to base this test on the degree of potential impact on neighbouring property owners; the environment; and municipal functions.

The impact from the proposed variance with respect to the neighbouring property owners and the environment is minimal. There will be no impact from the proposed variance with respect to municipal functions for the municipality.

Summary/Conclusion:

The application has been assessed for appropriateness regarding existing policy and the impact of the proposal on the surrounding land uses. The application maintains the intent and purpose of the Official Plan and Zoning By-law and is not expected to have an impact on surrounding property owners, the environment, or municipal functions.

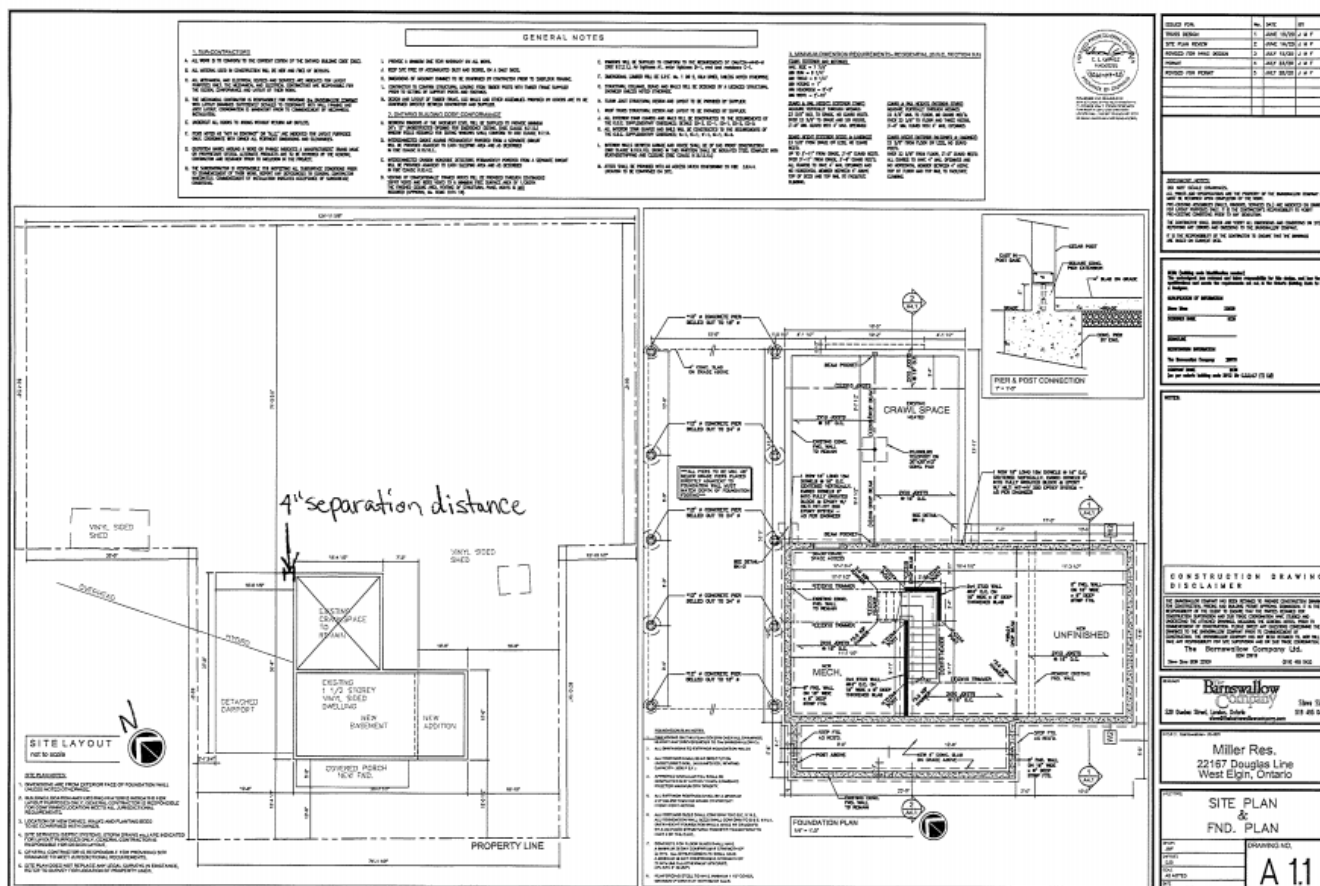
I am of the opinion that the application satisfies the four tests, constitutes good land use planning, and should be approved.

Related Documents:

Municipality of West Elgin Comprehensive Zoning By-law No. 2015-36.

Schedule 'A'





Report Approval Details

Document Title:	Minor Variance Report 22167 Douglas Line - 2020-32-Planning.docx
Attachments:	- D13 04-2020 - Miller Decision Sheet.asd.docx
Final Approval Date:	Nov 10, 2020

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott



The Corporation of the Municipality of West Elgin

Decision of Committee of Adjustment

Pursuant to Section 45 of *the Planning Act*, R.S.O. 1990

Re: Minor Variance Application File # D13 04-2020

Location: 22167 Douglas Line

Owner/Applicant: Norman Miller

Purpose and Effect

The purpose of this application is to seek relief from Section 4.1 h) Accessory Uses, Buildings and Structures of the Municipality of West Elgin Comprehensive Zoning By-law No. 2015-36 to permit a detached carport. Section 4.1 h) states an accessory building or structure shall not be erected within two (2.0) metres of the main building except where a dwelling unit is a permitted accessory use. The dwelling which is currently under major reconstruction is the main use and main building on the subject lands. The owner is proposing to construct a detached carport within 0.12 m (0.4 ft., 4") of the main building (dwelling) (as shown on the attached Schedule 'A').

Maps showing the location of the lands to which this proposed minor variance applies are attached.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to approve this variance application with for the following reasons:

- The variance is minor in nature;
- The proposed minor variance represents appropriate use of the subject property;
- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Official Plan;
- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Zoning By-Law #2015-36.

This Decision has been made subject to the following condition:

1. The owner must make an application for an entrance permit for a new entrance for the subject lands prior to an application for a building permit for the detached car port.

Effect of Public and Agency Comments on Decision of Committee of Adjustment

No public comments were received on this application so there was no effect on the decision.

Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

Dated this 12th day of November, 2020.

Duncan McPhail

Richard Leatham

Taraesa Tellier

Angela Cammaert

Yes

Bonnie Rowe

Certification of the Committee's Decision

I, Jana Nethercott, being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Municipality of West Elgin, certify that this is a true copy of the Committee's Decision.

Secretary- Treasurer

Date

Appeals

If a person or public body does not make oral submissions at a public hearing or make written submissions to the Municipality of West Elgin Committee of Adjustment before the minor variance is granted, the person or public body is not entitled to appeal the decision of the Municipality of West Elgin to the Local Planning Appeal Tribunal (LPAT).

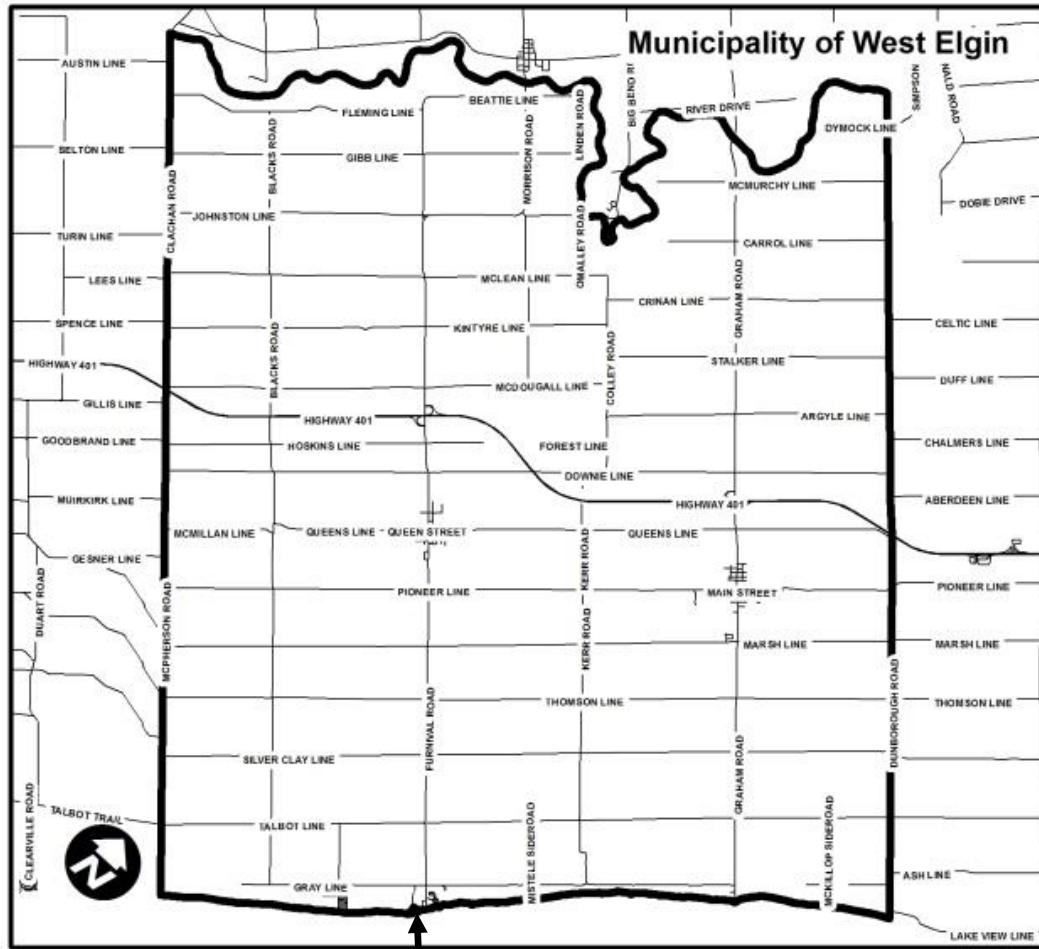
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Additional Information

Additional information related to this minor variance may be obtained at the West Elgin Municipal office or by contacting Jana Nethercott, Secretary-Treasurer at 519-785-0560, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Key Maps



Property to which this minor
variance applies.

