



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

Form MVA-1/2014

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsection 2 of Ontario Regulation 200/96) and any fee under Section 69(1) of the Planning Act, the application will be deemed incomplete and the time periods referred to in section 45(4) of the Act will not begin. Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp – Date Received:
Fee Paid: [] Yes [] No

- The completed application form and declarations.
1 digital copy of sketch/plan showing EXISTING and PROPOSED building(s) and structure(s) on subject lands, where applicable.
Application Fee made payable to "The Municipality of Central Elgin". Application Fee Amount: \$ 553.75
A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 7, if the Owner is not filing the application.
Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

Planning Letter inclusive of two drawings

About Pre-Consultation

Prior to submitting this application for a Minor Variance to the Municipality of Central Elgin, a proponent is encouraged to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application.

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Central Elgin Planning Office Telephone: 519-633-2560
9 Mondamin Street, St. Thomas, Ontario N5P 2T9 Facsimile: 519-633-6581
or
Municipality of Central Elgin Telephone: 519-631-4860
450 Sunset Drive, St. Thomas, Ontario N5R 5V1 Facsimile: 519-631-4036

Personal information is collected under the authority of the Planning Act and will be used only for the purposes of considering and reviewing your application.



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for a Minor Variance/Permission under Section 45 of the *Planning Act*.

1. Name of applicant: Performance Communities Inc. (c/o Will Hayhoe Jr.)
Address: 1 Barrie Boulevard, St. Thomas, Ontario N5P 4B9
Telephone (home): _____ (business) 519-633-2050
E-Mail: willjr.hayhoe@hayhoehomes.com

2. Is the applicant the owner of the land? Yes No If no, please provide:
Name of owner: Prespa Construction Limited
Address: 8750 Centennial Avenue, St. Thomas, ON
Telephone (home): _____ (business) (519) 631-1739
E-Mail: frank@prespahomes.ca

3. When was the subject land acquired by the current owner? _____

4. Name of Agent (if any): Stephen Cornwell per CJDLE Engineering Limited
Address: 261 Broadway, Tillsonburg, ON
Telephone: (home): _____ (business) (226) 888-9911
E-Mail: scornwell@cjdle.com

5. Location of Property ("subject lands"):
Registered Plan No.: 11M-219 Lot No.(s): Part of Block 48
Concession No.: RSER Lot No.(s): Part of Lots 1 and 2
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: _____

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Residential

7. Current applicable Zoning By-law: Yarmouth
Current applicable zone: Residential Zone 1 (R1-73)

8. What is the present use(s) of the subject lands? Agricultural

How long has this use(s) continued on the subject lands? 100+ years

9. What is the proposed use of the subject lands? Residential

10. Nature and extent of relief from the zoning by-law: Reduce the required rear yard depth from 9 metres to 7 metres and the exterior side yard from 4 metres to 3.5 metres, and increase the maximum coverage from 40% to 45%.

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: The home designs to be used to not comply.

11. Dimensions of the subject lands: Multiple Lots - see attached drawings
Frontage (m): _____ on _____ Street/Road/Highway
Depth (m): _____
Area (m²): _____

12. Access to the subject lands is provided by:
 A Provincial highway or municipal road that is maintained year-round or other public road;
 A right of way; or
 By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

13. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary): See attached drawings

<u>EXISTING</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	_____	_____	_____
Length (m):	_____	_____	_____
Width (m):	_____	_____	_____
Height (m):	_____	_____	_____
No. of storeys:	_____	_____	_____
Ground floor area (m ²):	_____	_____	_____
Gross floor area (m ²):	_____	_____	_____
Parking area (m ²):	_____	_____	_____
Setback, front lot line (m):	_____	_____	_____
Setback, rear lot line (m):	_____	_____	_____
Setback, side lot line (m):	_____	_____	_____
Setback, side lot line (m):	_____	_____	_____
Date constructed:	_____	_____	_____

- ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
- ✓ The location and nature of any easement affecting the subject land.

19. This application must be filed with the **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** or with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$534.50**.

PLEASE MAKE CHEQUES PAYABLE TO “THE MUNICIPALITY OF CENTRAL ELGIN”

DECLARATION:

I, Stephen Cornwell of the City of Woodstock in the County of Oxford do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

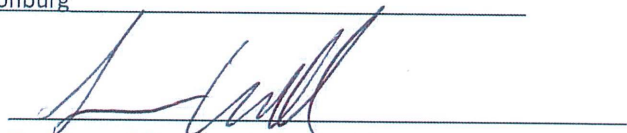
Declared before me at the

Town of Tillsonburg

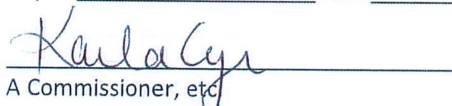
In the County of Oxford

this twentieth

day of November A.D. 2024



Signature of Owner or Authorized Agent


A Commissioner, etc

Karla Suzanne Cyr, a Commissioner, etc.,

Province of Ontario,

for Cyril J. Demeyere Limited.

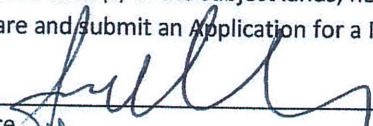
Expires March 21, 2025.

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) Frank Sherifi per Prespa Construction Limited, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Stephen Cornwell per CJDLE Engineering to prepare and submit an Application for a Minor Variance.

Signature 
Day 20 Month Nov. Year 2024

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Stephen Cornwell (please print name) the Owner Applicant Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.

 Day 20 Month NOV Year 2024
Signature