

45976 RON McNEIL LINE

45976 RON McNEIL ROAD St.Thomas - Zone OS1Review

Item	Requirements for OS1 Zone	Existing	Conforms
Lot Area (minimum)	1858 m ²	413,900 m ²	existing
Lot Frontage (minimum)	100 feet	871 feet	existing
Front Yard (minimum)	65 feet	South - 178 feet	to existing primary dwelling
Side Yard -Interior (minimum)	15 feet	East - 692 feet	to existing primary dwelling
Side Yard -Interior (minimum)	15 feet	West - 111 feet	to existing primary dwelling
Rear Yard (minimum)	half height of primary dwelling	North - 1995 feet	to existing primary dwelling
Additional Residential Unit (ZBL 7.6)	Requirements for detached ARU	Proposed	Conforms
ZBL 7.6.1	ARU permitted in accessory building	detached ARU in accessory building	YES
ZBL 7.6.2	municipal water and sanitary sewer available for use	municipal services not available	Minor Variance Required
ZBL 7.6.5(b)(1) Rear Yard Setback	1.2 meters (4ft)	East - 521 feet	YES
ZBL 7.6.5 (b)(2) Side Yard Setback	1.2 meters (4ft)	West - 17 feet	YES
ZBL 7.6.5 (b)(3) (Height of ARU) (maximum)	4 meters to mid-point of roof	existing structure = 4.42m	Minor Variance Required
ZBL 7.6.5 (c) (Location of ARU in Accessory structure)	an ARU within an accessory structure may only be permitted in the rear yard or Interior side yard.	existing structure permitted in front yard in this zone	YES
ZBL 7.6.6 Floor Area of ARU	40% of primary dwelling floor area	primary dwelling raised ranch=3500 sq.ft. ADU 800 sq.ft. = 23%	YES
Lot Coverage	total of existing & proposed	217sq.m.+ 400sq.m.=617 sq.m.	existing
Lot Coverage %	20%	0.1%	YES
Driveway & Parking	1 parking space for ARU	4 + proposed	YES



45976 RON McNEIL



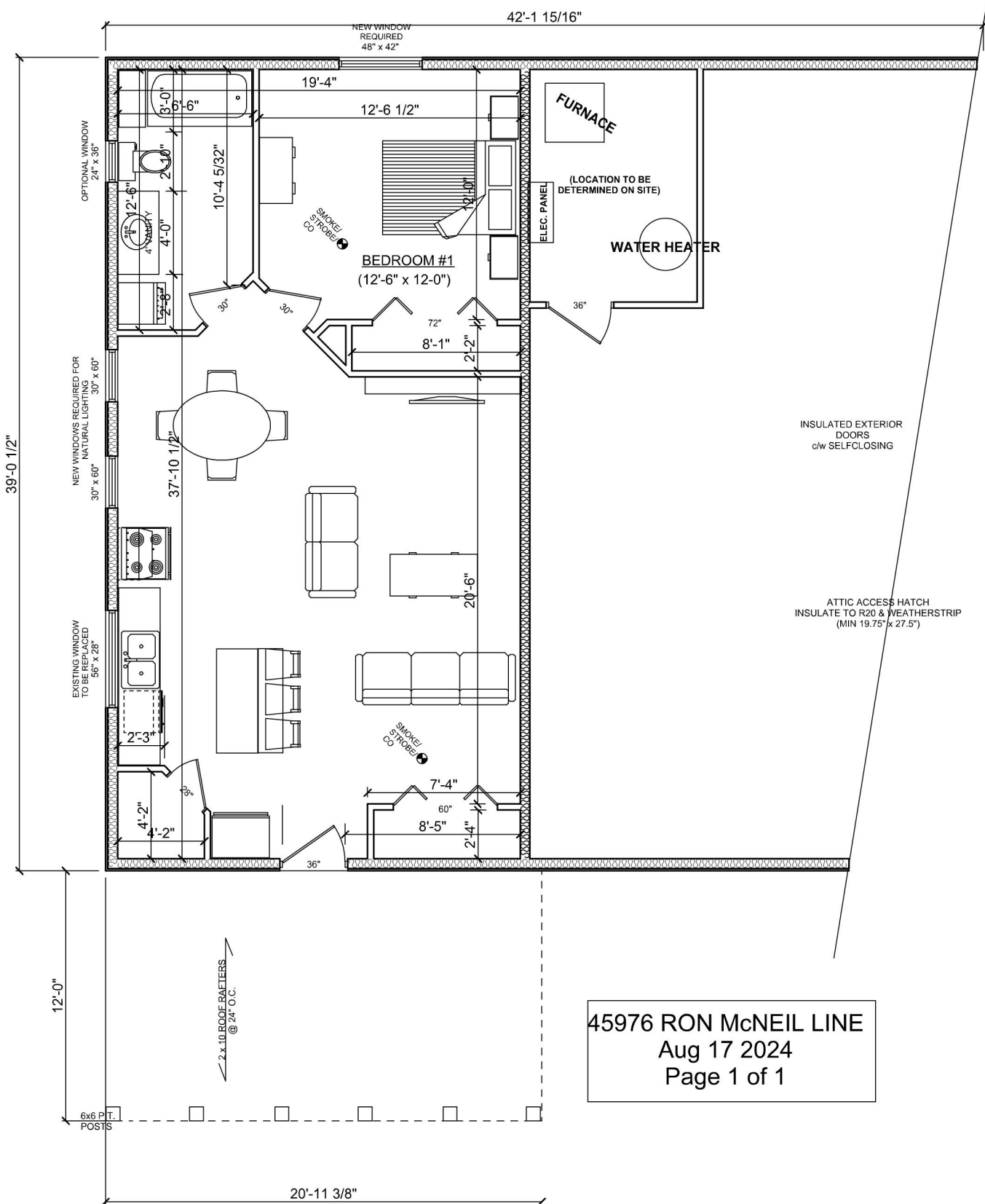
45976 Ron McNeil Line ARU Proposal
Existing storage barn was constructed in approx 1987.
The Front portion was an addition constructed in 2007.

Proposal is to renovate the addition portion to create an ARU containing 1 bedroom, 1 bathroom, kitchen and living area. The existing lean to will serve the dwelling as an outdoor entertainment area. A letter from a licensed well installer stating that the current well is acceptable for both dwellings has been obtained (attached). A report for from a licensed septic installer stating that a new tank and pump chamber can serve the new ARU and the existing tile bed can accommodate the additional flow (attached).

Minor Variance required for 2 items:

- 1) to permit ARU at a location that does not have municipal water and sanitary sewers.
- 2) to permit the height of this accessory structure that will have a residential portion, where the building height permitted is 4m. The existing structure has a building height of 4.42m.





45976 RON McNEIL LINE
 Aug 17 2024
 Page 1 of 1

MAIN FLOOR PLAN - DWELLING

900 sq.ft DWELLING UNIT
 SCALE 3/16" ON 11x17 SHEET

QUESTION 10. NATURE AND EXTENT OF RELIEF FROM THE ZONING BYLAW

Seeking relief from two(2) sections of the Township of Yarmouth By-Law No. 1998

- 1) **REGULATION**-Sentence 7.6.2 states that no buildings shall be permitted by subsection 7.6 unless municipal water and sanitary sewers are available for connection.

RELIEF REQUESTED - to permit the proposed detached Additional Residential Unit to be located on a rural property where municipal water and sanitary services are not available.

- 2) **REGULATION**-Sentence 7.6.5 states that the maximum height of an Additional Residential Unit is 4 meters

RELIEF REQUESTED - to permit the detached Additional Residential Unit to have a building height of be 4.42 meters.

REASONS WHY THE PROPOSED USED CAN NOT COMPLY WITH THE PROVISIONS OF THE ZONING BYLAW

- 1) The property is in a rural/agricultural area within the Township, these services are not available. These lands are large enough to accommodate the proposed construction as well as any required alteration to the existing septic system (septic report attached). The private well is large enough to accommodate the additional dwelling (well report attached). There will be no adverse effect on the existing property nor any neighboring property.
- 2) The property is in a rural/agricultural area within the Township. The proposed Additional Residential Unit will be located wholly within an existing structure. The existing building height is 4.42m. This exceeds the by-law regulations by 0.42m (1'-5") for a residential accessory structure. The height is requested because the building is already in existence. There are no restrictions on height for buildings in an OS1 zone. There will be no adverse effect on the existing property nor any neighboring property.

David S. Ross Pump Service Ltd.

51464 Pressey Line

Springfield ON.

N0L 2J0

P: 519-773-9615 C: 519-808-1655 F: 519-773-9617

rossds@live.com

July 8, 2024

To Whom it may concern,

This letter is in regards to the property owned by Tammy Gredig and Rick Graham, located at; 45976 Ron McNeil Line, St. Thomas Ontario, N5P 3T3.

We installed a pumping system and conducted a test pump. We have determined that this well is sufficient for two residences.

Please feel free to contact me with any questions or concerns,

Thank you,

David S. Ross

Well Contractors Licence #4634

STREIB TRUCKING LTD.

Municipality of Central Elgin
450 Sunset Rd
St Thomas, On
N5R 5V1

July 11, 2024

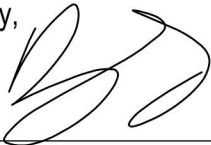
Re: 45976 Ron McNeil Line7 – Central Elgin

Attention: Chief/ Deputy Building Inspector

I am confirming that after a site visit the septic tank and system were in good working order. With a new one-bedroom apartment, one bathroom, kitchen and laundry we can add a new 3600 L septic tank and adhere to current regulations with pump chamber and pipe to existing septic system, which is also up to code and able to handle the extra volume. The existing septic tank is up to building code standards for a 3-bedroom home.

Brad Streib, licensed designer, and installer of septic systems. BCIN #14 676

Sincerely,



Brad Streib

STREIB TRUCKING LTD.