



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:
March 21, 2025
Fee Paid: [X] 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.

N/A

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: Carol Arbour and Mark Brown
Address: 203 Willow Street
Telephone (home): 519-878-2784 and 519-520-5600 (business) _____
E-Mail: carol-arbour@hotmail.com

2. Is the applicant the owner of the land? Yes No If no, please provide:
Name of owner: N/A
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____

3. When was the subject land acquired by the current owner? 2018

4. Name of Agent (if any): N/A
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____

5. Location of Property ("subject lands"):
Registered Plan No.: 162 Lot No.(s): 8 and South Part of Lot 9
Concession No.: _____ Lot No.(s): _____
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: 203 Willow Street, Community of Port Stanley

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

7. Current applicable Zoning By-law: Village of Port Stanley 1507
Current applicable zone: R1

8. What is the present use(s) of the subject lands? Residential
-
- How long has this use(s) continued on the subject lands? 1940's
-
9. What is the proposed use of the subject lands? Residential
-
10. Nature and extent of relief from the zoning by-law: _____
 i) To permit one additional residential unit (ARU) in an existing accessory structure with a building height of 5.94m
 ii) To permit a coverage of 18% for accessory buildings
-
- Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: _____
 i) The garage and building height (5.94m) are existing
 ii) The shed and ramp increase accessory coverage approximately 1.6%
-
11. Dimensions of the subject lands:
 Frontage (m): 28.44 on Willow Street Street/Road/Highway
 Depth (m): 37.33
 Area (m²): 1,061.66
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):
- | <u>EXISTING</u> | <u>BUILDING 1</u> | <u>BUILDING 2</u> | <u>BUILDING 3</u> |
|--------------------------------------|---------------------------|-------------------|-------------------|
| Building type: | <u>See Attached Plans</u> | | |
| 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: | _____ | | |

PROPOSED

BUILDING 1

BUILDING 2

BUILDING 3

Building type: See Attached Plans
 Length (m): _____
 Width (m): _____
 Height (m): _____
 No. of storeys: _____
 Ground floor area (m²): _____
 Gross floor area (m²): _____
 Parking area (m²): _____
 Setback, front lot line (m): _____
 Setback, rear lot line (m): _____
 Setback, side lot line (m): _____
 Setback, side lot line (m): _____

14. Potable water will be supplied to the subject lands through:
 Publicly owned and operated piped water system.
 Privately owned and operated individual or communal well.
 Lake or other water body.
 Other means. Explain: _____

15. Sewage disposal will be supplied to the subject lands through:
 Publicly owned and operated sanitary sewage system.
 Privately owned and operated individual or communal septic system.
 A privy.
 Other means. Explain: _____

16. Storm drainage will be supplied to the subject lands through:
 Publicly owned and operated storm sewer system.
 Privately owned and operated storm sewer system.
 Ditches and swales.
 Other means. Explain: _____

17. Has the subject lands ever been the subject of any of the following matters under the Planning Act:
 (a) For approval of a plan of subdivision under Section 51. Yes No
 File No.: _____ Status: _____
 (b) For approval of a consent under Section 53. Yes No
 File No.: _____ Status: _____
 (c) For approval of minor variance/permission under Section 45. Yes No
 File No.: COA13/24 Status: Approved (Front Deck)

18. This application must be accompanied by a digital sketch, in metric, showing as applicable:
 The boundaries and dimensions of the subject lands;
 The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 (i) are located on the subject land and on land that is adjacent to it; and
 (ii) in the applicant's opinion, may affect the application.
 The current uses of land that is adjacent to the subject land; (continued on next page)

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) _____, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize _____ to prepare and submit an Application for a Minor Variance.

Signature


Day Month Year

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 CAROL ARBOUR MARK BROWN (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.


Signature

21 03 2025
Day Month Year

- ✓ 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, CAROL ARIBOUR/MARK BROWN of Port Stanley 0
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.

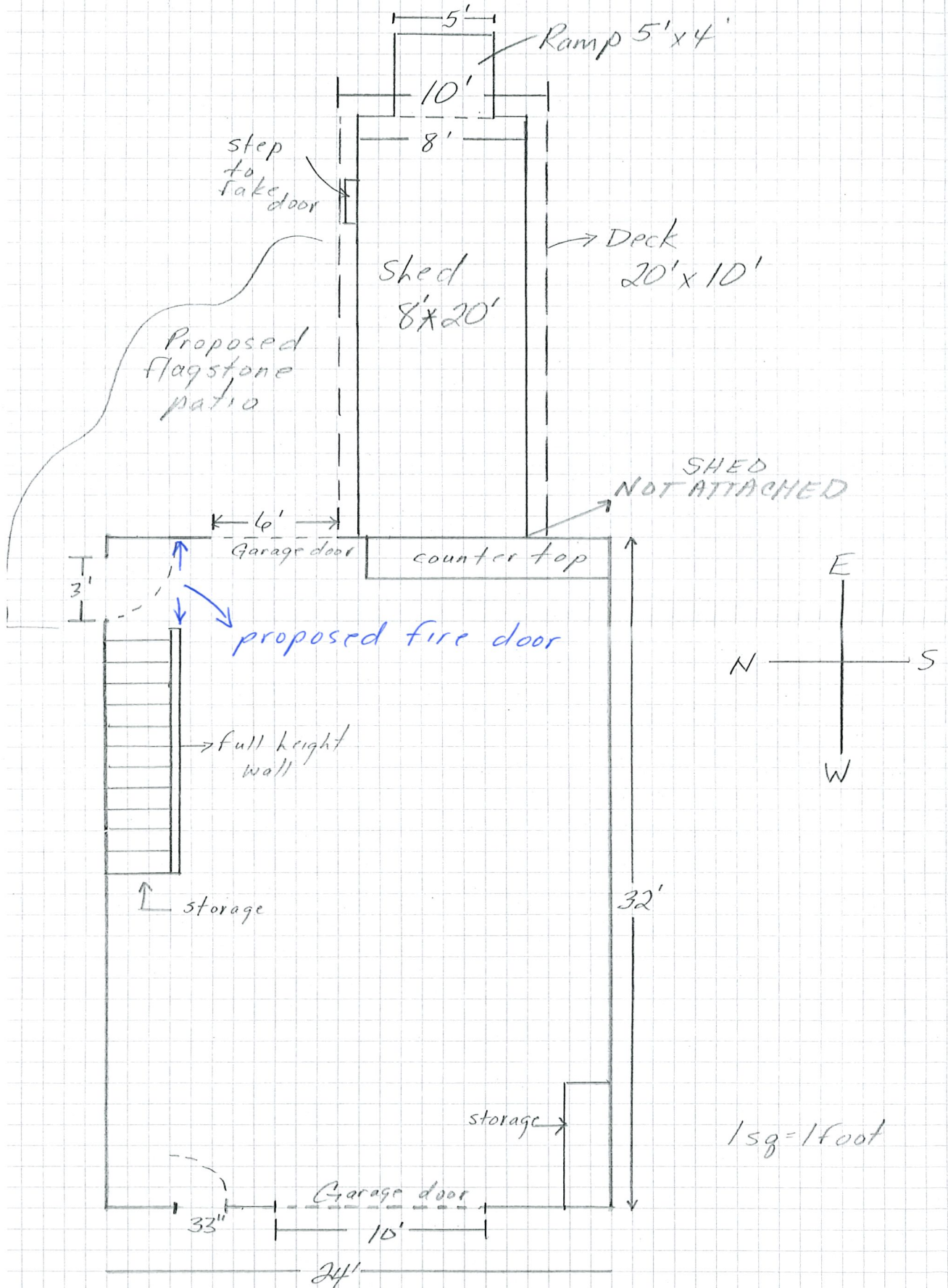
Declared before me at the Municipality of Elgin of Central Elgin
In the County of Elgin
this 21st
day of March A.D. 2025

[Signature] X.
Signature of Owner or Authorized Agent

[Signature]
A Commissioner, etc.

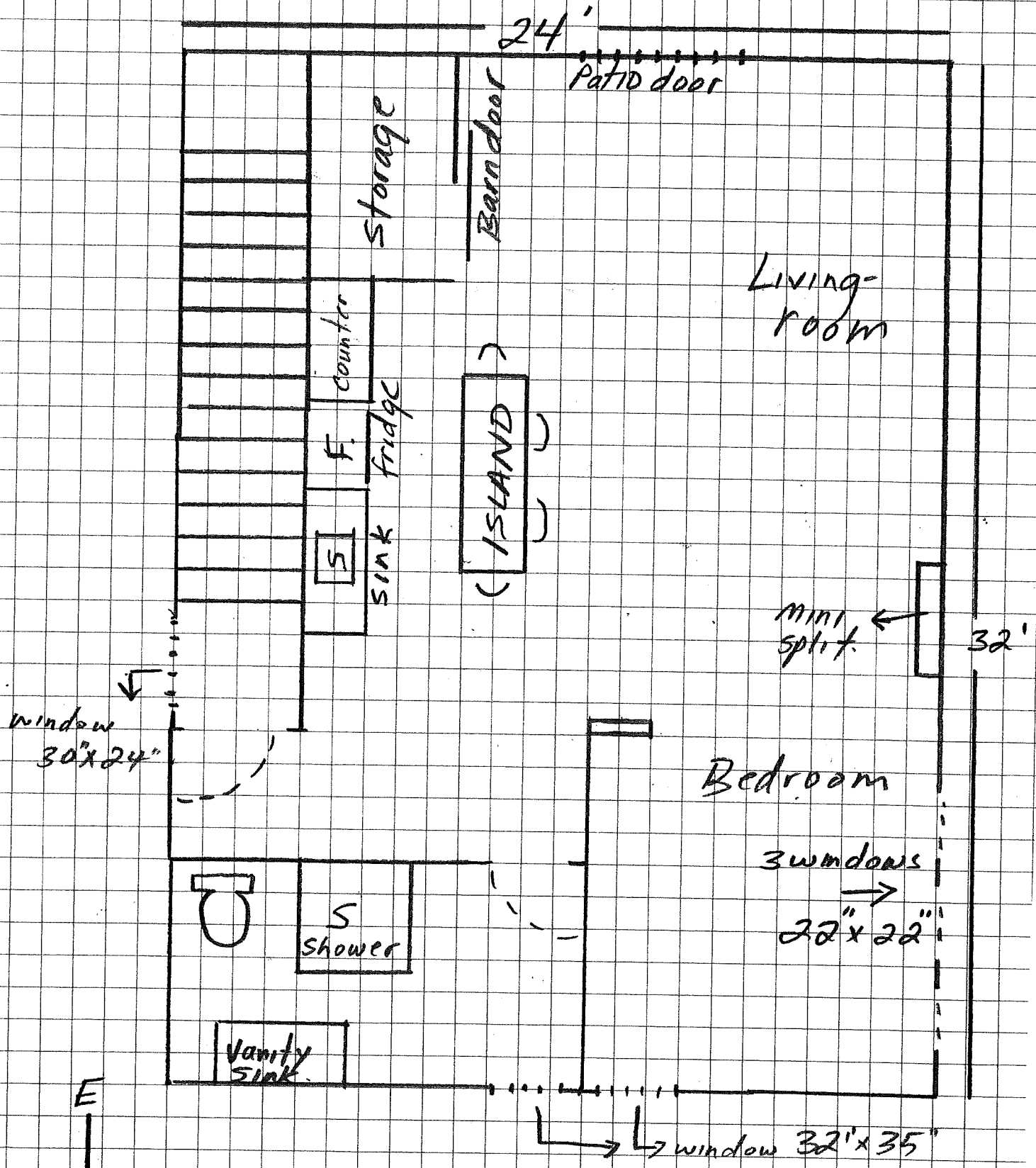
DELANY LYNN LEITCH, Deputy Clerk for the Corporation of the Municipality of Central Elgin. A Commissioner for taking Affidavits in the County of Elgin in the Province of Ontario.

203 WILLOW ST
PORT STANLEY



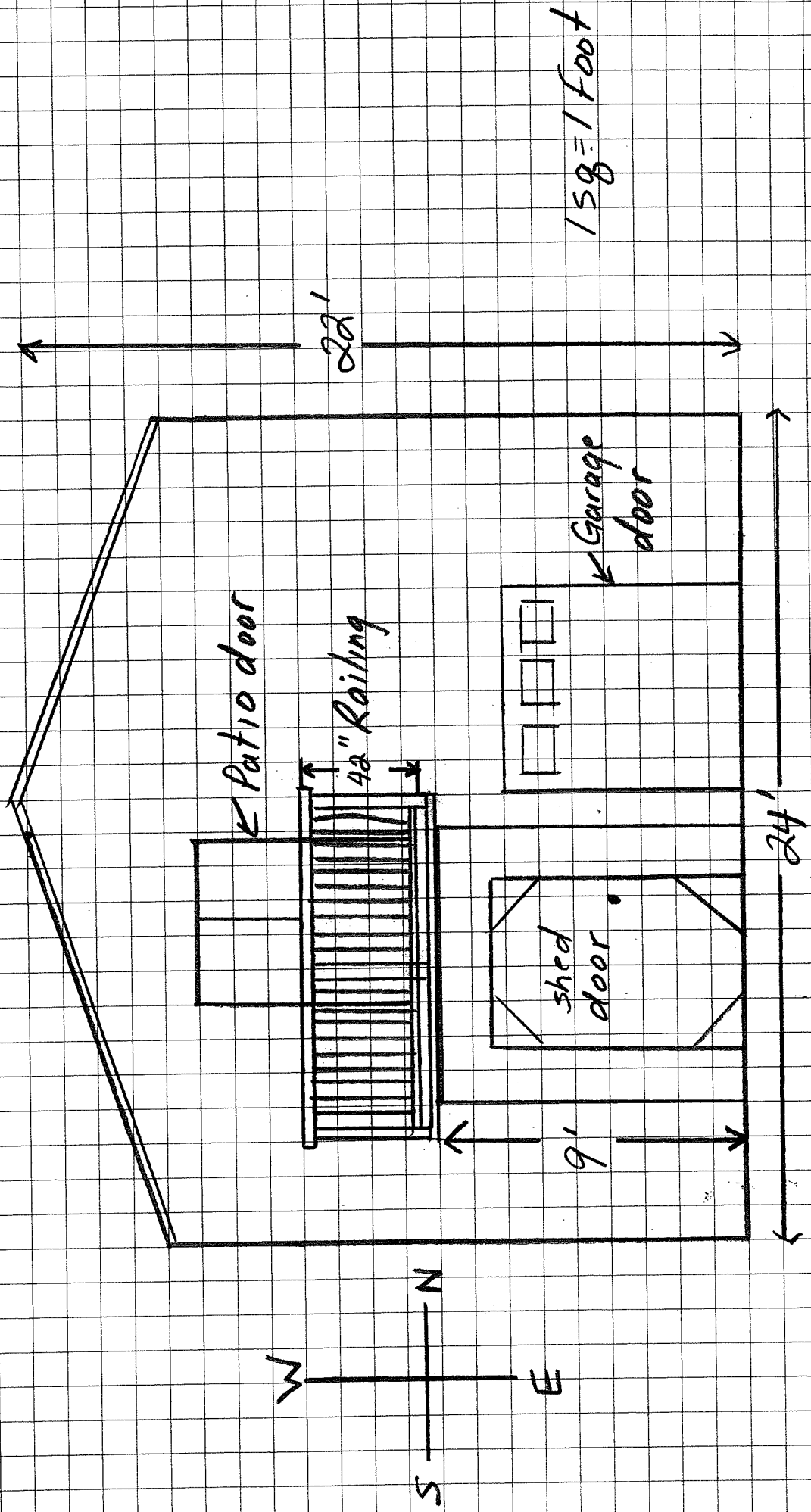
203 WILLOW ST
PORT STANLEY

Upstairs
Garage



NO WATER OR SEWAR
HOOKED UP

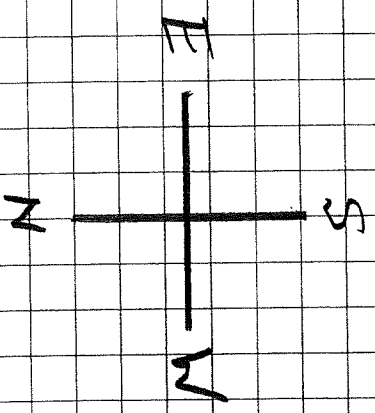
Garage Rear View



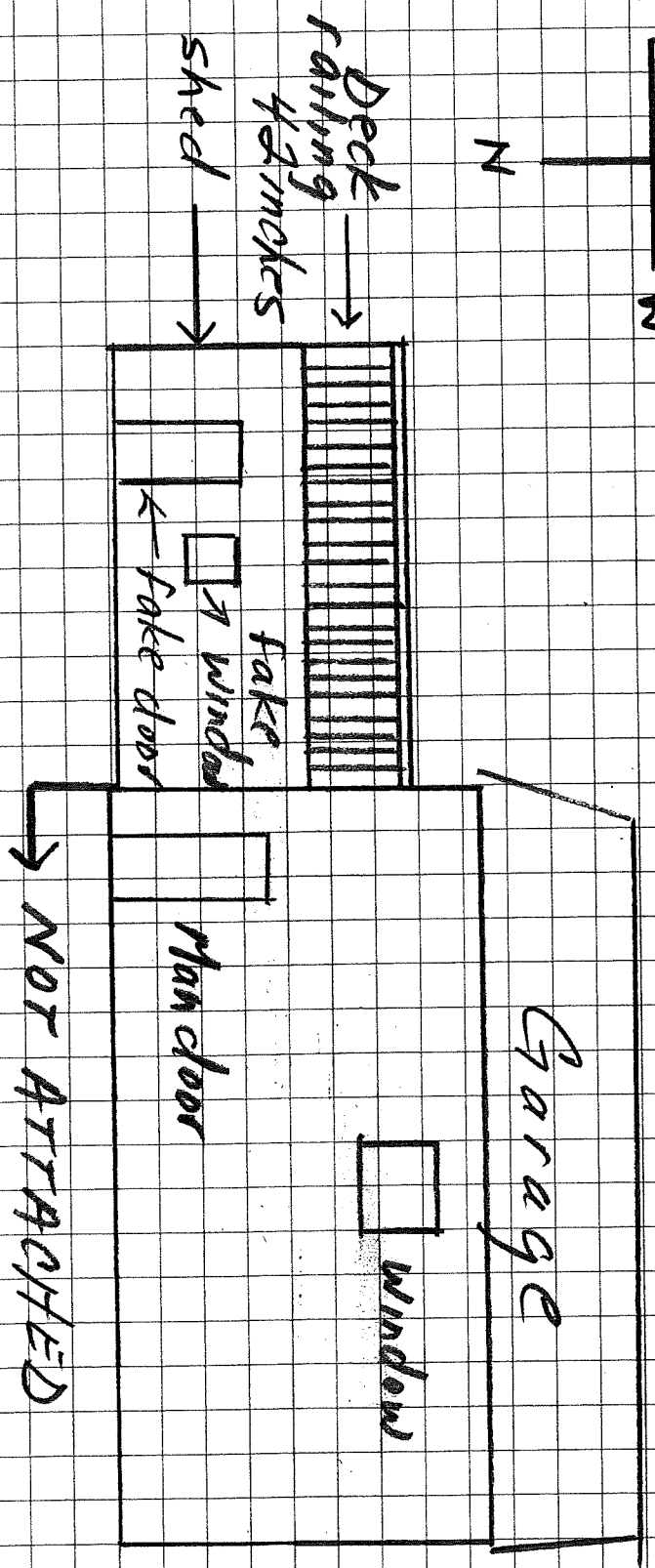
203 WILLOW ST

PORT STANLEY

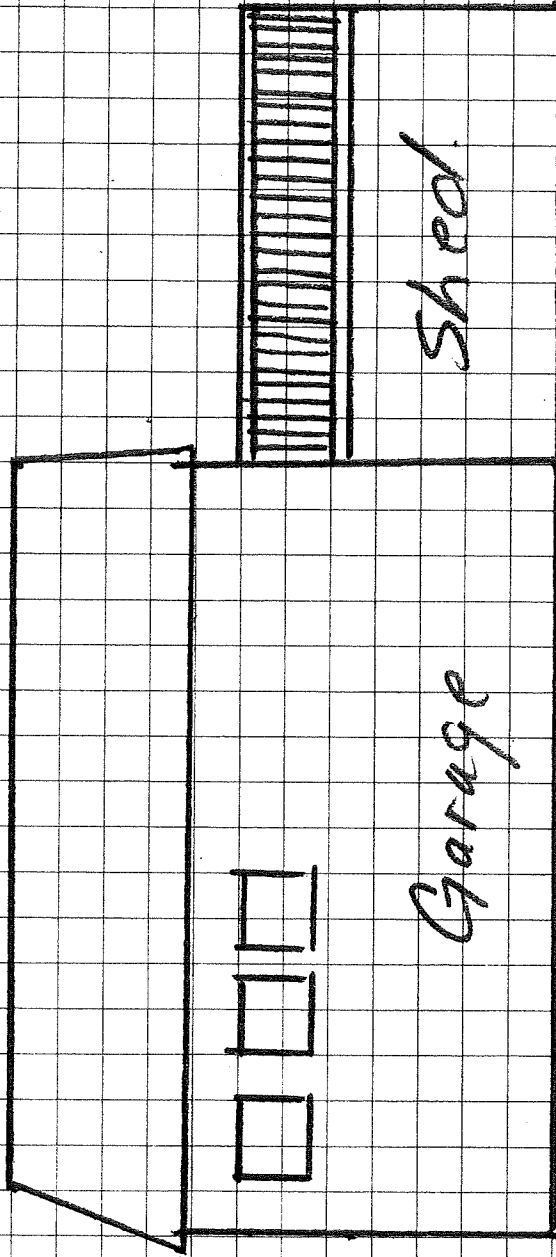
203 Willow St
Port Stanley



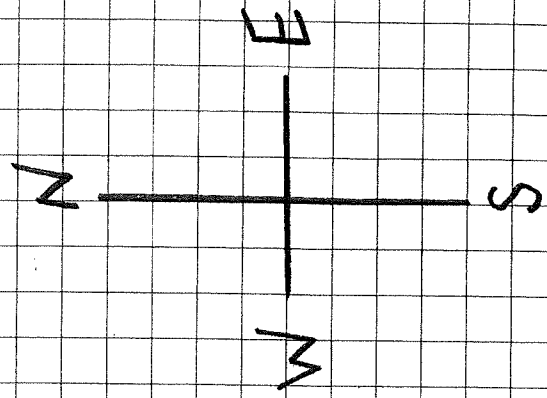
Scale
1 sq = 2 ft



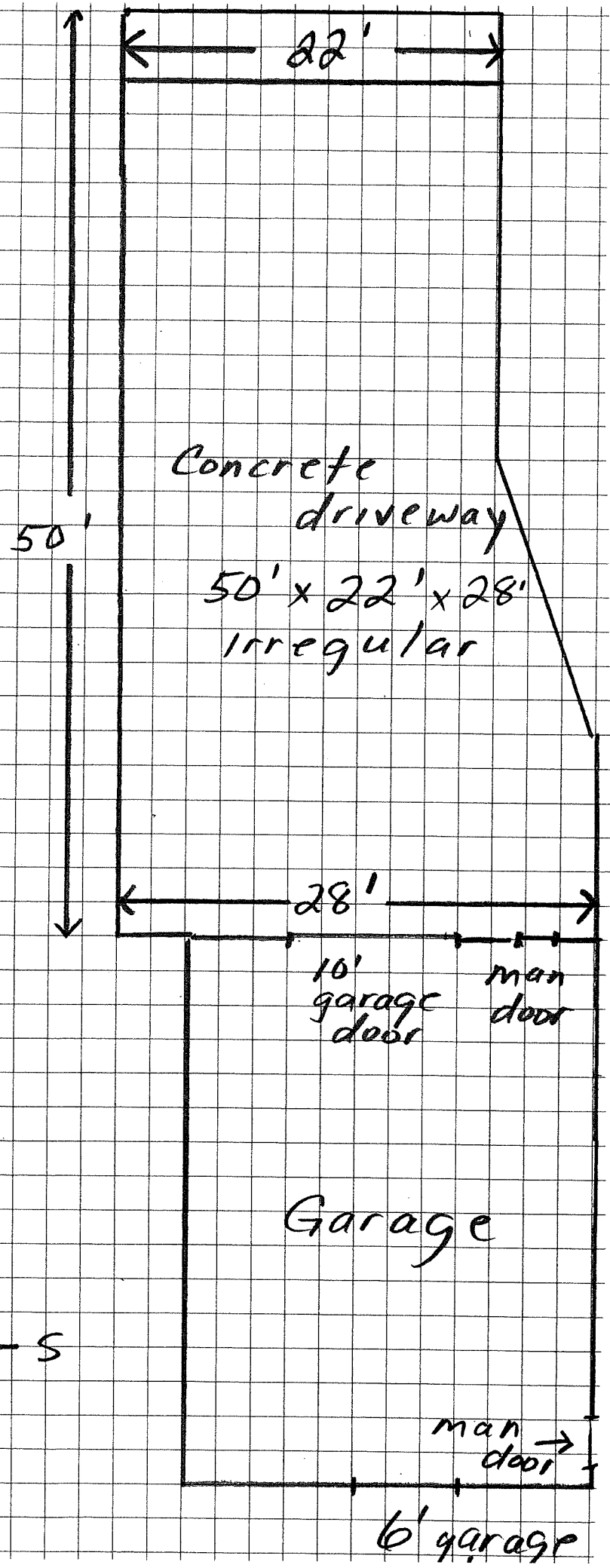
203 Willow Street



Scale 1 sq. = 2 ft.



203
WILLOW ST
Port Stanley



Scale
1 sq = 2ft

