



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

133 St. George Street, former Township of Yarmouth

Application No. COA 05/24

TAKE NOTICE that an application has been made by the owner, **Will Hayhoe**, for a minor variance/permission pursuant to Section 45 of the Planning Act, c. P.13, R.S.O. 1990, as amended, on lands known municipally as **133 St. George Street**, former Township of Yarmouth, Municipality of Central Elgin.

The Committee of Adjustment of the Municipality of Central Elgin will hold a Public Hearing on
Monday, June 24, 2024 @ 6:45 p.m.

The meeting will be conducted in person in the Council Chambers 450 Sunset Dr, St. Thomas and via Zoom Webinar. Detailed information including instructions to join the Zoom meeting can be found at: <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx#Minor-Variance>

The subject lands are in the Residential Zone 1 (R1) and Open Space Zone 2 (OS2-51) of the Township of Yarmouth Zoning By-law No. 1998.

The applicant has applied for a minor variance from the provisions of the Township of Yarmouth Zoning By-Law No. 1998, as amended. The applicant is requesting the following minor variance:

- i) To permit a new retaining wall, pool house, covered screened-in porch, stairs, and fence to be located within the area of the subject lands zoned OS2-51, whereas Subsection 8.3.2.51.2 of the Township of Yarmouth Zoning By-law only permits buildings and structures approved by the Municipality or Kettle Creek Conservation Authority (KCCA) for drainage and conservation purposes, flood, and erosion control to be located within the OS2-51 zone.

Minor Variance Application COA05-24 has been filed for the purpose of facilitating improvements to the rear yard amenity area of the subject lands, including a new retaining wall, pool house, covered screened-in porch, stairs, and fence, as shown on the Site Plan prepared by co-elevate, dated 05/29/24 and accompanying the application.

ADDITIONAL INFORMATION regarding this application may be accessed on the Municipality's website: <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx#Minor-Variance> or by contacting the undersigned.

A copy of the decision of the Committee will be sent to the applicant and to each person who provides written confirmation to the Secretary-Treasurer that they wish a copy of the Notice of Decision.

DATED at the Municipality of Central Elgin this 4th day of June, 2024.

Delany Leitch
Secretary-Treasurer
Municipality of Central Elgin Committee of Adjustment
450 Sunset Drive, 1st Floor, St. Thomas, Ontario N5R 5V1
Telephone: (519) 631-4860 ext. 286
e-mail: deleitch@centralelgin.org