



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

46117 New Sarum Line, former Township of Yarmouth

Application No. COA 01/25

TAKE NOTICE that an application has been made by the owner, **Habib John Harfoush and Sandra Harfoush**, 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 **46117 New Sarum Line**, 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, March 17, 2025 @ 6:00 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 within the Residential Zone 1 (R1) of the Township of Yarmouth Zoning By-Law No. 1998, as amended.

The applicants have applied for a minor variance from the provisions of the Township of Yarmouth Zoning By-Law No. 1998, as amended. The applicants are requesting the following variance(s):

Requested Variance(s):

- i) To permit a maximum of one (1) additional residential unit in an existing detached accessory structure to be serviced with a private septic system, whereas Subsection 7.6.2 of the Zoning By-law requires an additional residential unit to be serviced with a municipal sanitary supply system.
- ii) To permit a maximum of one (1) additional residential unit in an existing detached accessory structure with a maximum building height of 6.1m, whereas Subsection 7.6.5(3) of the Zoning By-law provides that an additional residential unit may be permitted in an accessory structure on the same lot as the primary dwelling with a maximum building height of 4m.

Minor Variance Application COA01-25 has been filed for the purpose of converting the existing two-storey garage located on the subject lands into an additional residential unit, as shown on the plans accompanying the subject 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 25th day of February, 2025.

Delany Leitch
Secretary-Treasurer
Municipality of Central Elgin Committee of Adjustment
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