



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

203 Willow Street, former Village of Port Stanley

Application No. COA 05-25

TAKE NOTICE that an application has been made by the owners **Carol Arbour and Mark Brown** for a minor variance pursuant to Section 45 of the Planning Act, c. P.13, R.S.O. 1990, as amended, on lands municipally known as **203 Willow Street**, former Village of Port Stanley, Municipality of Central Elgin.

The Committee of Adjustment of the Municipality of Central Elgin will hold a Public Hearing on **Monday, April 14, 2025 at 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 Village of Port Stanley Zoning By-law No. 1507, the applicants are requesting the following variance(s):

- i) To permit one additional residential unit (ARU) in an accessory structure with a maximum building height of 5.94m, whereas Subsection 7.6.5(3) of the Zoning By-law provides that an ARU may be permitted in an accessory structure on the same lot as the primary dwelling with a maximum building height of 4m.
- ii) To permit a coverage of 18% for accessory buildings, whereas Subsection 9.2.1.6(b) of the Zoning By-law permits a maximum coverage of 8% for the accessory buildings.

Minor Variance Application COA05/25 has been filed for the purpose of constructing one additional residential unit (ARU) above the existing detached garage and increasing accessory building coverage to accommodate an existing storage shed located on the subject lands, in accordance with the plans 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 26th day of March 2025.

Delany Leitch
Secretary-Treasurer
Central Elgin Committee of Adjustment
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