



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

223 Prospect Street, former Village of Port Stanley

Application No. COA 08/24

TAKE NOTICE that an application has been made by the owner **David Russell** for a minor variance pursuant to Section 45 of the Planning Act, c. P.13, R.S.O. 1990, as amended, on lands known municipally known as **223 Prospect 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, October 28, 2024 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) and Open Space Zone 3 (OS3) of the Village of Port Stanley Zoning By-law No. 1507, as amended.

The applicant has applied for a minor variance from the provisions of the Village of Port Stanley Zoning By-Law No. 1507, as amended. The applicant is requesting the following variance(s):

- i) To recognize the location of the existing "2 STOREY GARAGE AND OFFICE" and "1 1/2 STORY DWELLING AND GARAGE" 2ft-9in (0.84m) from the interior side lot line, as shown on the "SKETCH" prepared by Kim Husted Surveying Ltd., whereas Subsection 9.2.1.2(a) of the Zoning By-law requires a minimum side yard depth of 4ft plus 2ft for each storey or part thereof above one storey on one side, and 10ft on the other side.
- ii) To permit the existing "2 STOREY GARAGE AND OFFICE" with a ground floor area of 682sqft, to be converted into a single detached dwelling, whereas Subsection 9.2.1.10(d) of the Zoning By-law requires a minimum ground floor area of 750sqft for a single detached dwelling having more than one storey.

In 2023 the Elgin County Land Division Committee granted the applicant a severance to create a new residential lot, the requested variances are for the purpose of satisfying the conditions of the approval of Consent Application E59/23. No new development is proposed through the subject Minor Variance Application COA8/24.

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 16th day of October 2024.

Delany Leitch
Secretary-Treasurer
Central Elgin Committee of Adjustment
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