



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

222 Prospect Street, former Village of Port Stanley

Application No. COA 11/24

TAKE NOTICE that an application has been made by the owner **Todd Osmond** 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 **222 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) 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 permit a maximum coverage of 28.5% 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.
- ii) To permit a deck a minimum of 2ft from the southerly interior side lot, whereas Subsection 9.2.1.7.2(a) the Zoning By-law requires a minimum side yard depth of 4ft for an accessory building.
- iii) To permit a deck a minimum of 3ft-4in from the rear lot line, whereas the Zoning By-law requires a deck to be setback 16ft-8in from the rear lot line (9.2.1.7.3. and 7.5.2.). Minimum rear yard depth is equal to the height of the main building (Existing House 21ft-8in); however, balconies, canopies, or unenclosed porches (decks) may project into a required rear yard but not more than 5ft.

Minor Variance Application COA11-24 has been filed for the purpose of facilitating the construction of a deck in the rear yard of the subject lands, as shown on the site plan 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 16th day of October 2024.

Delany Leitch
Secretary-Treasurer
Central Elgin Committee of Adjustment
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