



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

45976 Ron McNeil Line, former Township of Yarmouth

Application No. COA 12/24

TAKE NOTICE that an application has been made by the owner, **Tammy Gredig and Richard Graham**, 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 **45976 Ron McNeil 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, October 28, 2024 @ 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 Open Space Zone 1 (OS1) 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):

- i) To permit one additional residential unit in a detached accessory structure to be serviced with a private septic system and private well, whereas Subsection 7.6.2 of the Zoning By-law requires an additional residential unit (ARU) to be serviced with a municipal water supply system and a municipal sanitary supply system.
- ii) To permit one additional residential unit in an existing accessory structure with a maximum building height of 4.42m, 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.

The applicants are proposing to construct a 74.32sqm (800sqft) additional residential unit (ARU) in an existing storage barn located on the subject lands, as shown on 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 16th day of October, 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