



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

45118 Talbot Line, former Township of Yarmouth

Application No. COA 14/24

TAKE NOTICE that an application has been made by the owner, **Casa Market Inc.**, 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 **45118 Talbot 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, January 13, 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 in the Open Space Zone 1 (OS1) of the Township of Yarmouth Zoning By-law No. 1998.

The applicant has applied for a minor variance from the provisions of the Township of Yarmouth Zoning By-Law No. 1998, as amended. The applicant is requesting the following minor variance:

Requested Variance(s):

- i) To permit one additional residential unit (ARU) on the subject lands to be serviced with a private septic system, whereas Subsection 7.6.2 of the Zoning By-law requires an additional residential unit (ARU) to be serviced with a municipal sanitary supply system.
- ii) To permit the reconstruction of a garage and second storey additional residential unit (ARU) a minimum of 7.25ft (2.21m) from the easterly side lot line, whereas Subsection 8.2.1.7.1 of the Zoning By-law requires a minimum side yard depth of 15ft (4.57m).
- iii) To permit the reconstruction of a garage and second storey additional residential unit (ARU) a minimum of 11.73m (38.48ft) from the front lot line, whereas Subsection 8.2.1.7.1 of the Zoning By-law requires a minimum front yard depth of 19.81m (65ft).
- iv) To permit eaves and eavestrough to project up to 0.75m (2.46ft) into a required yard in an Open Space Zone, whereas the General Provisions of the Zoning By-law only permit eaves and eavestrough to project 0.75m (2.46ft) into a required yard in a Residential Zone.

The applicant is proposing to reconstruct the existing attached garage on the east side of the residential dwelling. The proposed new two car garage will include a second storey for one additional residential unit, as shown on the comprehensive 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 10th day of December, 2024.

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