



## NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

**Draft Plan Subdivision 34T-CE2002, Lots 1-14, 22-27 and 33-38,  
former Township of Yarmouth**

**Application No. COA 15/24**

TAKE NOTICE that an application has been made by the owner, **Performance Communities Inc. (C/O Will Hayhoe Jr.)**, 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 **Draft Plan Subdivision 34T-CE2002, Lots 1-14, 22-27 and 33-38**, 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, February 10, 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 Residential Zone 1 (R1-73) 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:

- i) To permit a maximum coverage of 45%, whereas Subsection 9.2.2.73.7 of the Township of Yarmouth of Zoning By-Law 1998 permits a maximum coverage of 40%.
- ii) To permit a minimum rear yard depth of 7m, whereas Subsection 9.2.2.73.9 of the Township of Yarmouth of Zoning By-Law 1998 requires a minimum rear yard depth of 9m.
- iii) To permit a minimum exterior side yard depth of 3.5m, whereas Subsection 9.2.2.73.10(b) of the Township of Yarmouth of Zoning By-Law 1998 requires a minimum exterior side yard depth of 4m.

Minor Variance Application COA01/25 has been filed in support of the development of 26 single detached dwellings on Lot 1-14, 22-27 and 33-38, Draft Plan Subdivision 34T-CE2002.

**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 23<sup>rd</sup> day of January, 2025.

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