



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

386 Beamish Street, former Township of Yarmouth

Application No. COA 12/26

TAKE NOTICE that an application has been made by the owner, **Andrea N. Gruener** 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 **386 Beamish Street**, 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, June 22nd, 2026 at 6pm

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) of the Township of Yarmouth Zoning By-law No. 1998.

The applicant is requesting relief from the Township of Yarmouth Zoning By-Law No. 1998, as amended, pertaining to the Home Occupation Provisions as follows:

- i. Section 7.1.23.1 to increase the permitted floor area for a home occupation from 15 m² or 15% of the dwelling floor area, whichever is less, to approximately 27 m² or 20% of the dwelling floor area.
- ii. 7.1.23.8 of the Township of Yarmouth Zoning By-law No. 1998 to permit customer pickup of goods by appointment and;

Minor Variance Application COA 13-26 has been filed for the purpose of permitting customer pickup of goods associated with a home occupation and to increase the maximum floor area devoted to a home occupation.

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 9th Day of June, 2026

Emerald Austerberry
Secretary-Treasurer
Central Elgin Committee of Adjustment
Municipality of Central Elgin
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