



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

Form MVA-1/2014

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsection 2 of Ontario Regulation 200/96) and any fee under Section 69(1) of the Planning Act, the application will be deemed incomplete and the time periods referred to in section 45(4) of the Act will not begin. Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp - Date Received:
Fee Paid: [ ] Yes [ ] No

- The completed application form and declarations.
- 1 digital copy of sketch/plan showing EXISTING and PROPOSED building(s) and structure(s) on subject lands, where applicable.
- Application Fee made payable to "The Municipality of Central Elgin". Application Fee Amount: \$ 553.75
- A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 7, if the Owner is not filing the application.
- Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

Blank lines for listing reports or studies.

About Pre-Consultation

Prior to submitting this application for a Minor Variance to the Municipality of Central Elgin, a proponent is encouraged to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application.

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:
Municipality of Central Elgin
Planning and Engineering Services Department
450 Sunset Drive, St. Thomas, Ontario N5R 5V1
Telephone: 519-631-4860
Facsimile: 519-631-4036

Personal information is collected under the authority of the Planning Act and will be used only for the purposes of considering and reviewing your application.



THE MUNICIPALITY OF CENTRAL ELGIN

**MINOR VARIANCE/PERMISSION APPLICATION**

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for a Minor Variance/Permission under Section 45 of the *Planning Act*.

1. Name of applicant: Andrea N Gruener  
Address: 386 Beamish St  
Telephone (home): 519-873-0129 (business) 519-873-0192  
E-Mail: thegrueners@rogers.com
  
2. Is the applicant the owner of the land?  Yes  No If no, please provide:  
  
Name of owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone (home): \_\_\_\_\_ (business) \_\_\_\_\_  
E-Mail: \_\_\_\_\_
  
3. When was the subject land acquired by the current owner? April 2019
  
4. Name of Agent (if any): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: (home): \_\_\_\_\_ (business) \_\_\_\_\_  
E-Mail: \_\_\_\_\_
  
5. Location of Property ("subject lands"):  
Registered Plan No.: 285 Yarmouth Lot No.(s): 7  
Concession No.: \_\_\_\_\_ Lot No.(s): \_\_\_\_\_  
Reference Plan No.: \_\_\_\_\_ Part No.(s): \_\_\_\_\_  
Municipal Address: 386 Beamish St, Port Stanley, ON, N5L 1H5
  
6. Municipality of Central Elgin Official Plan:  
Designation of the subject lands: \_\_\_\_\_
  
7. Current applicable Zoning By-law: Township of Yarmouth Zoning By-Law 1988  
Current applicable zone: Residential Type 1 (R1)

8. What is the present use(s) of the subject lands? Single Detached Residential

How long has this use(s) continued on the subject lands? 45+ years

9. What is the proposed use of the subject lands? to operate an authorized Kayak-ity-Yak dealership; existing garage to be used as storage/staging area

10. Nature and extent of relief from the zoning by-law: 7.1.23.8 allow customers to pick up their kayak/trailer, purchased on line, by appointment only  
7.1.23.5 allow a non permanent, intermittent, seasonal sign

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: \_\_\_\_\_  
some clients will prefer to pick up product at 386 Beamish  
signage will offer a clear marker of 386 Beamish, placed out only when needed

11. Dimensions of the subject lands:  
Frontage (m): 21.9m on Beamish Street/Road/Highway  
Depth (m): 58.5m  
Area (m<sup>2</sup>): 1281msq

12. Access to the subject lands is provided by:  
 A Provincial highway or municipal road that is maintained year-round or other public road;  
 A right of way; or  
 By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):  
\_\_\_\_\_  
\_\_\_\_\_

13. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

<u>EXISTING</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	<u>House with attached garage</u>		
Length (m):	<u>18.28m</u>		
Width (m):	<u>7.77m</u>		
Height (m):	<u>+/- 4m</u>		
No. of storeys:	<u>1</u>		
Ground floor area (m <sup>2</sup> ):	<u>112.5msq</u>		
Gross floor area (m <sup>2</sup> ):	<u>142.14msq</u>		
Parking area (m <sup>2</sup> ):	<u>83.6msq</u>		
Setback, front lot line (m):	<u>+/-12m</u>		
Setback, rear lot line (m):	<u>39m</u>		
Setback, side lot line (m):	<u>1.5m</u>		
Setback, side lot line (m):	<u>1.5m</u>		
Date constructed:	<u>1979</u>		

PROPOSED

BUILDING 1

BUILDING 2

BUILDING 3

Building type: \_\_\_\_\_  
 Length (m): \_\_\_\_\_ No changes to existing building or lot required  
 Width (m): \_\_\_\_\_  
 Height (m): \_\_\_\_\_  
 No. of storeys: \_\_\_\_\_  
 Ground floor area (m<sup>2</sup>): \_\_\_\_\_  
 Gross floor area (m<sup>2</sup>): \_\_\_\_\_  
 Parking area (m<sup>2</sup>): \_\_\_\_\_  
 Setback, front lot line (m): \_\_\_\_\_  
 Setback, rear lot line (m): \_\_\_\_\_  
 Setback, side lot line (m): \_\_\_\_\_  
 Setback, side lot line (m): \_\_\_\_\_

14. Potable water will be supplied to the subject lands through:  
 Publicly owned and operated piped water system.  
 Privately owned and operated individual or communal well.  
 Lake or other water body.  
 Other means. Explain: \_\_\_\_\_

15. Sewage disposal will be supplied to the subject lands through:  
 Publicly owned and operated sanitary sewage system.  
 Privately owned and operated individual or communal septic system.  
 A privy.  
 Other means. Explain: \_\_\_\_\_

16. Storm drainage will be supplied to the subject lands through:  
 Publicly owned and operated storm sewer system.  
 Privately owned and operated storm sewer system.  
 Ditches and swales.  
 Other means. Explain: \_\_\_\_\_

17. Has the subject lands ever been the subject of any of the following matters under the Planning Act:  
 (a) For approval of a plan of subdivision under Section 51.  Yes  No  
 File No.: \_\_\_\_\_ Status: \_\_\_\_\_  
 (b) For approval of a consent under Section 53.  Yes  No  
 File No.: \_\_\_\_\_ Status: \_\_\_\_\_  
 (c) For approval of minor variance/permission under Section 45.  Yes  No  
 File No.: \_\_\_\_\_ Status: \_\_\_\_\_

18. This application must be accompanied by a digital sketch, in metric, showing as applicable:  
 The boundaries and dimensions of the subject lands;  
 The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;  
 The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,  
 (i) are located on the subject land and on land that is adjacent to it; and  
 (ii) in the applicant's opinion, may affect the application.  
 The current uses of land that is adjacent to the subject land; (continued on next page)

- ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
- ✓ The location and nature of any easement affecting the subject land.

19. This application must be filed **with the Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1, and must be accompanied by the application fee of \$553.75.**

**PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"**

**DECLARATION:**

I, ANDREA N GRUENER of 386 BEAMISH ST PORT STANLEY  
do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the  
Municipality of CENTRAL ELGIN  
In the County of ELGIN  
this 15  
day of May A.D. 2020

Alyce  
Signature of Owner or Authorized Agent

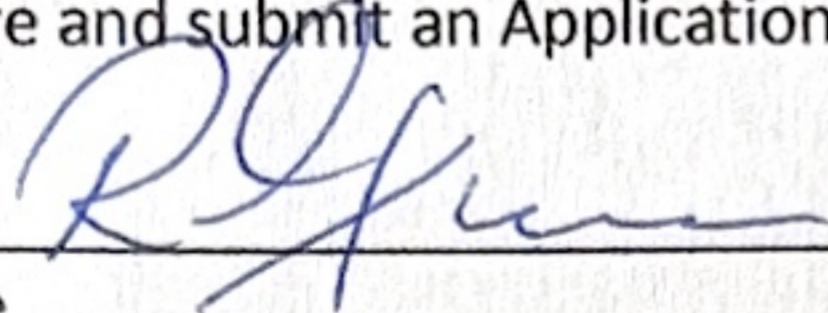
\_\_\_\_\_  
A Commissioner, etc.

**OWNER'S AUTHORIZATION:**

**THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION**

**Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.**

I, (we) Richard Gruener, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Andrea N Gruener to prepare and submit an Application for a Minor Variance.

  
\_\_\_\_\_  
Signature

15-May-2026

Day                      Month                      Year

---

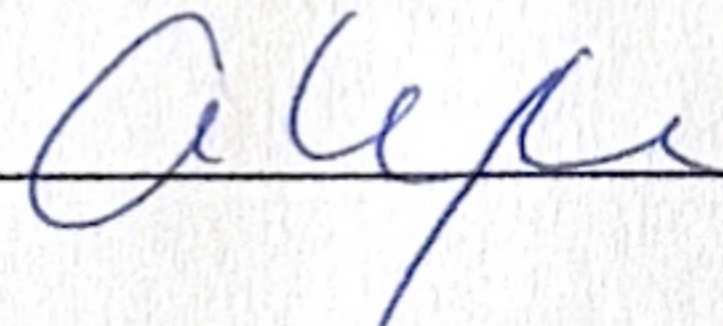
---

**Municipal Freedom of Information Declaration:**

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Andrea N Gruener (please print name) the  Owner  Applicant  Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.

  
\_\_\_\_\_  
Signature

15-May-2026

Day                      Month                      Year