



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

MV

COA 08/26

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. Sketch is to include, for each existing and proposed building or structure, the location including setbacks from lot lines, height and dimensions (or floor areas) in metric units. See Section 18 of this application for more detail.
- 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.

Three horizontal 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: Isaak Friesen
Address: 9287 Plank Road Box 313 Straffordville, ON. N0J 1Y0
Telephone (home): 519-550-0216 (business)
E-Mail: isaak@execulink.com
2. Is the applicant the owner of the land? [] Yes [X] No If no, please provide:
Name of owner: John Redekop
Address: 44399 Dexter Line Central Elgin, ON. N0L 2L0
Telephone (home): 519-319-1101 (business)
E-Mail: jrkop882008@gmail.com
3. When was the subject land acquired by the current owner? April 4- 2018
4. Name of Agent (if any): Same as Applicant
Address:
Telephone (home): (business)
E-Mail:
5. Location of Property ("subject lands"):
Registered Plan No.: 341800000200900 Lot No.(s): PIN # 352470167
Concession No.: PART W1/2 LOT 12 CON 1 Lot No.(s):
Reference Plan No.: 11R7531 AS IN E319144; Part No.(s):
Municipal Address: 44399 Dexter Line. Central Elgin, ON. N0L 2L0
6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Farmland (Schedule A)
7. Current applicable Zoning By-law: Open Space Zone 1 (OS1)
Current applicable zone:

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

How long has this use(s) continued on the subject lands? Since 1870.

9. What is the proposed use of the subject lands? ARU

10. Nature and extent of relief from the zoning by-law: _____
Seeking permission to install separate septic tank and weeping bed for ARU

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: _____
Hoping to avoid digging up concrete driveway and disturbing all existing Landscaping

11. Dimensions of the subject lands:
Frontage (m): 141.433296 on Dexter Line Street/Road/Highway
Depth (m): 129.384552
Area (m²): 22558.97m².

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>Detached Single Family Home.</u>	<u>Detached Barn.</u>	<u>Pool House</u>
Length (m):	<u>11.2776. m</u>	<u>334.4509. m</u>	<u>54.3483 m</u>
Width (m):	<u>8.2296. m</u>	<u>18.288. m</u>	<u>18.288. m</u>
Height (m):	<u>6.552 m</u>	<u>11.88 m</u>	<u>3.67 m</u>
No. of storeys:	<u>Two Storey</u>		
Ground floor area (m ²):	<u>150.41</u>		
Gross floor area (m ²):	<u>243.2749715</u>		
Parking area (m ²):	<u>161.65 sqm</u>		
Setback, front lot line (m):	<u>48.768 m</u>		
Setback, rear lot line (m):	<u>51.28 m</u>	<u>7.62 m</u>	<u>45.11 m</u>
Setback, side lot line (m):	<u>66.4464. West Side</u>		
Setback, side lot line (m):	<u>60.96. East Side</u>		
Date constructed:	<u>Original House was built in 1870. Garage added later</u>		

- ✓ 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.

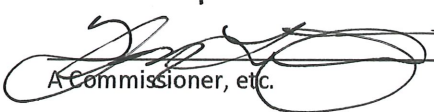
19. This application must be filed with the Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1, and must be accompanied by the application fee of \$553.75.

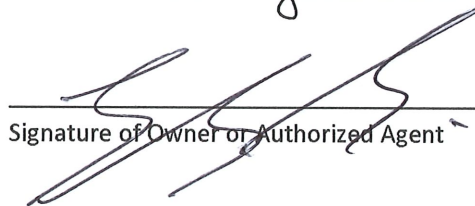
PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"

DECLARATION:

I, Isaak Friesen of Aylmer
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 9th
day of April A.D. 2020.


A Commissioner, etc.

 X
Signature of Owner or Authorized Agent

DELANY LYNN LEITCH, Deputy Clerk
for The Corporation of the Municipality
of Central Elgin. A Commissioner for
taking Affidavits in the County of Elgin
in the Province of Ontario.

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) John Redekop, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Isaak Friesen to prepare and submit an Application for a Minor Variance.

John Redekop

Signature 04/08/26
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 Isaak Friesen (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] 08 04 2026
Signature Day Month Year

Measure.

From back of Lot Line to Back of House 168
Back of Pool House 148
Back of Barn. 25'

Measure from East side of lot line to East side of Barn.

Measure from West side of Lot Line to
West side of House. 193.1
Pool House 260.6
Barn. 2103'

Measure Back side of Garage. _____

Measure height of ~~Base~~ 264
Pool House 12'
Barn 39'

House Parking
34.8' x 50.

Pool house angle 3507.

UN

28' between Barn and ARU.

29.6 From West side to ARU.

Between House and ARU. 115'