

10 April 2026

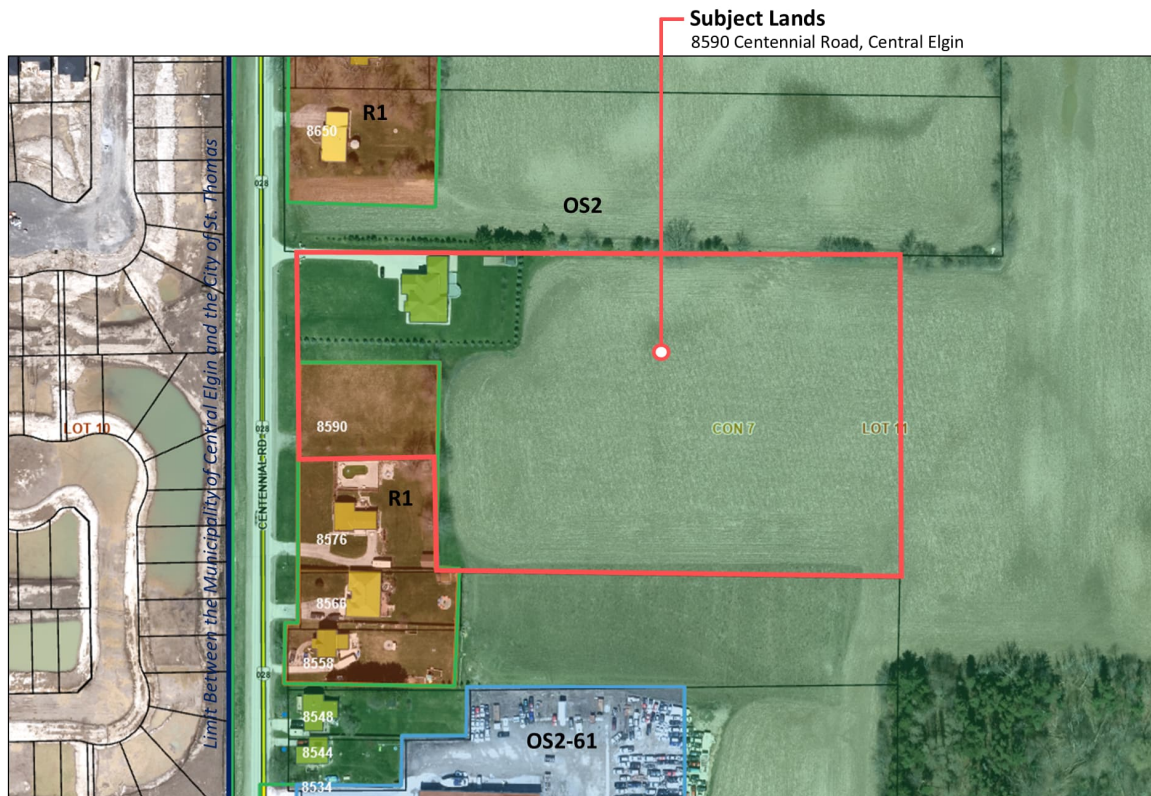
25005

Municipality of Central Elgin  
Planning and Engineering Services Department  
450 Sunset Drive  
St. Thomas, Ontario  
N5R 5V1

RE: PLANNING LETTER  
APPLICATION FOR MINOR VARIANCE  
FATIME SHERIFI  
8590 CENTENNIAL AVE  
CITY OF ST. THOMAS

Dear Planning Staff,

We are pleased to submit the enclosed application for Minor Variance for the land municipally known as 8590 Centennial Road in the Municipality of Central Elgin. The lands are legally described as Part of Lot 11 Concession 7; Yarmouth, being Part 1 on Plan 11R-11448; Central Elgin. The proposed Minor Variance would support the development of a detached garage in the north eastern portion of the subject property.



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This minor variance is proposed to permit a 40' x 75' detached garage with an area of approximately 278.71m<sup>2</sup> to be located 1.0 m from the northerly side lot line, whereas Subsection 8.3.1.8.2 of the Township of Yarmouth Zoning By-Law No. 1988 requires a minimum side yard depth of 4.5 m.

Section 45(1) of the *Planning Act* (R.S.O. 1990) empowers the Committee of Adjustment to authorize minor variances to the provisions of the Zoning By-law under circumstances that have come to be known as the 'four tests'. The following analysis provides an assessment of how the proposed variances meet the four tests:

1. Is the variance minor?

In this case, the use directly adjacent to the setback variance is an agricultural field. This use is not particularly sensitive to changes in setback extents. The proposed detached garage will not create any adverse effects on the adjacent agricultural lands, nor will the garage experience any adverse effects from existing agricultural operations as a result of the proposed variance.

While the proposed development of the lot will have a different configuration than provided for by the Township of Yarmouth Zoning By-Law No. 1988, the changes will have no impact on the surrounding uses. For this reason, the proposed variance is minor.

2. Is the variance desirable for the appropriate use of the land, building, or structure?

The proposed garage is intended to protect vehicles from the elements and provide space for a workshop. This increases the usability of the property, and supports the existing residential use. The proposed garage will be located in the rear yard of the property and will have minimal visual impact on the streetscape, maintaining the existing character of the area.

Consent applications to facilitate the severance of the subject land and the establishment of a new parcel, as depicted on the accompanying Preliminary Lot Development Plan, have been conditionally approved. As a condition of this severance, the parcel must be rezoned to the applicable residential zone. The typical Residential 1 (R1) Zone provides for an interior side yard of 1m. The minor variance reflects the subject land's future use as a residential parcel, and does not inhibit potential future changes in land use. The variance facilitating a reduced side yard depth contributes to the appropriate use of land.

3. Is the general intent and purpose of the Official Plan maintained?

The subject land is designated part of the Tier I settlement area of the community of Eastwood per Schedule A to the Elgin County Official Plan. The following goals are specified for Tier I areas:

*"Given the level of infrastructure provided in these settlement areas and their ability to accommodate growth, this Plan directs most new growth to these settlements."*

Additionally, in Subsection 6.6 the Official Plan recognizes the following about the Eastwood Community, and other communities that exist primarily because of their proximity to an adjacent municipality's urban area:

*"These settlement areas exist because of their adjacency to a larger settlement area, and as such, they function differently than other settlement areas in the County. To that end, their character, design, and composition should support the urban structure, function, and planned development pattern of the adjacent municipality's settlement area."*

The proposed development is located adjacent to a low-density residential area within the City of St. Thomas. As the subject property is also a low-density residential use, it will remain compatible with the character of the surrounding neighbourhood.

The subject land is designated Residential Lands within the Community of Eastwood per Schedule 'D' to the Central Elgin Official Plan. Subsection 4.3 states that,

*"The lands designated as "Residential" on the Land Use Schedules provide the main locations for housing in Central Elgin. A broad range of housing types and compatible services and amenities are permitted within the fully serviced Urban Settlement Areas, ...."*

The proposed minor variance will facilitate the development of a detached garage that supports the existing residential use of the subject property. For this reason, the proposed variance maintains the general intent and purpose of the Official Plan.

4. Is the general intent and purpose of the Zoning By-law maintained?

The subject land is zoned Open Space 2 (OS-2) in the Township of Yarmouth Zoning By-Law No. 1988. The OS2 zone provides for agricultural uses and existing rural-residential uses. For these existing rural-residential uses, the zone permits accessory buildings in connection with the permitted dwelling. Side yard setbacks applicable to proposed accessory building on the subject property are detailed in Subsection 8.3.1.8.2 of the Zoning By-law which specifies a side yard setback of 4.5m in the OS-2 Zone.

The relationship between a property's built form and private open space is established by setbacks. The intention of side yard setbacks in the OS2 zone is to provide a transitional space between adjacent properties. This transitional area ensures that appropriate spacing between buildings is established to protect privacy, prevent shadowing, and provide access around the exteriors of buildings for maintenance purposes.

The existing adjacent land use is agricultural lands. This use will not be negatively impacted by a loss of privacy or light resulting from the minor variance in setback extents as a more sensitive use, like a residential dwelling, may be. Additionally, the 1.0 m setback proposed does not limit access to the exterior of the building for maintenance reasons.

In these ways, the proposed Minor Variance maintains the general intent and purpose of the Zoning By-law.

In support of the application for Minor Variance, in addition to this letter, the following material has been submitted:

- Minor Variance Application form;
- Application fee (\$553.75);
- Preliminary Lot Development Plan prepared by CJDL.

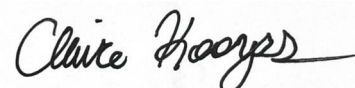
If you have any questions or concerns, please do not hesitate to contact the undersigned.

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All of which is respectfully submitted by,



Claire Koops, Junior Planner