



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

COA 10/26

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.
- [ ] 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: ROBERT RENAUD
Address: 220 ERIE ST.
Telephone (home): 519-860-1251 (business)
E-Mail: SUPERMAN111333@hotmail.com

2. Is the applicant the owner of the land? [ ] Yes [x] No If no, please provide:
Name of owner: DAVID BASTIEN
Address: 155 MAUD ST
Telephone (home): 519 782-4838 (business)
E-Mail:

3. When was the subject land acquired by the current owner?

4. Name of Agent (if any):
Address:
Telephone: (home): (business)
E-Mail:

5. Location of Property ("subject lands"):
Registered Plan No.: Lot No.(s):
Concession No.: Lot No.(s):
Reference Plan No.: Part No.(s):
Municipal Address:

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands:

7. Current applicable Zoning By-law:
Current applicable zone:

- ✓ 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, ROBERT RENAUD of 220 ERIE ST.  
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<sup>th</sup>  
day of APRIL A.D. 2026

[Signature]  
Signature of Owner or Authorized Agent

Jenna Fentie  
A Commissioner, etc.

**Jenna Fentie, Deputy Clerk**  
for the Corporation of the County of Elgin  
a Commissioner, etc., Province of Ontario,  
in the County of Elgin.

**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) \_\_\_\_\_, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize \_\_\_\_\_ to prepare and submit an Application for a Minor Variance.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
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 ROBERT RANAND (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.

Robert Ranand                      13                      APRIL                      2026  
Signature                                      Day                                      Month                                      Year

8. What is the present use(s) of the subject lands? NOTHING (EVERYTHING  
REMOVED OFF)

How long has this use(s) continued on the subject lands? \_\_\_\_\_

9. What is the proposed use of the subject lands? WOULD LIKE TO HAVE  
STORAGE/HOBBY SHOP

10. Nature and extent of relief from the zoning by-law: NEEDS ROOM FOR STORAGE  
AND TO WORK ON HOBBY.

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: \_\_\_\_\_  
NOT ENOUGH SPACE TO FIT NEEDS.

11. Dimensions of the subject lands:  
Frontage (m): 60.7 FEET on MAUD ST Street/Road/Highway  
Depth (m): 50.87 FEET  
Area (m<sup>2</sup>): 3087.61 m<sup>2</sup>

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>MOVABLE SHED</u>		
Length (m):	<u>7.3152 m</u>		
Width (m):	<u>3.66 m</u>		
Height (m):	<u>3.35 m</u>		
No. of storeys:	<u>1</u>		
Ground floor area (m <sup>2</sup> ):	<u>26.76 m<sup>2</sup></u>		
Gross floor area (m <sup>2</sup> ):	<u>26.76 m<sup>2</sup></u>		
Parking area (m <sup>2</sup> ):	<u>N/A</u>		
Setback, front lot line (m):	<u>6.096 m</u>		
Setback, rear lot line (m):	<u>1.83 m</u>		
Setback, side lot line (m):	<u>1.52 m</u>		
Setback, side lot line (m):	<u>13.11 m</u>		
Date constructed:	_____		

PROPOSED

BUILDING 1

BUILDING 2

BUILDING 3

Building type: \_\_\_\_\_  
 Length (m): \_\_\_\_\_  
 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: N/A

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: N/A

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: N/A

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)

Hello,

I'm here today to request a minor variance to permit a 12 by 24 foot accessory structure, which is approximately 43 square feet over the allowable lot coverage for accessory buildings.

This represents a small increase relative to the overall lot size of just over 3,000 square feet, and I believe it is minor in nature.

The property currently contains a modest 18' by 32' foot dwelling, and the proposed shed will remain clearly subordinate to the main building. It will be used strictly for storage and as a small hobby workspace, with no plumbing or residential use.

The owner has been part of this community for over 43 years, working as a commercial fisherman. During the winter months, he is off work and uses that time for indoor projects. At the moment, he has no dedicated workspace, and materials are being stored in the living area of the home.

This structure will allow for a more functional and organized use of the property, which I believe is a reasonable and desirable improvement.

The shed will be located in a way that minimizes any impact on neighboring properties, and I'm pleased to say that the surrounding neighbors have no concerns with the proposal.

In my view, the application maintains the intent of the zoning by-law, as the structure remains accessory and appropriate in scale, and it is consistent with the character of the surrounding area.

For these reasons, I respectfully request your approval of this minor variance.

Thank you.

A handwritten signature in black ink, consisting of the initials 'R.A.' followed by a plus sign and the initials 'R.O.' with a large, stylized flourish.

It will remain clearly subordinate to the main dwelling."

# Site Plan

