



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: George Klassen  
Address: 4769 Quaker Rd. Sparta  
Telephone (home): 519-640-9271 (business) GK Exterior Ltd  
E-Mail: gkexteriorltd@yahoo.com
  
2. Is the applicant the owner of the land?  Yes  No If no, please provide:  
Name of owner: Anne Marie Willan  
Address: 212 Orchard St. Port Stanley  
Telephone (home): 519-868-6226 (business) \_\_\_\_\_  
E-Mail: awillan@hotmail.com
  
3. When was the subject land acquired by the current owner? 2012
  
4. Name of Agent (if any): Richard and Helen Hadow  
Address: \_\_\_\_\_  
Telephone: (home): \_\_\_\_\_ (business) \_\_\_\_\_  
E-Mail: \_\_\_\_\_
  
5. Location of Property ("subject lands"):  
Registered Plan No.: 112 E PT Lot No.(s): 1  
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: Single residential home
  
7. Current applicable Zoning By-law: Commercial B1  
Current applicable zone: Lawful non conforming

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

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

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

10. Nature and extent of relief from the zoning by-law: Expand side yard porch

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: Encroachment on the East side yard

11. Dimensions of the subject lands:  
Frontage (m): 86 ft on Orchard Street/Road/Highway  
Depth (m): 51 ft  
Area (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>House.</u>	<u>Shed.</u>	<u>Porch Roof</u>
Length (m):	<u>30 ft</u>	<u>10 ft.</u>	<u>8 ft</u>
Width (m):	<u>24 ft.</u>	<u>10 ft.</u>	<u>6 ft</u>
Height (m):	_____	_____	_____
No. of storeys:	<u>1.5</u>	_____	_____
Ground floor area (m <sup>2</sup> ):	<u>720 sq ft</u>	_____	_____
Gross floor area (m <sup>2</sup> ):	_____	_____	_____
Parking area (m <sup>2</sup> ):	<u>480 sq ft</u>	_____	_____
Setback, front lot line (m):	<u>12.7 ft</u>	_____	_____
Setback, rear lot line (m):	<u>23.75 ft.</u>	<u>2 ft.</u>	<u>23.75 ft</u>
Setback, side lot line (m):	<u>17 ft.</u>	<u>4 ft.</u>	_____
Setback, side lot line (m):	<u>11.05 ft.</u>	_____	<u>4.95 ft</u>
Date constructed:	<u>1941?</u>	_____	_____

<u>PROPOSED</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:			Porch Roof
Length (m):			19.8 ft
Width (m):			8 ft
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):			23.75 ft
Setback, side lot line (m):			
Setback, side lot line (m):			2.95 ft

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, George Klassen of South Ontario  
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 20<sup>th</sup>  
day of February A.D. 2020

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent

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



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1) PLAN OF PART OF**  
**LOT 1**  
**REGISTERED PLAN 112**  
**VILLAGE OF PORT STANLEY**  
**COUNTY OF ELGIN**

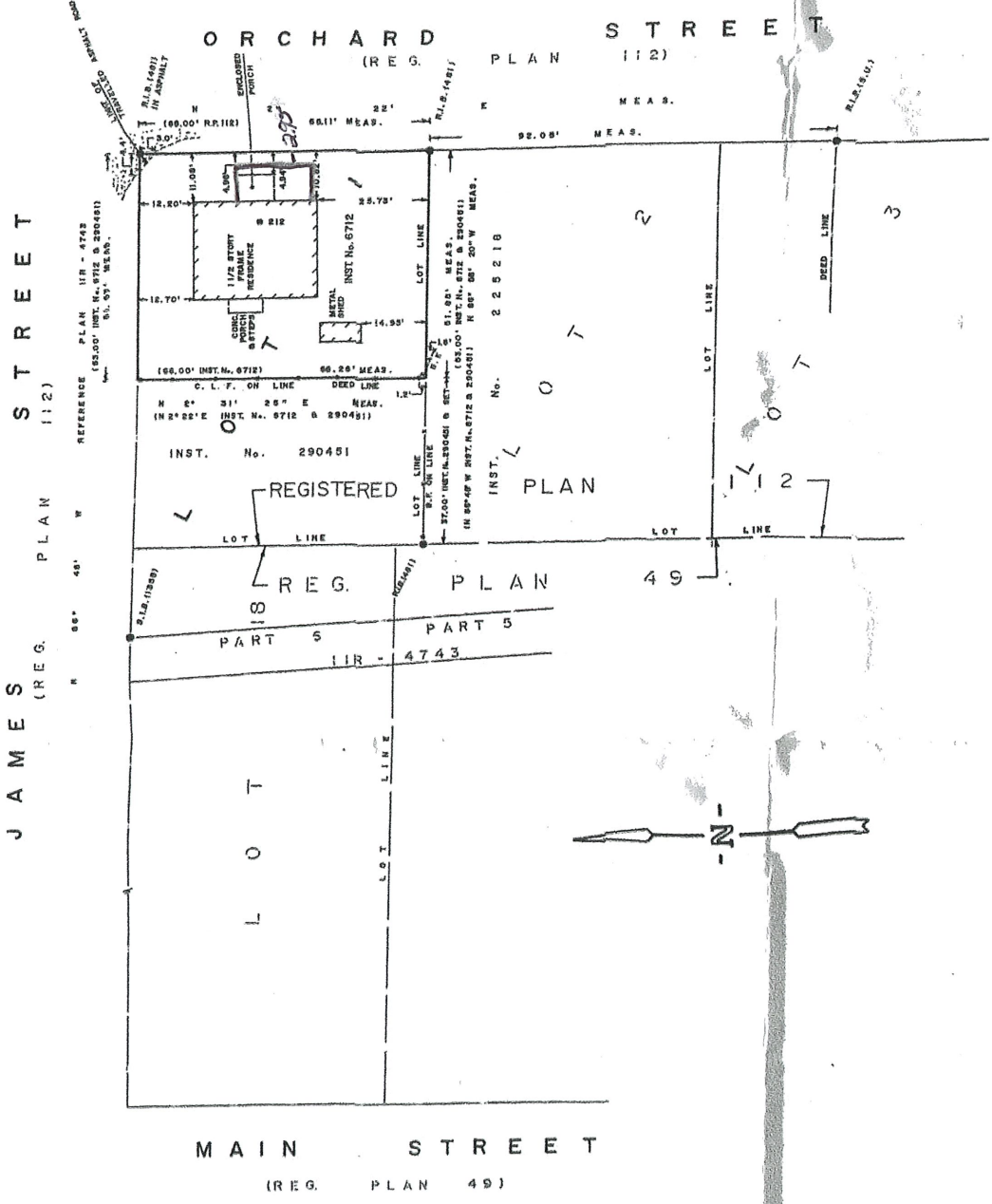
**PART 2**  
 THIS PLAN MUST BE READ IN  
 CONJUNCTION WITH SURVEY  
 REPORT DATED NOVEMBER 2, 1994.

**SCALE 1" = 20'**  
**BRIAN VAUGHAN SURVEYING LIMITED**  
 © 1994 BRIAN VAUGHAN SURVEYING LIMITED

**NOTES:**  
 BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE SOUTHERLY  
 LIMIT OF JAMES STREET AS SHOWN ON REFERENCE PLAN IR-4743  
 HAVING A BEARING OF N 89° 46' W.

**LEGEND:**

- DENOTES SURVEY MONUMENT - FOUND
- DENOTES SURVEY MONUMENT - SET
- DENOTES SHORT STANDARD IRON BAR
- DENOTES STANDARD IRON BAR
- DENOTES ROUND IRON BAR
- DENOTES IRON BAR
- DENOTES CUT CROSS
- DENOTES MONUMENT OF TRANSPORTATION (CONCRETE MONUMENT)
- DENOTES WITNESSES
- DENOTES ENCROACHMENT
- DENOTES NOT TO SCALE
- DENOTES SOURCE UNKNOWN
- DENOTES MEASURED
- DENOTES CHAIN LINK FENCE
- DENOTES WIRE FENCE
- DENOTES BOARD FENCE
- DENOTES PICKET FENCE
- DENOTES BRIAN VAUGHAN O.L.S.
- DENOTES U.C. ROBERT O.L.S.
- DENOTES F.L. ROUGHTON O.L.S.
- DENOTES F.L. BELL O.L.S.
- DENOTES INSTRUMENT NUMBER
- DENOTES CONCRETE



**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT THE FIELD SURVEY REFERRED TO IN THIS REPORT WAS COMPLETED ON THE 31st DAY OF OCTOBER, 1994.

*[Signature]*  
 BRIAN VAUGHAN  
 ONTARIO LAND SURVEYOR

ST. THOMAS, ONTARIO  
 NOVEMBER 2, 1994.

**BRIAN VAUGHAN SURVEYING LIMITED**  
 124 CENTRE STREET ST. THOMAS, ONT. N5R 2Z9  
 PH. 631-5057 FAX 631-8293

FILE: 94-192

GK Exterior Ltd.  
4769 Quaker Rd  
Sparta, ON N0L 2H0

000340

DATE 20 26-02-18  
Y Y Y Y M M D D

PAY to Municipality of Central Elgin  
the order of  
Five hundred fifty-three


\$ 553.75

75 DOLLARS  
100 Security features included.

KINDRED CREDIT UNION LIMITED  
589 JOHN STREET NORTH  
AYLMER, ONTARIO N5H 2B6

GK Exterior Ltd.

RE Application fee Minor Variance

PER 

000340 603320828 080440700 301

RECEIPT RECORD



Municipality of Central  
Elgin  
450 Sunset Drive  
ST THOMAS, ON N5R 5V1  
Phone No. : (519) 631-48

Item ID #0001

COA : MINOR VARIANCE  
GL : 01-4-181030-37506

1@ 553.75

Payment Subtotal

PST

GST/HST874341290RT

Payment Total

CHEQUE 553.75  
NAME: 4769 QUAKER ROAD, SPARTA -  
GEORGE KLASSSEN

Change 0.00

20-Feb-26  
D:0000013855  
COUNTER

10:47:10  
B:2026021701  
R:00000464452