



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.

Planning Memo; Architectural Site-Plan, Floor Plans, Elevations; Servicing, Grading and Stormwater Management Brief/Drawings; Septic System Design and related letters; Ontario Land Survey (Boundary and Topographic Plan), and Draft Reference Plan; Grain Analysis Letter.

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: Ana Dolores Elena Smith & Marshall Smith
Address: 6012 Sunset Rd. Union ON, N0L 2L0
Telephone (home): 226-500-2173 or 416-788-7859 (business)
E-Mail: ana.d.senatore@gmail.com & marsjsmith@gmail.com
2. Is the applicant the owner of the land? [X] Yes [] No
Name of owner:
Address:
Telephone (home): (business)
E-Mail:
3. When was the subject land acquired by the current owner? March 31, 2021
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.: 3 Lot No.(s): Part of Lot 3, Part of Given Road
Reference Plan No.: Part No.(s):
Municipal Address: 6012 Sunset Road, Union ON, N0L 2L0
6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Within the "Urban Settlement Area" and Designated "Residential"
7. Current applicable Zoning By-law: Township of Yarmouth By-Law 1998
Current applicable zone: Residential Zone 1 (R1)

8. What is the present use(s) of the subject lands? Single-detached residential dwelling together with a detached garage.

How long has this use(s) continued on the subject lands? +/- 35 years

9. What is the proposed use of the subject lands? Retention of the existing single detached dwelling, severance to create an additional lot for accommodation of a single detached dwelling.

10. Nature and extent of relief from the zoning by-law: 1.To permit a minimum lot area of 1,400 square metres for a lot with partial services.
2. To permit a minimum front yard setback of 18.40 metres for a lot fronting upon a Provincial Highway or a County Road

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: Lot area constraint not withstanding depth and frontage provisions are met; Elevated Deck encroachment into front yard provides amenity area consistent with neighbouring properties on a lot with grades.

11. Dimensions of the subject lands:
 Frontage (m): 61m on Sunset Road Street/Road/Highway
 Depth (m): 45.49m
 Area (m²): 2876 sq. m

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:	House (to be retained)	Garage (To be demolished/modified)	
Length (m):	+/-8m	+/-7m	
Width (m):	+/-16m	+/-9m	
Height (m):	+/-9m	+/-4.5m	
No. of storeys:	2	1	
Ground floor area (m ²):	+/-256sq.m	+/-63sq.m	
Gross floor area (m ²):	+/-336sq.m	+/-63sq.m	
Parking area (m ²):	0	+/-63sq.m	
Setback, front lot line (m):	+/-24.74m	+/-20.96m	
Setback, rear lot line (m):	+/-12.59m	+/-17.09m	
Setback, side lot line (m):	+/-10.03m (south)	+/-36m (south)	
Setback, side lot line (m):	+/-35.71 (north)	+/-16.06 (north)	
Date constructed:	+/- 1991	+/-1991	

<u>PROPOSED</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	New Garage (for retained house)	New House (area of existing garage)	
Length (m):	7.01m	7.59m	
Width (m):	6.91m	20.80m	
Height (m):	6m	8.78	
No. of storeys:	1	2	
Ground floor area (m ²):	48.44 sq.m	158.12 sq.m	
Gross floor area (m ²):	48.44 sq.m	241.45 sq.m	
Parking area (m ²):	48.44 sq.m	63 sq.m	
Setback, front lot line (m):	30.14m	20.92 sq.m	
Setback, rear lot line (m):	10.94m	16.32 sq.m	
Setback, side lot line (m):	1.11m (south)	5.60m (south, proposed property line)	
Setback, side lot line (m):	22.09m (north, proposed property line)	4.56m(north)	

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, Ara Smith of the Municipality of Central Elgin
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 _____
day of March A.D. 2026

Signature of Owner or Authorized Agent

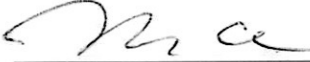
A Commissioner, etc.

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



Signature

14

03

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 Ana Smith & Marshall Smith (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

14

03

2026

Day

Month

Year