



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

205 McClary Avenue, former Village of Port Stanley

Application No. COA 03-24

TAKE NOTICE that an application has been made by the owner **Fatime Sherifi** for a minor variance pursuant to Section 45 of the Planning Act, c. P.13, R.S.O. 1990, as amended, on lands known municipally known as **205 McClary Avenue**, former Village of Port Stanley, Municipality of Central Elgin.

The Committee of Adjustment of the Municipality of Central Elgin will hold a Public Hearing on **Monday, March 25, 2024 at 6:45 p.m.**

The meeting will be conducted in person in the Council Chambers 450 Sunset Dr, St. Thomas and via Zoom Webinar. Detailed information including instructions to join the Zoom meeting can be found at: <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx#Minor-Variance>

The subject lands are located within the Residential Zone 1 (R1) and Open Space Zone 3 (OS3) of the Village of Port Stanley Zoning By-law No. 1507, as amended.

The applicant has applied for a minor variance from the provisions of the Village of Port Stanley Zoning By-law No. 1507, as amended. The applicant is requesting the following minor variance(s):

- i) To permit a minimum lot depth of 90ft (27.432m), whereas Subsection 9.2.1.5 of the Zoning By-law requires a minimum lot depth of 100ft (30.48m).
- ii) To permit a maximum coverage of 40% for the dwelling, whereas Subsection 9.2.1.6(a) of the Zoning By-law permits a maximum coverage of 25% for the dwelling.
- iii) To permit a minimum front yard setback of 19.68ft (6m), whereas Subsection 9.2.1.7.1(b) of the Zoning By-law requires a minimum front yard depth of 25ft (7.62m) in residential subdivisions.
- iv) To permit a minimum northerly side yard depth of 3.96ft (1.2m), whereas Subsection 9.2.1.7.2(a) the Zoning By law requires a minimum side yard depth of 6ft (1.21) on one side and 10ft (3.04m) on the other side for a two-storey dwelling.
- v) To permit a minimum rear yard depth of 19.68ft (6m), whereas Subsection 9.2.1.7.3 of the Zoning By-law requires a minimum rear yard depth equal to the height of the main building.

The proposed variances are requested to facilitate the construction of a two-storey single detached dwelling on the subject lands. The proposed building envelope is identified on the Minor Variance Sketch accompanying the application, dated March 7, 2024.

ADDITIONAL INFORMATION regarding this application may be accessed on the Municipality's website: <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx#Minor-Variance> or by contacting the undersigned.

A copy of the decision of the Committee will be sent to the applicant and to each person who provides written confirmation to the Secretary-Treasurer that they wish a copy of the Notice of Decision.

DATED at the Municipality of Central Elgin this 14th day of March, 2024.

Delany Leitch
Secretary-Treasurer
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