



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. Sketch is to include, for each existing and proposed building or structure, the location including setbacks from lot lines, height and dimensions (or floor areas) in metric units. See Section 18 of this application for more detail.
- ☐ 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.*

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**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:**

Central Elgin Planning Office  
9 Mondamin Street, St. Thomas, Ontario N5P 2T9  
or

Telephone: 519-633-2560  
Facsimile: 519-633-6581

Municipality of Central Elgin  
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: Dan and Melanie Rose  
Address: 486 Valley Street  
Telephone (home): 5194952596 (business) \_\_\_\_\_  
E-Mail: rose.dan77@gmail.com
2. Is the applicant the owner of the land? ☒ Yes ☐ No If no, please provide:  
  
Name of owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone (home): \_\_\_\_\_ (business) \_\_\_\_\_  
E-Mail: \_\_\_\_\_
3. When was the subject land acquired by the current owner? \_\_\_\_\_
4. Name of Agent (if any): Blake Chesterfield  
Address: 6269 Oakview Cres, Union, ON  
Telephone: (home): 519 282 9323 (business) \_\_\_\_\_  
E-Mail: blake@secondnaturelanddesign.com
5. Location of Property ("subject lands"):  
Registered Plan No.: Plan 173 Lot No.(s): Part of lots 60 and 61  
Concession No.: \_\_\_\_\_ Lot No.(s): \_\_\_\_\_  
Reference Plan No.: \_\_\_\_\_ Part No.(s): \_\_\_\_\_  
Municipal Address: 486 Valley Street
6. Municipality of Central Elgin Official Plan:  
Designation of the subject lands: Residential
7. Current applicable Zoning By-law: Port Stanley 1507  
Current applicable zone: First Residential Zone

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

How long has this use(s) continued on the subject lands? New Dwelling 2024

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

10. Nature and extent of relief from the zoning by-law: Applying to increase the permitted accessory coverage from 8% to 12.5%

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: Proposed deck size is not possible with current 8% accessory coverage.

11. Dimensions of the subject lands:  
Frontage (m): 17.45m on Valley Street/Road/Highway  
Depth (m): 31.445m  
Area (m<sup>2</sup>): 407.6

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>Residential</u>		
Length (m):	<u>16.26</u>		
Width (m):	<u>10.058</u>		
Height (m):	<u>4.87</u>		
No. of storeys:	<u>1</u>		
Ground floor area (m <sup>2</sup> ):	<u>126.301</u>		
Gross floor area (m <sup>2</sup> ):	<u>126.301</u>		
Parking area (m <sup>2</sup> ):	<u>22.05</u>		
Setback, front lot line (m):	<u>6.03</u>		
Setback, rear lot line (m):	<u>7.56</u>		
Setback, side lot line (m):	<u>1.4</u>		
Setback, side lot line (m):	<u>1.29</u>		
Date constructed:	<u>2024</u>		

<u>PROPOSED</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	Residential		
Length (m):	16.26		
Width (m):	10.058		
Height (m):	4.87		
No. of storeys:	1		
Ground floor area (m <sup>2</sup> ):	126.301		
Gross floor area (m <sup>2</sup> ):	126.301		
Parking area (m <sup>2</sup> ):	22.05		
Setback, front lot line (m):	6.03		
Setback, rear lot line (m):	3.61		
Setback, side lot line (m):	1.4		
Setback, side lot line (m):	1.29		

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.: COA24/23 Status: Approved
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 **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** or with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$534.50**.

**PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"**

**DECLARATION:**

I, Blake Chesterfield 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 16th

day of June A.D. 2025



Signature of Owner or Authorized Agent

  
A Commissioner, etc.

DELANY LYNN LEITCH, Deputy Clerk  
for The Corporation of the Municipality  
of Central Elgin. A Commissioner for  
taking Affidavits in the County of Elgin  
in the Province of Ontario.

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

Signature

June 16 2025

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 Blake Chesterfield (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

Day

Month

Year

16/06/2025



VALLEY ST

FRONT PROPERTY LINE

SIDE PROPERTY LINE

SIDE PROPERTY LINE

REAR PROPERTY LINE

2 STOREY  
DETACHED  
DWELLING

NEW DECK  
36" HIGH

NEW DECK  
24" HIGH

SIDE PROPERTY LINE

SITE PLAN  
SCALE 3/32" = 1'-0"

Contractor's Mark  
CONTRACTOR TO  
DIMENSIONS

1	May 24, 2025
2	Revising/Amend

MOORE DESIGN

JAMES MOORE BOB 35423  
MOORE DESIGN BOB 123514  
MOORE DESIGN 35423@MOOREDESIGN.COM  
519-670-5245

*James Moore*

486 VALLEY ST  
PORT STANLEY

25-03  
MAR 25, 2025  
A1  
3/32" = 1'-0"

CONTRACTOR TO  
VERIFY ALL  
DIMENSIONS

r1	May 28, 2022
No.	Revision/Amendment

MOORE DESIGN

JAMES MOORE DCN 35423  
MOORE DESIGN DCN 123514  
MOOREDESIGN85@GMAIL.COM  
519-670-2846

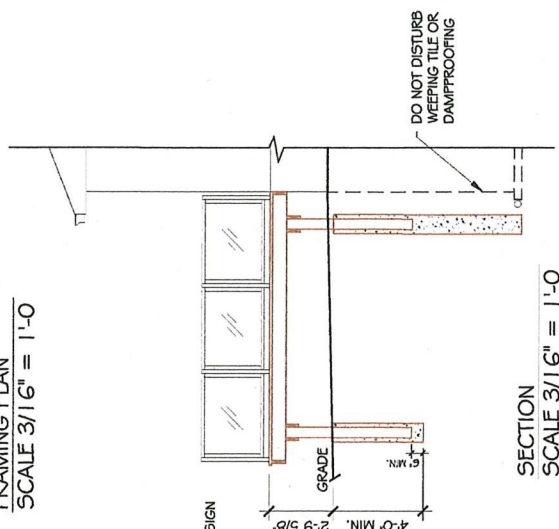
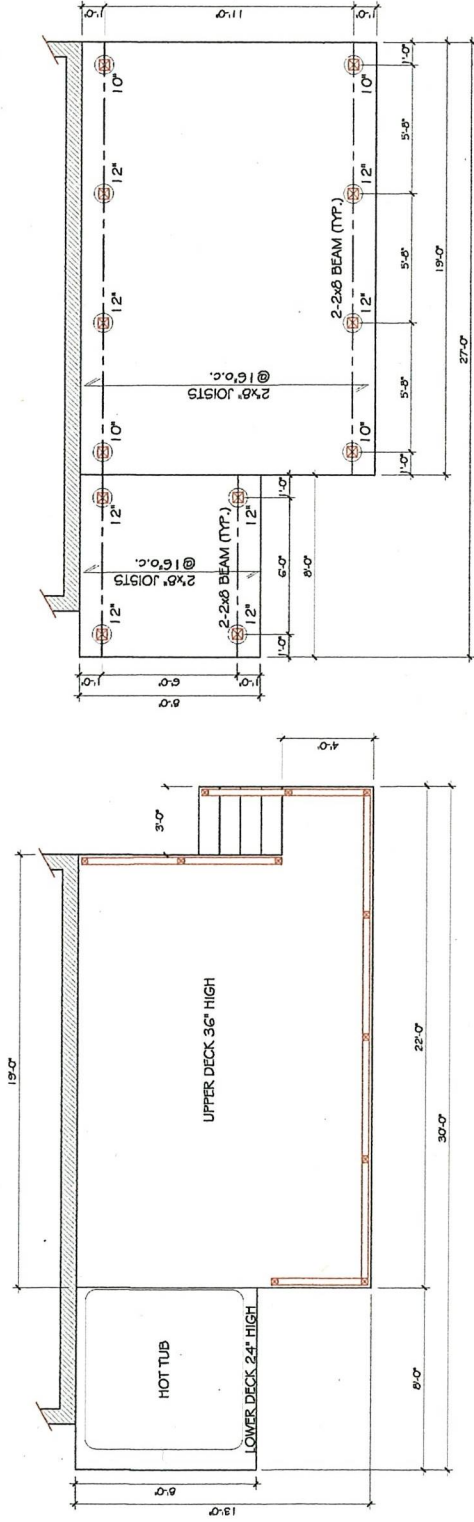
486 VALLEY ST  
PORT STANLEY

25-03

MAR 25, 2025

**Base**  $3/16" = 1'-0"$

A2



FRAMING PLAN  
SCALE 3/16" = 1'-0"

DECK PLAN  
SCALE 3/16" = 1'-0"

ALTERNATE FOOTING DESIGN

- DECK BOARDS 3/4" P.T. WOOD
- BEAMS FT 2"x6" w/ MAX 12" CANTILEVER
- JOISTS FT 2"x8" @ 16" o.c.
- POSITS FT 6x6
- 10" CONCRETE PIERS (TYP.) OR AS NOTED
- FOOTING TO BE MINIMUM 48" DEEP OR TO UNDISTURBED SOIL

	MINIMUM	MAXIMUM
RISE	125 (4'-7 7/8")	200 (7')
RUN	255 (10')	355 (14')
MAINTAIN UNIFORM RISE AND RUN THROUGHOUT ENTIRE FLIGHT OF STAIRS		

- ALL REQUIRED GUARDS TO HAVE 100 (40") MAX OPENINGS AND NO HORIZONTAL MEMBER BETWEEN 100 (40") AND 900 (2'-11") ABOVE TOP OF DECK TO FACILITATE CLIMBING
- FAN TRAP TREADS TO STRINGERS WITH 3-1/2" NAILS OR MIN. 3" #6 DECK SCREWS
- USE 3 FASTENERS EACH END FOR SINGLE MEMBER TREADS AND 2 FASTENERS EACH END OF EACH DOUBLE MEMBER TREAD
- MAXIMUM 1" NOSING OVERHANG
- MINIMUM 3-1/2" REMAINING AFTER NOTCHING STRINGER FOR TREADS
- TREAD THICKNESS MIN. 25 (1") ACTUAL, MIN 36 (1-1/2") WHERE SPAN BETWEEN STRINGERS EXCEEDS 750 (2'-6")
- MAX SPACING BETWEEN STRINGERS IS 900 (2'-11") SET BASE FLUSH WITH GRADE & ANCHOR STRINGERS TO BASE