



## NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

### 486 Valley Street, former Village of Port Stanley Application No. COA 07/25

TAKE NOTICE that an application has been made by the owner, **Dan and Melanie Rose**, for a minor variance/permission pursuant to Section 45 of the Planning Act, c. P.13, R.S.O. 1990, as amended, on lands known municipally as **486 Valley Street**, 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, August 11, 2025 @ 12:00 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?mid=10532#Minor-Variance>

The subject lands are within the Residential Zone 1 (R1) of the Village of Port Stanley Zoning By-law No. 1507. The applicants are requesting the following variance:

- i) To permit a coverage of 12.5% for accessory buildings, whereas Subsection 9.2.1.6(b) of the Village of Port Stanley Zoning By-Law 1507, as amended permits a maximum coverage of 8% for the accessory buildings.

Minor Variance Application COA 07/25 has been filed for the purpose of constructing a deck on the back of the existing dwelling that was recently reconstructed, in accordance with the plans accompanying the application.

**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 16<sup>th</sup> day of July, 2025.

Delany Leitch  
Secretary-Treasurer  
Municipality of Central Elgin Committee of Adjustment  
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