



**NOTICE OF A PUBLIC HEARING FOR A  
MINOR VARIANCE/PERMISSION  
184 Centennial Avenue, former Township of Yarmouth**

**Application No. COA 09-22**

TAKE NOTICE that an application has been made by the owners, **Dan and Deb Carter**, 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 **184 Centennial Avenue** former Township of Yarmouth, Municipality of Central Elgin.

The Committee of Adjustment of the Municipality of Central Elgin will hold a Public Hearing on **Monday, June 27<sup>th</sup>, 2022 at 6:40 p.m.** **The meeting will be conducted by Zoom Webinar and 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 2 (OS2) of the Township of Yarmouth Zoning By-law No. 1998.

The applicants have applied for a minor variance from the provisions of the Township of Yarmouth Zoning By-Law No. 1998, as amended. The applicants are requesting the following minor variance(s):

- (i) To permit eaves and eavestrough for an accessory building to project up to 0.75m into a required yard in an Open Space Zone, whereas the Zoning By-law does not permit eaves and eavestrough to project into a required yard in an Open Space Zone.
- (ii) To permit an additional residential unit in an accessory building with a height of 8m, whereas Subsection 7.6.5(b)(3) of the Zoning By-law permits a maximum height of 4m for an additional residential unit in an accessory building.
- (iii) To permit an additional residential unit with a floor area of 40.5% of the combined total floor area of the primary dwelling unit and the additional residential units, whereas Subsection 7.6.6 of the Zoning By-law permits a floor area of 40% of the combined total floor area primary dwelling unit and the additional residential units.
- (iv) To permit an accessory building 1.21m from the northerly side lot line, whereas Subsection 8.3.1.8.2 of the Zoning By-law requires a minimum side yard depth of 4.5m for buildings and other structures.

The applicants are proposing to construct a 28ft x 48ft detached garage located within the rear yard, the second storey will be used to accommodate an additional residential unit, as shown on 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 13<sup>th</sup> day of June 2022.

Dianne Wilson  
Secretary-Treasurer  
Municipality of Central Elgin Committee of Adjustment  
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