



## NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

**6809 Yarmouth Centre Road, former Township of Yarmouth**

**Application No. COA 09/24**

TAKE NOTICE that an application has been made by the owner, **Barry and Anita Waite**, 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 **6809 Yarmouth Centre Road**, 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, September 9, 2024 @ 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 in the Open Space Zone 1 (OS1) of the Township of Yarmouth Zoning By-law No. 1998.

The applicant has applied for a minor variance from the provisions of the Township of Yarmouth Zoning By-Law No. 1998, as amended. The applicant is requesting the following minor variance:

- i) To permit one additional residential unit in a detached accessory structure to be serviced with a private septic system and private well, whereas Subsection 7.6.2 of the Zoning By-law requires an additional residential unit (ARU) to be serviced with a municipal water supply system and a municipal sanitary supply system.
- ii) To permit one additional residential unit in an accessory structure with a maximum building height of 4.3m, whereas Subsection 7.6.5(3) of the Zoning By-law provides that an additional residential unit may be permitted in an accessory structure on the same lot as the primary dwelling with a maximum building height of 4m.

The applicants were granted a minor variance (COA06/24) in August of 2024 for the purpose of constructing a detached 73.67sqm (792.98sqft) additional residential unit (ARU) on private services (septic system and well). The applicants have since discovered that views from their existing house would be adversely impacted based on their previous location and have since submitted Minor Variance Application COA09/24 to reflect the proposed new building location, as shown on the new site plan prepared by WALL to WALL CONSTRUCTION and accompanying Minor Variance Application COA 09/24.

**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 29<sup>th</sup> day of August, 2024.

Delany Leitch  
Secretary-Treasurer  
Municipality of Central Elgin Committee of Adjustment  
450 Sunset Drive, 1<sup>st</sup> Floor, St. Thomas, Ontario N5R 5V1  
Telephone: (519) 631-4860 ext. 286  
e-mail: [deleitch@centralelgin.org](mailto:deleitch@centralelgin.org)