



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

109 Sandcastle Key, former Village of Port Stanley

Application No. COA 10/25

TAKE NOTICE that an application has been made by the owner **Carey Smith** 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 **109 Sandcastle Key**, 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, October 6, 2025 at 6:15 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 zoned Residential Zone 1 (R1) and are subject to Special Use Regulation 72 (R1-72) under the Village of Port Stanley Zoning By-law No. 1507.

The applicants have applied for a minor variance from the provisions of the Village of Port Stanley Zoning By-law No. 1507, as amended. The applicants are requesting the following minor variance:

- i) To provide relief from Section 9.2.2.72.6 of the Village of Port Stanley By-law No. 1507 to permit lot coverage of 52% as opposed to the by-law maximum 40% to facilitate the construction of a deck in the rear yard of the lot.

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 25th day of September, 2025.

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