



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

43865 Sparta Line, former Township of Yarmouth

Application No. COA 13-25

TAKE NOTICE that an application has been made by the owner **Doug Ward** 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 as **43865 Sparta Line**, 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, November 10, 2025 at 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 property is designated 'Agricultural' in the Official Plan and zoned Open Space 1 (OS1) Zone.

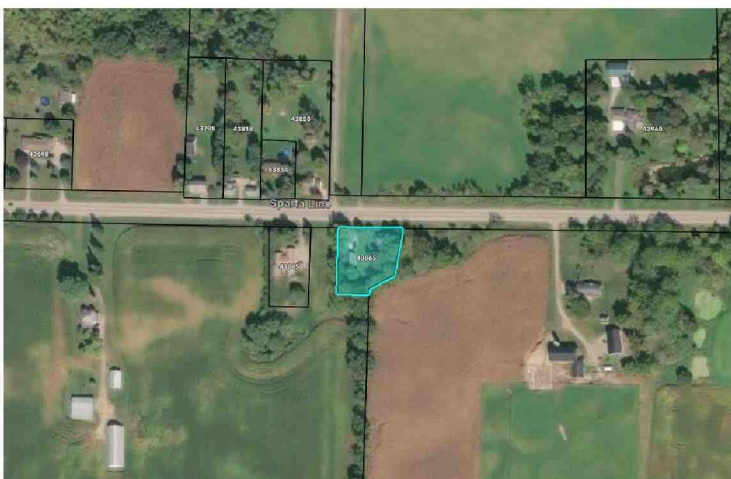
The applicant has applied for a minor variance from the provisions of the Township of Yarmouth Zoning By-Law No. 1998, as amended. The applicant is requesting the following minor variance(s):

- i) To provide relief from Section 8.2.1.7.1 of the Township of Yarmouth Zoning By-law No. 1998 to permit a front yard depth of 15.7 metres as opposed to the 19.8 metres required by the By-law to facilitate the redevelopment of the lot with a new residential dwelling.

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 30th day of October 2025.



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