



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

Form MVA-1/2014

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsection 2 of Ontario Regulation 200/96) and any fee under Section 69(1) of the Planning Act, the application will be deemed incomplete and the time periods referred to in section 45(4) of the Act will not begin. Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp – Date Received:

Fee Paid: [] Yes [] No

- The completed application form and declarations.
- 1 digital copy of sketch/plan showing EXISTING and PROPOSED building(s) and structure(s) on subject lands, where applicable.
- Application Fee made payable to "The Municipality of Central Elgin". Application Fee Amount: \$ 553.75
- A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 7, if the Owner is not filing the application.
- Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

Three horizontal lines for listing reports or studies.

About Pre-Consultation

Prior to submitting this application for a Minor Variance to the Municipality of Central Elgin, a proponent is encouraged to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application.

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Municipality of Central Elgin
Planning and Engineering Services Department
450 Sunset Drive, St. Thomas, Ontario N5R 5V1

Telephone: 519-631-4860
Facsimile: 519-631-4036

Personal information is collected under the authority of the Planning Act and will be used only for the purposes of considering and reviewing your application.



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for a Minor Variance/Permission under Section 45 of the *Planning Act*.

1. Name of applicant: Jesse Nieman
Address: 103 Gaylord Road St Thomas Ontario N5P 3S3
Telephone (home): 519-872-2489 (business) _____
E-Mail: Jesse@mpcustomhomes.ca

2. Is the applicant the owner of the land? Yes No If no, please provide:
Name of owner: Brytni Gillies
Address: 43850 Sparta Line St. Thomas Ontario
Telephone (home): 519-868-4478 (business) _____
E-Mail: Brytnigillies@hotmail.com

3. When was the subject land acquired by the current owner? December 2011

4. Name of Agent (if any): _____
Address: _____
Telephone: (home): _____ (business) _____
E-Mail: _____

5. Location of Property ("subject lands"):
Registered Plan No.: 5 PT Lot 9 Lot No.(s): _____
Concession No.: Concession 4 Lot No.(s): _____
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: 43850 Sparta Line

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Residential

7. Current applicable Zoning By-law: 7.6 Additional Residential Units
Current applicable zone: _____

8. What is the present use(s) of the subject lands? Single Family Dwelling Unit

How long has this use(s) continued on the subject lands? 40 plus years

9. What is the proposed use of the subject lands? We wish to add an auxillary dwelling unit to the property.

10. Nature and extent of relief from the zoning by-law: We wish to add the ADU on privately owned property with well and septic. The property does NOT have municipal services.
We are slightly exceeding the 4.0 meter height allowance. We are slightly over the 40% size threshold.

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: _____
There is not municipal services available on site. We will use a shared field bed and well.

11. Dimensions of the subject lands:
Frontage (m): 37.5 on Sparta Line Street/Road/Highway
Depth (m): 120
Area (m²): 6,150

12. Access to the subject lands is provided by:
 A Provincial highway or municipal road that is maintained year-round or other public road;
 A right of way; or
 By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

13. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

<u>EXISTING</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	<u>Single Family Dwelling Unit</u>		
Length (m):	<u>18</u>		
Width (m):	<u>15.5</u>		
Height (m):	<u>8.5</u>		
No. of storeys:	<u>2</u>		
Ground floor area (m ²):	<u>139</u>		
Gross floor area (m ²):	<u>235</u>		
Parking area (m ²):	<u>1000</u>		
Setback, front lot line (m):	<u>15</u>		
Setback, rear lot line (m):	<u>90</u>		
Setback, side lot line (m):	<u>15</u>		
Setback, side lot line (m):	<u>15</u>		
Date constructed:	<u>1960</u>		

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) X BRYTNI LYN GILLIES, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize MP Custom Homes to prepare and submit an Application for a Minor Variance.

X Gillies
Signature
26 11 2025
Day Month Year

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I X BRYTNI LYN GILLIES (please print name) the Owner Applicant Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.

X Gillies
Signature 26 11 2025
Day Month Year

- ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
- ✓ The location and nature of any easement affecting the subject land.

19. This application must be filed with the **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** or with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$500.00**.

PLEASE MAKE CHEQUES PAYABLE TO “THE MUNICIPALITY OF CENTRAL ELGIN”

DECLARATION:

I, X BRYNNI LYN GILLIES of ST. THOMAS
do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the _____ of _____

In the County of _____
this _____
day of _____ A.D. _____

X *Brynni Lyn Gillies*
Signature of Owner or Authorized Agent

A Commissioner, etc.