



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

Melchers Developments Inc.
Lot 52, 87 The Promenade, former Village of Port Stanley

Application No. COA 13-22

TAKE NOTICE that an application has been made by the owners **Melchers Developments Inc.** 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 **Lot 52, 87 The Promenade** 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, December 12th, 2022 at 6:50 p.m.** The meeting will be conducted in person in the Council Chambers, Elgin County Administration Building, 450 Sunset Drive, St. Thomas and by Zoom Webinar. Should you choose to attend by ZOOM, detailed instructions to join the Zoom meeting can be found at:

www.centralelgin.org/en/building-and-development/current-planning-applications.aspx#Minor-Variance

The subject lands are located within the Residential Zone 1 (R1-72) of the Village of Port Stanley Zoning By-law No. 1507, the applicant is requesting the following minor variance:

- i) To permit a maximum lot coverage of 43%, whereas Subsection 9.2.2.72.6 of the Village of Port Stanley Zoning By-Law 1507 permits a maximum lot coverage of 40%.

The applicant is proposing to develop the subject lands with a one storey single detached dwelling, the proposed variance has been requested to increase the maximum allowable lot coverage by 3% (12.28sqm).

ADDITIONAL INFORMATION regarding this application may be accessed on the Municipality's website: 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 29th day of November 2022.

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