



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

150 Second Street, former Village of Port Stanley

Application No. COA 03-23

TAKE NOTICE that an application has been made by the owner **Susan Joann Grafham** 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 **150 Second Street** 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, March 27th, 2023 at 6:30 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 within the Residential Zone 1 (R1) of the Village of Port Stanley Zoning By-law No. 1507.

The applicant has applied for a minor variance from the provisions of the Village of Port Stanley Zoning By-Law No. 1507, as amended. The applicant is requesting the following minor variance:

- i) To permit a coverage of 43% for the dwelling, whereas Subsection 9.2.1.6(a) of the Zoning By-law permits a maximum coverage of 25% for the dwelling.
- ii) To permit an addition 1.34m from the rear lot line, whereas Subsection 9.2.1.7.3 of the Zoning By-law requires a minimum rear yard depth equal to the height of the main building.
- iii) To permit a maximum floor area ratio of 0.43, whereas Subsection 9.2.1.9 of the Zoning By-law permits a maximum floor area ratio of 0.40.

The applicant is proposing to construct a 4.5m x 6.7m, one storey addition (four season sunroom and bedroom) on the south side of the existing dwelling, as shown on the plans accompanying the application. The applicant is proposing to remove the existing shed and deck to accommodate the proposed addition.

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 15th day of March 2023.

Delany Leitch
Secretary-Treasurer
Central Elgin Committee of Adjustment
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