



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

1551945 Ontario Limited
431 Front Street, former Village of Port Stanley

Application No. COA 10-22

TAKE NOTICE that an application has been made by the owners, **1551945 Ontario Limited** 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 **431 Front 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 **Thursday, August 18th, 2022 at 12:50 p.m.** **The meeting will be conducted by Zoom Webinar and 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 located 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(s):

- i) To permit a lot depth of 82.36ft (Retained Lot / Parcel A), whereas Subsection 9.2.1.5 of the Zoning By-law requires a minimum lot depth of 100ft.
- ii) To permit a lot depth of 78.76ft (Severed Lot / Parcel B), whereas Subsection 9.2.1.5 of the Zoning By-law requires a minimum lot depth of 100ft.
- iii) To permit a coverage of 40% (Retained Lot / Parcel A) for the existing dwelling, whereas Subsection 9.2.1.6(a) of the Zoning By-law permits a maximum coverage of 25% for the dwelling.

The proposed variances are in support of a severance application (E85/21) for the purpose of creating a residential building lot on Tower Heights Drive.

DATED at the Municipality of Central Elgin this 27th day of July 2022.

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