



MUNICIPALITY OF
West Elgin

**Notice of Public Hearing Concerning An
Application for a Minor Variance
Pursuant to Section 45 of *the Planning Act*, R.S.O 1990 *(Revised)***

Location: 151 Moriah Street
Owners/Applicants: Dawn Geddes and Keith Montgomery
File: D13 02-2021

Please be advised that the Municipality of West Elgin Committee of Adjustment will hold a Public Hearing to consider the above noted minor variance application. A virtual Public Hearing is being held due to the COVID-19 provincial emergency order.

Thursday, June 10th, 2021 at 10:00 a.m.

You are being notified of this application because your name appears on the assessment roll for properties within 60 metres (196.85 feet) of the subject lands or you are an agency requiring notice.

Property Information

The subject lands are situated on the north side of Moriah Street within the community of Rodney being Block A, Lots 3 and 4, Plan 105 and known municipally as 151 Moriah Street. The subject lands currently contains an existing single unit dwelling and detached garage. The subject lands are zoned Residential First Density (R1), as shown on Schedule "B", Map No. 4 in the Municipality of West Elgin Comprehensive Zoning By-law 2015-36.

Purpose and Effect

The purpose of this application is to permit the construction of an accessory use detached garage.

The effect of the variance is to seek relief to the Municipality of West Elgin Comprehensive Zoning By-law 2015-36 from Section 4.1(f) that requires accessory buildings or structures not to exceed ten (10) percent lot coverage of the total lot area, proposing an increase in maximum accessory use lot coverage of 13.14%, for the proposed accessory use detached garage and existing accessory use detached garage.

The location of the subject lands is shown on Schedule "A" attached to this notice. The variance, if granted, would be subject to such conditions, as the Committee of Adjustment deems necessary or reasonable in the circumstances.

Providing Comments

Any person may attend the virtual Public Hearing and/or make written or verbal representation either in support or in opposition to the proposed minor variance. If you wish to attend the virtual Public Hearing, please contact the Municipal Planner, by email or by phone (listed below) no later than 8:30 a.m. on **June 10th, 2021** to receive an invitation to the hearing. Verbal representation for the virtual Public Hearing may be provided electronically or by phone. If you wish to participate in the virtual Public Hearing and you do

not have internet access, wireless internet access is available to the public outside any Elgin County Public Library. Written submissions regarding this application must be submitted to the attention of the Municipal Planner by email or in-person to the Municipal Office drop box located to the right of the front door by no later than 8:30 a.m. on June 10th, 2021.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a Planning Report, Council/Committee Agenda or Council/Committee Minutes.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property, which is visible to all the residents.

Appeals

If a person or public body does not make oral submissions at the virtual Public Hearing or make written submissions to the Municipality of West Elgin Committee of Adjustment before the minor variance is granted, the person or public body is not entitled to appeal the decision of the Municipality of West Elgin to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at the public hearing or make written submissions to the Municipality of West Elgin Committee of Adjustment before the minor variance is granted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeals Tribunal unless, in the opinion of the Local Planning Appeals Tribunal, there are reasonable grounds to do so.

Additional Information

Additional information related to the minor variance may be obtained by contacting the Municipal Planner by email or by phone between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Dated at the Municipality of West Elgin this 28th day of May, 2021. **Revised 2nd day of June, 2021.**

**Jana Nethercott
Secretary-Treasurer
Committee of Adjustment
Municipality of West Elgin**

**Bryan Pearce, HBA, CPT, MCIP, RPP
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