



MUNICIPALITY OF
West Elgin

**Committee of Adjustment
Notice of Decision of a Minor Variance**

Attached is a certified copy of the decision of the Committee of Adjustment in the matter of an Application D13 02-2021 for a minor variance pursuant to Section 45 (10) of the Planning Act, R.S.O. 1990, as amended.

Take Notice that the applicant, the Minister or any other person or public body who has an interest in the matter may appeal the decision to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment, not later than the **30th day of June, 2021**, a Notice of Appeal, accompanied by the Tribunal fee, in the amount of \$400.00 for the first appeal and \$25.00 for each further appeal related to the same matter. Certified Cheques or Money Orders are to be made payable to the Minister of Finance and in Canadian funds. If you wish to appeal, a copy of an appeal form is available from the Local Planning Appeal Tribunal website at: <https://olt.gov.on.ca/tribunals/lpat/about-lpat/>

Additional Information regarding this application for minor variance is available for review, at the West Elgin Municipal Office, or by contacting the Municipal Planner, Bryan Pearce, HBA, CPT, MCIP, RPP via cell at 519-280-1028 or e-mail at planning@westelgin.net

Dated this 14th day of June, 2021.

Jana Nethercott, Clerk
Secretary-Treasurer of the Committee of Adjustment
Municipality of West Elgin
22413 Hoskins Line, Box 490
Rodney, Ontario N0L 2C0
Telephone: 519-785-0560
Fax: 519-783-0644
Email: clerk@westelgin.net



The Corporation of the Municipality of West Elgin

Decision of Committee of Adjustment

Pursuant to Section 45 of *the Planning Act*, R.S.O. 1990

Re: Minor Variance Application File # D13 02-2021
Location: 151 Moriah Street
Legal Description: Block A, Lots 3 and 4, Plan 105
Owners/Applicants: Dawn Geddes and Keith Montgomery

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 to 13.14%, to permit the construction of a 119 square metre (1280 square foot) accessory use detached garage

Decision and Reasons of the Committee

The application is hereby granted to obtain relief from Section 4.1(f) of the Municipality of West Elgin Zoning By-law 2015-36 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 to 13.14%, to permit the construction of a 119 square metre (1280 square foot) accessory use detached garage, subject to the following conditions:

1. That the proposed development is substantially in accordance with the Minor Variance D13 02-2021 drawings, as appended to Planning Report 2021-21 and to Schedule A of this decision.

22413 Hoskins Line, Rodney ON N0L 2C0

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Reasons of the Decision, in accordance with Planning Report 2021-21:

- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Official Plan;
- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Zoning By-Law #2015-36;
- The variance requested desirable for the appropriate and orderly development and use of the lands and buildings; and
- The variance is minor in nature.


The effect of written and oral submissions on the Decision is contained within Planning Report 2021-21 and the minutes of the Committee of Adjustment Meeting.

Dated this 10th day of June, 2021.

ELECTRONIC RECORDED VOTE	TO GRANT	TO REFUSE	Absent	Present
Chairperson & Committee Member, Duncan McPhail	<u>Yes</u>	_____	()	(✓)
Committee Member, Richard Leatham	<u>Yes</u>	_____	()	(✓)
Committee Member, Taraesa Tellier	_____	_____	(✓)	()
Committee Member, Angela Cammaert	<u>Yes</u>	_____	()	(✓)
Committee Member, Bonnie Rowe	<u>Yes</u>	_____	()	(✓)

Certification of the Committee's Decision

I, Jana Nethercott, being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Municipality of West Elgin, certify that this is a true copy of the Committee's Decision.



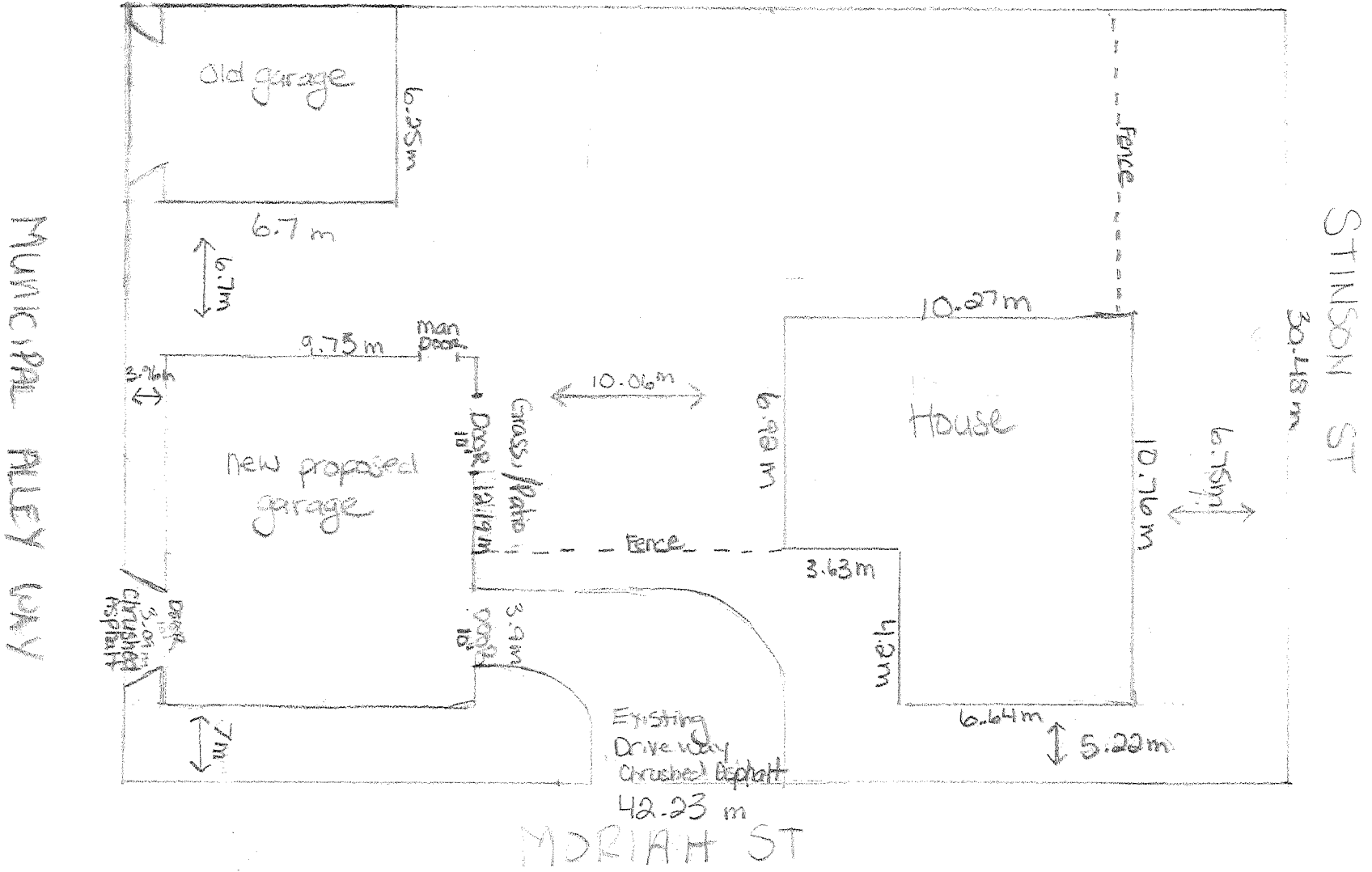
 Secretary- Treasurer

June 10, 2021

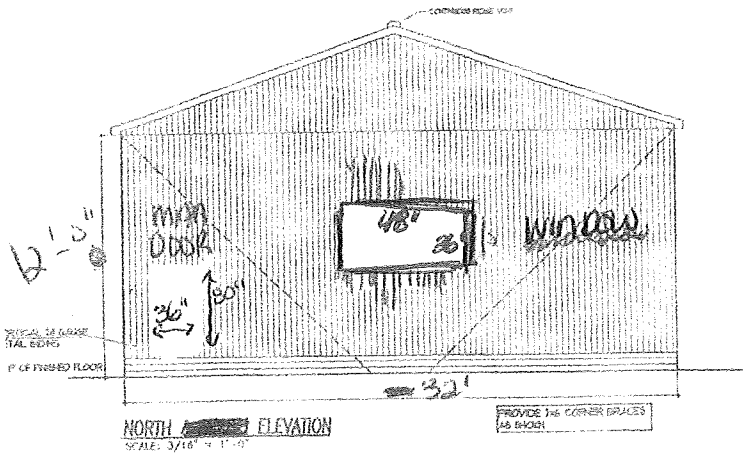
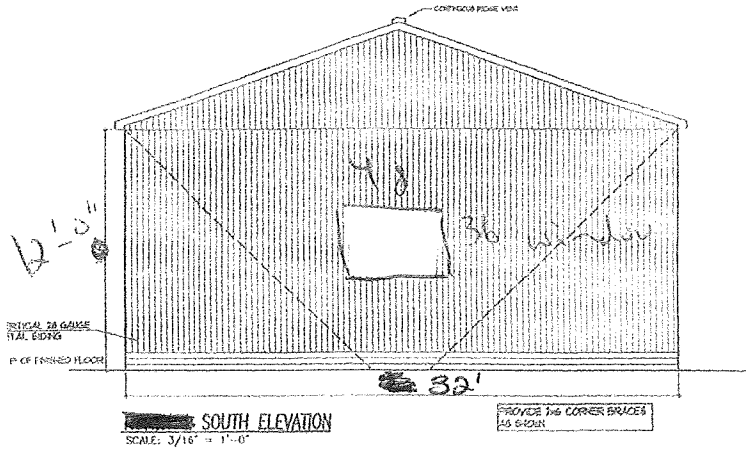
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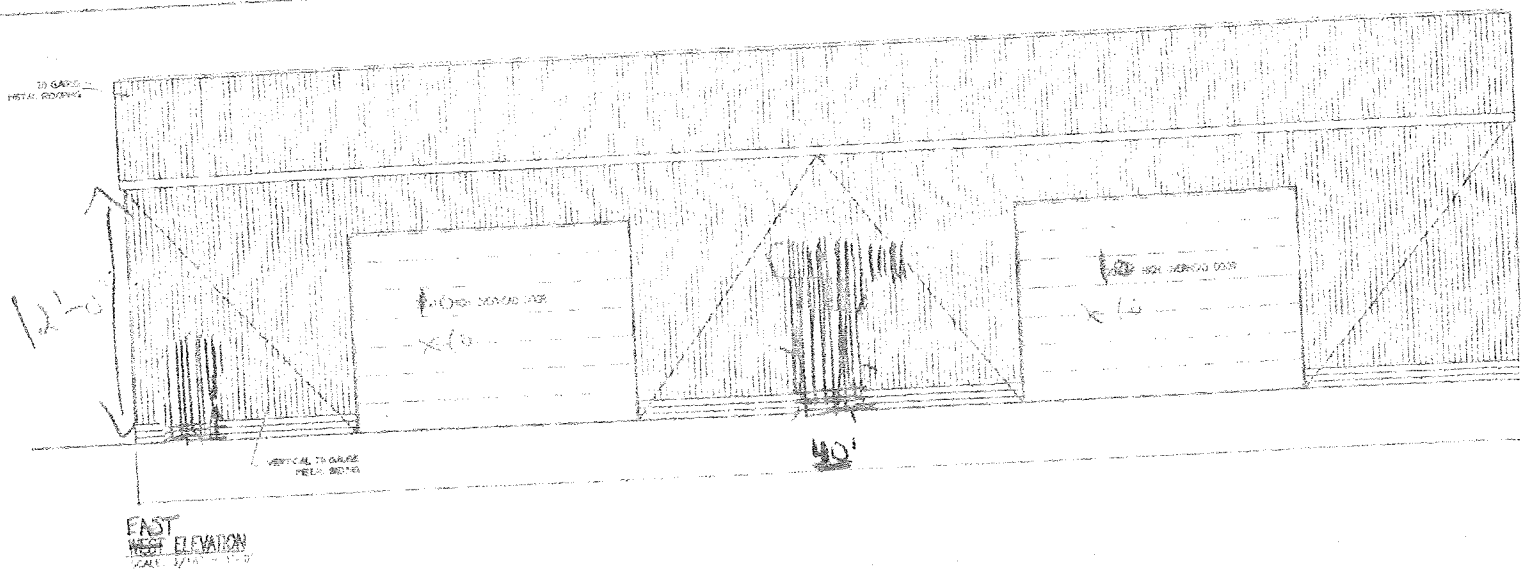
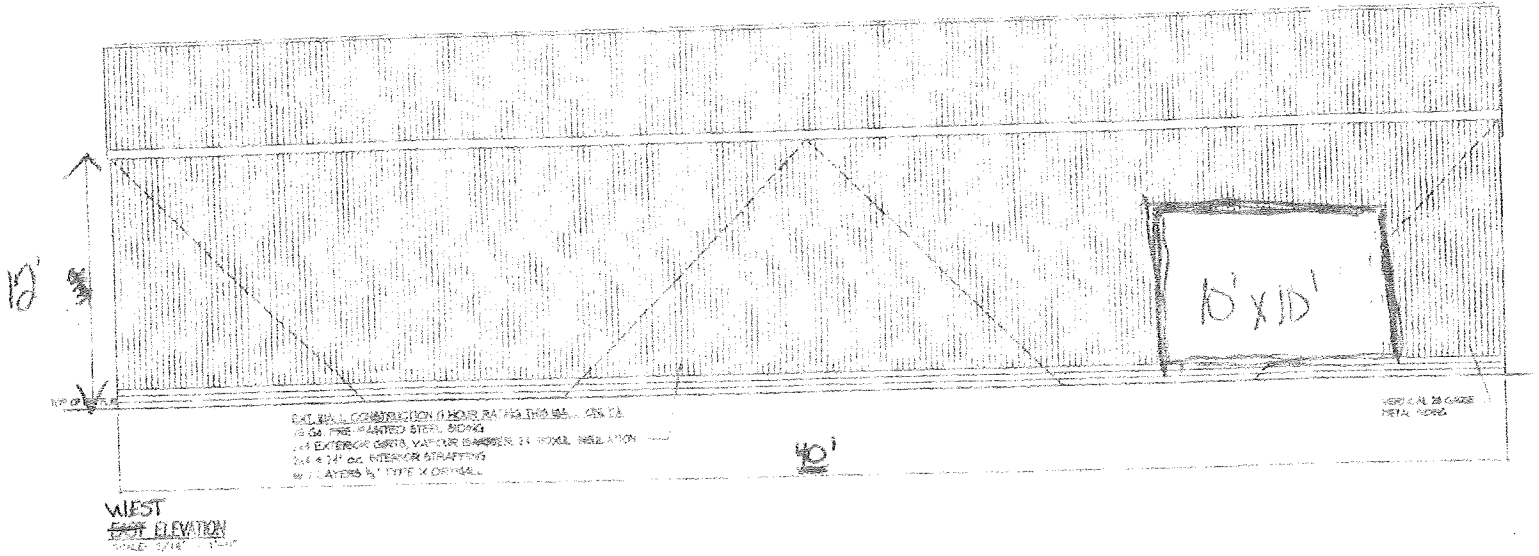
Schedule A – D13 02-2021 Drawings

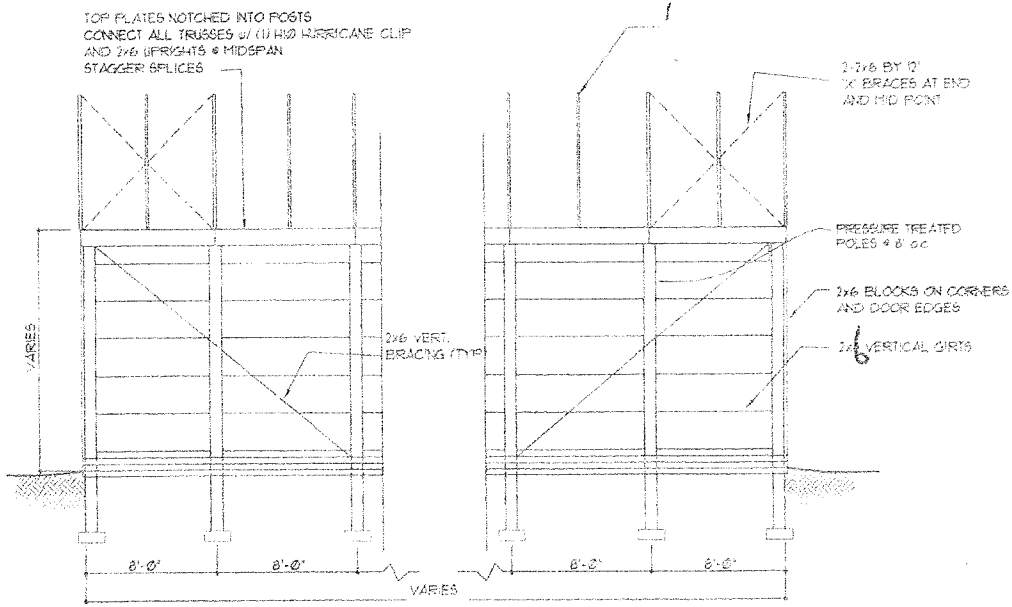
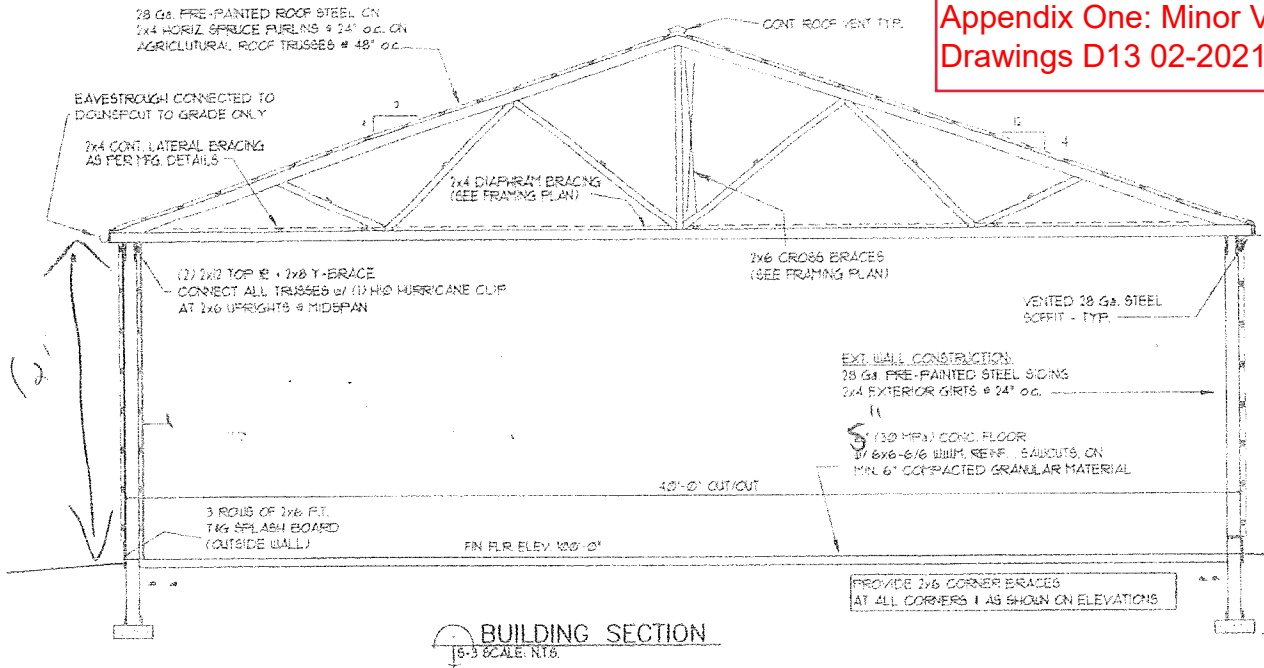
Planning Report 2021- 21
 Appendix One:
 Minor Variance Drawings D13 02-2021



Planning Report 2021- 21
Appendix One: Minor Variance
Drawings D13 02-2021





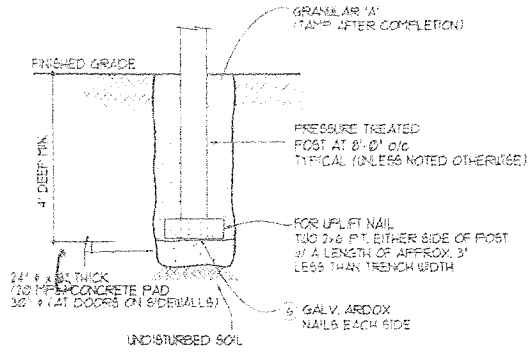


GENERAL NOTES

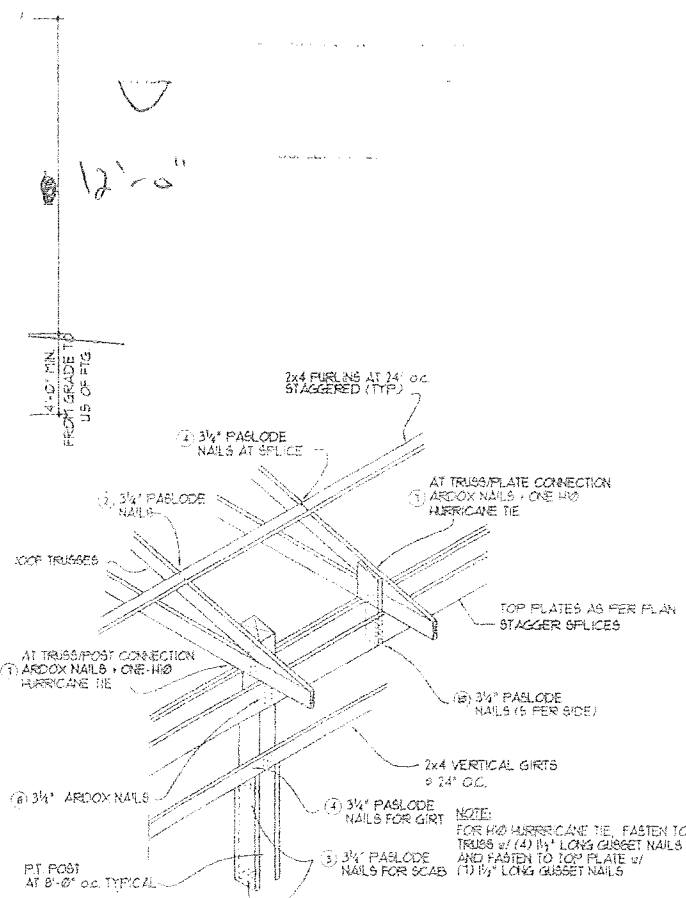
- 10 GENERAL
- 11 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR FABRICATION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. SHOULD FIELD CONDITIONS OR DIMENSIONS VARY FROM DESIGN DRAWINGS, THE CONSULTANT SHALL BE NOTIFIED.
- 12 THE LOCATION OF UTILITIES IS NOT SHOWN ON THESE DRAWINGS. THE ONUS LIES UPON THE CONTRACTOR TO ASCERTAIN, AT HIS OWN EXPENSE, THE EXACT LOCATION OF EACH UTILITY.
- 13 CODES
- 21 THE NATIONAL BUILDING CODE OF CANADA, 1989 EDITION, LATEST REVISIONS, AND THE BUILDING CODE OF ONTARIO 1991, ONT. REG. 403/91, LATEST REVISIONS, SHALL BE THE BASIS FOR DESIGN AND CONSTRUCTION OF ALL WORK.
- 22 HEALTH AND SAFETY ACT ONT. REG. 203/91, LATEST REVISIONS.

- 5.0 CARPENTRY WORK
- 5.1 CARPENTRY WORK SHALL INCLUDE ALL LAMB BLOCKING, INSTALLATION OF DOORS, FRAMES, ALL NAILERS, FASTENERS, BOLTS, WASHERS, NL
- 5.2 ALL FRAMING LUMBER TO BE S-P-F No. 1 OR 1 PRESSURE TREATED LUMBER TO BE IN ACCOR Q15, GRADE B FIR PLYWOOD IN ACCORDANCE
- 5.3 SUPPLY ALL ROUGH HARDWARE WHERE REQUIRED EXPANSION BOLTS, ETC., TO BE OF SUFFICIENT
- 5.4 INSTALL HOLLOW METAL DOOR FRAMES PLUMB ON DRAWINGS COMPLETE WITH HARDWARE.

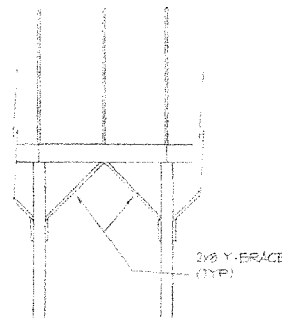
Planning Report 2021- 21
Appendix One: Minor Variance
Drawings D13 02-2021



FOOTING DETAIL
 SCALE: N.T.S.



ROOF TRUSS CONNECTION DETAIL
 SCALE: N.T.S.



TYPICAL Y-BRACING DETAIL
 SCALE: N.T.S.