



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**

Location: 192 Main Street
Owners/Applicants: Greg Howse and Steven Howse
File: D13 02-2022

Please be advised that the Municipality of West Elgin Committee of Adjustment will hold a virtual Public Hearing to consider the above noted minor variance application.

Thursday, July 21st, 2022, at 9:30 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 south side of Main Street within the community of West Lorne being Part of Lots 2 and 3 Block 1, Plan 167 (being Part 2 on RP 11R-1634) and known municipally as 192 Main Street. The subject lands currently contains an existing single unit dwelling with an attached garage. The subject lands are zoned Residential First Density (R1), as shown on Schedule "C", Map No. 6 in the Municipality of West Elgin Comprehensive Zoning By-law 2015-36.

Purpose and Effect

The purpose of this application is to permit an already constructed deck attached to the existing single detached dwelling.

The effect of the variance is to seek relief from Section 8.1.1 R1 Zone Permitted Uses of the Municipality of West Elgin Comprehensive Zoning By-law 2015-36 to permit an increase in lot coverage from 30% to 33.5% and to permit a reduced front yard depth from 7.5 m to 5.8 m to permit an already constructed deck attached to the single detached dwelling.

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 4:30 p.m. on July 20th, 2022, 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 by no later than noon on July 20th, 2022.

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 Ontario Land Tribunal (formerly 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 Ontario Land Tribunal (formerly the Local Planning Appeals Tribunal) unless, in the opinion of the Ontario Land Tribunal (formerly 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 8th day of July 2022.

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

**Robert Brown, H. Ba, MCIP, RPP
Planner
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Schedule 'A'
Keymap:



Excerpt of Site Plan Drawing:

