



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:** 22167 Douglas Line  
**Owner/Applicant:** Norman Miller  
**Agent:** N/A  
**File:** D13 04-2020

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 at the West Elgin Recreation Centre, 135 Queen Street Rodney ON.

**Thursday, November 12<sup>th</sup>, 2020 at 1:00 p.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 east side of Douglas Line within the community of Port Glasgow being Concession 14, Part of Lot 6 (being Part 1 on RP 11R-10562) and known municipally as 22167 Douglas Line. The parcel currently contains a seasonal single unit dwelling and two sheds and is used for seasonal residential use. The subject lands are zoned Hamlet Residential (HR) and are within the Lake Erie Shoreline, regulated by Lower Thames Valley Conservation Authority, as shown on Schedule "G" Port Glasgow in the Municipality of West Elgin Comprehensive Zoning By-law 2015-36.

**Purpose and Effect**

The purpose of this application is to seek relief from Section 4.1 h) Accessory Uses, Buildings and Structures of the Municipality of West Elgin Comprehensive Zoning By-law No. 2015-36 to permit a detached carport. Section 4.1 h) states an accessory building or structure shall not be erected within two (2.0) metres of the main building except where a dwelling unit is a permitted accessory use. The existing dwelling is the main use and main building on the subject lands. The owner is proposing to construct a detached carport within 0.12 m (0.4 ft., 4") of the main building (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 public hearing and/or make written or verbal representation either in support or in opposition to the proposed minor variance. Written submissions regarding this application must be submitted to the attention of the Municipal Planner by email or in-person to the Municipal Office by no later than 8:30 a.m. on November 12<sup>th</sup>, 2020.

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 Agenda or Council 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 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 29<sup>th</sup> day of October 2020.

**Jana Nethercott,  
Secretary-Treasurer of the  
Committee of Adjustment**

**Municipality of West Elgin**  
22413 Hoskins Line  
Rodney, ON N0L 2C0  
Telephone: (519) 785-0560  
Fax: (519) 785-0644  
Email: [planning@westelgin.net](mailto:planning@westelgin.net)

# Schedule 'A'



### GENERAL NOTES

1. ALL WORK IS TO BE DONE TO THE STRICT COMPLIANCE OF THE CANADIAN BUILDING CODE (CBC).
2. ALL MATERIALS USED IN CONSTRUCTION SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.

### SITE LAYOUT

4" separation distance

### FOUNDATION PLAN

#### CONSTRUCTION DRAWING DISCLAIMER

This drawing is intended for use as a guide only and does not constitute a contract. The contractor is responsible for obtaining all necessary permits and approvals from the local authority. The Structural Engineering Company Ltd. is not responsible for any errors or omissions in this drawing.

**Barneswallow**

22167 Douglas Line, West Elgin, Ontario

Miller Res.  
22167 Douglas Line  
West Elgin, Ontario

SITE PLAN  
&  
FND. PLAN

DRAWING NO.  
**A 11**