



## 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:** 151 John St.  
**Owner:** Westerveld Holdings Inc.  
**File:** D13 01-2025

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 160 Main St. (West Lorne) on:

**Thursday, May 8<sup>th</sup>, 2024, at 3:45 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 parcel is 862.2 sq. m (9,281.2 sq. ft.) in area with 21.336 m (70 ft.) of frontage on John St. The applicant is proposing to construct a single detached dwelling with two additional dwelling units. The West Elgin Zoning By-law does permit a second dwelling unit under Section 4.22 however does not permit a third dwelling unit. Despite this the Planning Act, as a result of changes to increase housing supply and permit the development of additional dwelling units as-of-right, stipulates under Section 16(3) and 35.1 that policy or a by-law may not be passed that prohibits the use of two residential units in a single detached dwelling or one in the dwelling and one in a detached building. The purpose of the requested minor variance is to permit two additional dwellings units versus one consistent with the Planning Act and addressing the lag in what the Planning Act and West Elgin Zoning By-law currently permits. This will ensure compliance with Zoning, the Act and Building Code requirements.

#### **Purpose and Effect**

The effect of the variance is to seek relief from Section 4.22 to permit a total of two additional dwelling units in combination with the main permitted dwelling.

#### **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. If you wish to attend the Public Hearing, please contact the Municipal Planner, by email or by phone (listed below) no later than 4:30 p.m. on May 7<sup>th</sup>, 2025 as seating can be limited. Written submissions regarding this application must be submitted to the attention of the Municipal Planner by email by no later than noon on May 7<sup>th</sup>, 2025.

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**

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal. 2017, c. 23, Sched. 5, s. 98 (3); 2021, c. 4, Sched. 6, s. 80 (5); 2022, c. 21, Sched. 9, s. 13 (2).

