



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: 12450 Furnival Road
Owner/Applicant: V & V Enterprises
File: D13 7-2023

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.

Thursday, January 25th, 2024, at 4:00 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 1.6 ha (3.95 ac.) in area with 171 m (561 ft.) of frontage along Furnival Road. The property has been vacant since the 1990's but was the former location of a school prior to that. The applicant received zoning approval in 2023 to develop the property for residential purposes with a total of 4 semi-detached units and 32 townhouse units under a site-specific R3.3 Zone. After the property was surveyed it was determined to be shallower than reported making the setbacks shown on the concept plan at the time of approval incorrect. The applicant is requesting a minor variance to permit a reduction in the R3.3 front yard setback from 12 m to 9 m and a reduction in the rear yard setback from 6 m to 5.5 m to allow the development to move forward.

Purpose and Effect

The effect of the variance is to obtain relief from Subsection 10.3.3., as follows:

- i) Item d) - reduce the required front yard depth from 12 m to 9 m, and
- ii) Item f) – reduce the required rear yard depth from 6 m to 5.5 m.

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 January 24th, 2024 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 January 24th, 2024.

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).

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 12th day of January 2024.

Robert Brown, H. Ba, MCIP, RPP
Planner
Municipality of West Elgin

22413 Hoskins Line
Rodney ON N0L 2C0
Phone: 519-785-0560
Fax: 519-785-0644
Email: planning@westelgin.net

Schedule 'A'
Keymap:

