



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: 239 - 241 Furnival Road
Owner/Applicant: Shree Rodney Property Inc.
File: D13 8-2023

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 1,802.22 sq. m (19,399.5 sq. ft.) in area with a frontage of 38.223 m (125.4 ft.) along Queen St. The applicant has submitted an application for site plan approval for a new gas station, convenience store and retail space. The mix of uses is permitted in the C1 zone. As a result of revisions to the plan there are three zoning issues that would need to be addressed. The rear yard setback is less than the required 3m due to the orientation of the lot, the side yard setback along the east side is reduced from 4.5 m to 1.15 m and parking spaces are less than required. These items will need to be addressed through an application for minor variance.

Purpose and Effect

The effect of the variance is to obtain relief from Table 16-1, Item 3a), 4c) and Subsection 4.18.1, Item 32, as follows:

- i) Item 3a) - reduce the required side yard setback from 4.5 m to 1.1 m;
- ii) Item 4c) - reduce the required rear yard depth from 3 m to 0 m, and
- iii) Subsection 4.18.1 Item 32, to recognize the space at the gas pumps as the required parking for a permitted gas bar.

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

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Schedule 'A'
Keymap:



