



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: 175 Furnival Road

Owner/Applicant: Tyler Reid

Agent: N/A

File: D13 01-2020

Please be advised that the Municipality of West Elgin Committee of Adjustment will hold an online public hearing to consider the above noted minor variance application. An online public hearing is being held due to the prohibition of the gathering of more than five (5) people due to the COVID-19 provincial emergency order.

Thursday, June 11th, 2020 at 2:00 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 Furnival Road within the former Village of Rodney being Plan 67 Block D Lots 6 and 11 (being Part 1 on RP 11R-4739) and known municipally as 175 Furnival Road. The parcel currently contains a single unit dwelling, detached garage, above ground pool and pool deck and is used for residential use. The subject lands are zoned Residential First Density (R1) 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 f) Accessory Uses, Buildings and Structures of the Municipality of West Elgin Comprehensive Zoning By-law No. 2015-36 to permit an already constructed above ground pool deck. Section 4.1 f) states an accessory building or use shall not exceed ten (10) per cent coverage of the total lot area. As a result of the pool deck, the owner is proposing 16.37% coverage of the total lot area for the existing detached garage, existing above ground pool and already constructed above ground pool deck.

The location of the subject lands are shown on Schedule "A" on the back of 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 online 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 online public hearing, please contact the Municipal Planner, Heather James by email or by phone (listed below) no later than 8:30 a.m. on June 11th, 2020 to receive an invitation to the hearing. Verbal representation for the online public hearing may be provided electronically or by phone. If you wish to participate in the online 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 or in-person to the Municipal Office drop box located to the right of the front door by no later than 8:30 a.m. on June 11th, 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 of the residents.

Appeals

If a person or public body does not make oral submissions at the online 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 online 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 28th day of May, 2020.

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

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Schedule 'A'

