



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: 207 4th Street
Owner/Applicant: Elgin House to Home Inc.
File: D13 02-2024

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, November 14th, 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 lot is 790.6 sq. m (8,510.22 sq. ft.) in area with 20.09 m (65.9 ft.) of frontage along 4th Street. The property contains an existing semi-detached dwelling. The applicant received provisional consent approval from the County of Elgin LDC to split the dwelling into individual units (File E70-24). As a condition of approval a minor variance is required to recognize the reduced lot frontage of each lot.

Purpose and Effect

The effect of the variance is to seek relief from Table 9-1 Item 2b) to reduce the required lot frontage from 10.5 m per dwelling unit to 10 m per dwelling unit.

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 November 13th, 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 November 13th, 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 1st day of November, 2024.

Robert Brown, H. Ba, MCIP, RPP
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