



## 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:** 25361 Talbot Line  
**Owner:** Tina & Kurtis Wiebe  
**File:** D13 03-2024

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, December 19<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 lot is 1,147.5 sq. m (12,352 sq. ft.) in area with 25.5 m (83.66 ft.) of frontage along Talbot Line. The lot was created in April of 2023 with the intent of constructing a new single detached dwelling. Development of the lot faces two challenges in the hamlet of Eagle; 1) a large front yard setback from Talbot Line (26 m from the center of the ROW) and 2) the need for an area to accommodate a private on-site septic system. In order to address both the house is setback on the lot however this reduces the rear yard setback from the required 10 m to 5.99 m. Therefore, the applicants have requested a minor variance to reduce the required rear yard setback to both accommodate the County Road setback and provide room for a new septic system.

#### **Purpose and Effect**

The effect of the variance is to seek relief from Section 12.1, Table 12-1 Item 6) to reduce the required rear yard setback from 10 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 December 18<sup>th</sup>, 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 December 18<sup>th</sup>, 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).

