



Municipality of West Elgin

Minutes

Committee of Adjustment

November 14, 2024, 3:45 p.m.

Council Chambers

160 Main Street

West Lorne

Present: Richard Leatham
Taraesa Tellier
Bill Denning
Ryan Statham

Staff Present: Magda Badura
Terri Towstiuć
Robert Brown, Planner

1. Call to Order

Committee of Adjustment Chair R. Leatham called Meeting to Order at 3:45 pm.

2. Adoption of Agenda

COA 2024- 09

Moved: Taraesa Tellier

Seconded: Bill Denning

That West Elgin Committee of Adjustment hereby adopt the agenda of November 14, 2024, as presented.

Carried

3. Adoption of Minutes

COA 2024- 10

Moved: Ryan Statham

Seconded: Taraesa Tellier

That West Elgin Committee of Adjustment hereby adopt the minutes of January 25, 2024, and February 22, 2024, Committee of Adjustment, as presented.

4. Disclosure of Pecuniary Interest

None.

5. Purpose of Meeting

The purpose of this Public Meeting of the West Elgin Committee of Adjustment is to allow the presentation of one (1) application for Minor Variance and to allow interested members of the public an opportunity to ask questions or offer comments with regards to this application.

Written comments must be submitted to the Secretary-Treasurer of the Committee. If any member of the public would like to be notified in writing of the Committee of Adjustment's decision on a particular application, they are to provide their name and mailing address to the Secretary-Treasurer at clerk@westelgin.net. This will also entitle you to be advised of possible Local Planning Appeals Tribunal hearings in the event the decision on an application is appealed.

Notice was sent via regular mail on November 1, 2024, to property owners within 60 m (200 ft) of the subject property and to agencies requiring notice.

6. Minor Variance

COA 2024- 11

Moved: Taraesa Tellier

Seconded: Ryan Statham

That West Elgin Committee of Adjustment hereby receives the report from Robert Brown, Planner, regarding Minor Variance Application D-13 2-2024 – Recommendation Report (Planning Report 2024-30).

And that West Elgin Committee of Adjustment grant Minor Variance D-13 2-2024, to obtain relief from Section 9.1, Table 9-1, Item 2b) to reduce the required lot frontage from 10.5 m to 10 m for a semi-detached dwelling unit.

Carried

6.1 Written Comments Received

None received at Municipal Office.

6.2 Committee Comments

B. Denning questioned Mr. Brown, Planner, if this would set a precedence in the Municipality. Mr. Brown advised that it would not, in his opinion, as this is a common approach/solution.

6.3 Public Comment

None.

7. Adjournment

COA 2024- 12

Moved: Bill Denning

Seconded: Taraesa Tellier

That West Elgin Committee of Adjustment hereby adjourn this Public Meeting held pursuant to the *Planning Act* at 3:52 pm.

Carried

Richard Leatham, Chair

Terri Towstiuc, Secretary/Treasurer