



Municipality of West Elgin

Minutes

Committee of Adjustment

January 22, 2026, 3:45 p.m.

Council Chambers

160 Main Street

West Lorne

Present: Richard Leatham
Taraesa Tellier
Bill Denning
Ryan Statham
Philip Sousa

Staff Present: Terri Towstiuc, Recording Secretary/Clerk
Robert Brown, Planner
Robin Greenall, Chief Administrative Officer
Dave Charron, Manager of Infrastructure & Development

**This Meeting was held in Hybrid format and the recording is available at
www.westelgin.net**

1. Call to Order

Committee of Adjustment Chair to Call Meeting to Order at 4:16 pm.

2. Adoption of the Agenda

Moved: Taraesa Tellier

Seconded: Ryan Statham

That West Elgin Committee of Adjustment hereby adopt the agenda of January 22, 2026, as presented.

Carried

3. Disclosure of Pecuniary Interest

None.

4. Adoption of Minutes

Moved: Ryan Statham

Seconded: Taraesa Tellier

That West Elgin Committee of Adjustment hereby adopt the minutes of May 8, 2025 Committee of Adjustment, as presented.

Carried

5. Purpose of Meeting

The purpose of this Public Meeting of the West Elgin Committee of Adjustment is to allow the presentation of two (2) applications for Minor Variance and to allow interested members of the public an opportunity to ask questions or offer comments with regards to these applications.

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 January 9, 2026 to property owners within 60 m (200 ft) of the subject properties and to agencies requiring notice.

6. Minor Variance D-12 2-2025

6.1 Planners Report

Moved: Ryan Statham

Seconded: Bill Denning

That West Elgin Committee of Adjustment hereby receives the report from Robert Brown, Planner, regarding Minor Variance Application D-13 2-2025 – Recommendation Report (Planning Report 2026-02).

And that West Elgin Committee of Adjustment grant Minor Variance D-13 2-2025, to obtain relief from Section 24.1, Table 23-1, item 2, to reduce the minimum lot frontage from 30 m to 10 m, without conditions.

Carried

6.2 Written Comments Received

None.

6.3 Public Comment

David Neyens, abutting neighbour to the applicant property, spoke regarding the proposed use, and what the intended future use of the property will be. Mr. Brown indicated the current use is institutional, and confirmed a application has been received, but not deemed complete for the future requested use, however details will be forthcoming soon. Mr. Neyens also requested details about what protection measures would be in place for residential damage, if there is future construction.

Ben Puzanov, Planner, Thames Valley District School Board, advised Council that he agrees with the analysis and with the proposed recommendation.

6.4 Committee Comments

None.

7. Minor Variance D-12 3-2025

7.1 Planners Report

Moved: Ryan Statham

Seconded: Bill Denning

That West Elgin Committee of Adjustment hereby receives the report from Robert Brown, Planner, regarding Minor Variance Application D-13 3-2025 – Recommendation Report (Planning Report 2026-03).

And that the West Elgin Committee of Adjustment grant Minor Variance D-13 3-2025, to obtain relief from Section 7.1, Table 7-1, item 2 to reduce the minimum lot frontage from 30 m to 12 m, without conditions.

Carried

7.2 Written Comments Received

None.

7.3 Public Comments

None.

7.4 Committee Comments

None.

8. Adjournment

Moved: Taraesa Tellier

Seconded: Ryan Statham

That West Elgin Committee of Adjustment hereby closes this Public Meeting held pursuant the *Planning Act* at 4:34 pm.

Carried

Richard Leatham, Chair

Terri Towstiuc, Secretary/Treasurer