



The Corporation of the Municipality of West Elgin

Decision of Committee of Adjustment

Pursuant to Section 45 of the *Planning Act*, R.S.O. 1990

Re: Minor Variance Application File # D13 04-2020

Location: 22167 Douglas Line

Owner/Applicant: Norman Miller

Purpose and Effect

The purpose of this application is to seek relief from Section 4.1 h) Accessory Uses, Buildings and Structures of the Municipality of West Elgin Comprehensive Zoning By-law No. 2015-36 to permit a detached carport. Section 4.1 h) states an accessory building or structure shall not be erected within two (2.0) metres of the main building except where a dwelling unit is a permitted accessory use. The dwelling which is currently under major reconstruction is the main use and main building on the subject lands. The owner is proposing to construct a detached carport within 0.12 m (0.4 ft., 4") of the main building (dwelling) (as shown on the attached Schedule 'A').

Maps showing the location of the lands to which this proposed minor variance applies are attached.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to approve this variance application with for the following reasons:

- The variance is minor in nature;
- The proposed minor variance represents appropriate use of the subject property;
- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Official Plan;
- The requested variance conforms to the general intent and purpose of the Municipality of West Elgin Zoning By-Law #2015-36.

This Decision has been made subject to the following condition:

1. The owner must make an application for an entrance permit for a new entrance for the subject lands prior to an application for a building permit for the detached car port.

Effect of Public and Agency Comments on Decision of Committee of Adjustment

No public comments were received on this application so there was no effect on the decision.

Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

Dated this 12th day of November, 2020.

Duncan McPhail

Richard Leatham

Taraesa Tellier

Angela Cammaert

Yes

Bonnie Rowe

Certification of the Committee's Decision

I, Jana Nethercott, being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Municipality of West Elgin, certify that this is a true copy of the Committee's Decision.

Secretary- Treasurer

Date

Appeals

If a person or public body does not make oral submissions at a 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 (LPAT).

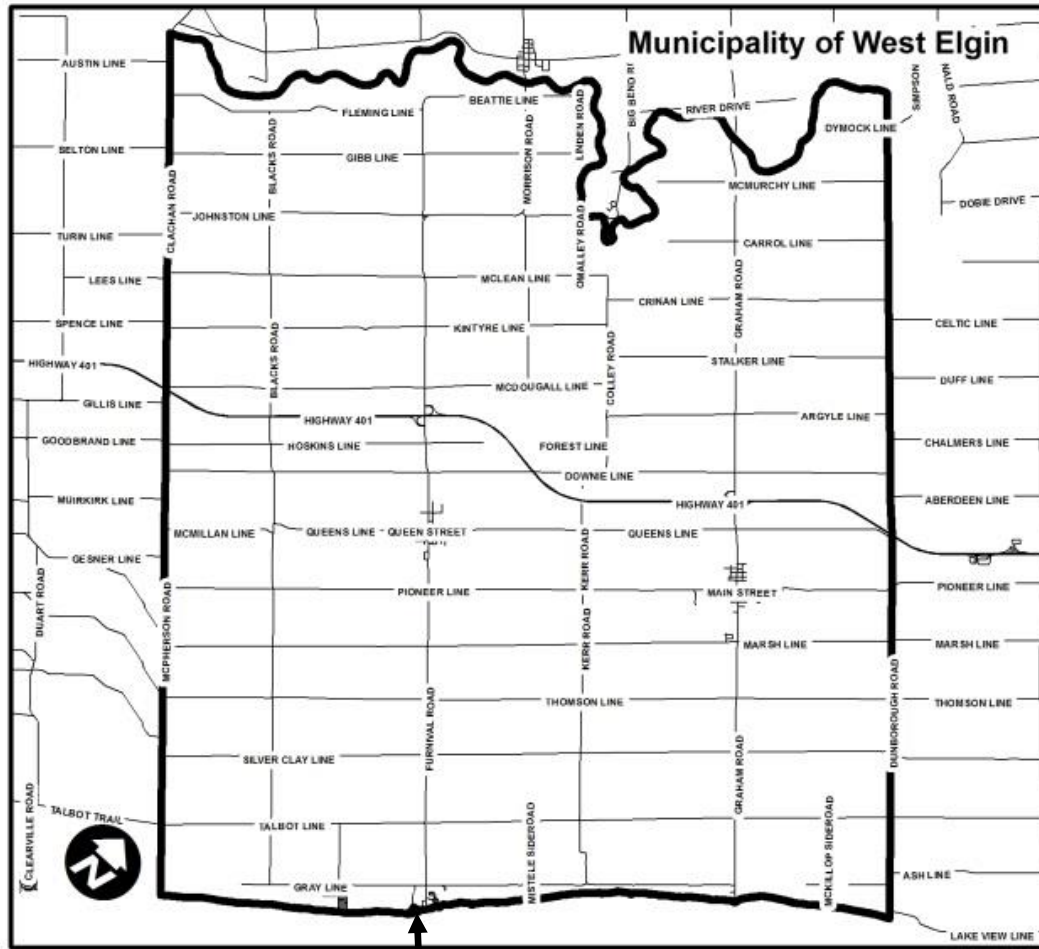
If a person or public body does not make oral submissions at a public hearing or make written submissions to the Municipality of West Elgin Committee of Adjustment before the minor variance is granted, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the LPAT, there are reasonable grounds to do so.

Any appeals of the Decision of the West Elgin Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee of Adjustment, **no later than the 2nd day of December, 2020** setting out the reasons for the appeal together with a certified cheque or money order in the amount of \$300.00 payable to the Minister of Finance. A copy of the appeal form is available from the Local Planning Appeal Tribunal website at www.elto.gov.on.ca. If no appeal is received within the prescribed time, a Notice of No Appeal will be sent out to the applicant.

Additional Information

Additional information related to this minor variance may be obtained at the West Elgin Municipal office or by contacting Jana Nethercott, Secretary-Treasurer at 519-785-0560, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Key Maps



Property to which this minor
variance applies.

