



## 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 01-2022

**Location:** 177 Maple Street

**Legal Description:** Lot 35, Plan 72

**Owners/Applicants:** Nadine and Shaun Vickers

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### **Purpose and Effect**

The purpose of this application is to permit the construction of an accessory use detached garage.

The effect of the variance is to seek relief to the Municipality of West Elgin Comprehensive Zoning By-law 2015-36 from Section 4.1(f) that requires accessory buildings or structures not to exceed ten (10) percent lot coverage of the total lot area, proposing an increase in maximum accessory use lot coverage to 10.33%, to permit the construction of a 119 square metre (1280 square foot) accessory use detached garage

### **Decision and Reasons of the Committee**

The application is hereby granted to obtain relief from Section 4.1(f) of the Municipality of West Elgin Zoning By-law 2015-36 that requires accessory buildings or structures not to exceed ten (10) percent lot coverage of the total lot area, proposing an increase in maximum accessory use lot coverage to 13.14%, to permit the construction of an 83.61 square metre (900 square foot) accessory use detached garage, subject to the following conditions:

1. That the proposed development is substantially in accordance with the Minor Variance D13 01-2022 drawings, as appended to Planning Report 2021-21 and to Schedule A of this decision.

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Reasons of the Decision, in accordance with Planning Report 2021-21:

- 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;
- The variance requested desirable for the appropriate and orderly development and use of the lands and buildings; and
- The variance is minor in nature.

The effect of written and oral submissions on the Decision is contained within Planning Report 2021-21 and the minutes of the Committee of Adjustment Meeting.

**Dated this 9<sup>th</sup> day of June, 2022.**

<b>ELECTRONIC RECORDED VOTE</b>	<b>TO GRANT</b>	<b>TO REFUSE</b>	<b><i>Absent</i></b>	<b><i>Present</i></b>
Chairperson & Committee Member, Duncan McPhail	_____	_____	( )	( )
Committee Member, Richard Leatham	_____	_____	( )	( )
Committee Member, Taraesa Tellier	_____	_____	( )	( )
Committee Member, Angela Cammaert	_____	_____	( )	( )
Committee Member, 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

**Schedule A – D13 01-2022 Drawings**