



Municipality of West Elgin

Minutes

Committee of Adjustment

**November 4, 2021, 1:00 p.m.
West Elgin Community Complex - Hybrid Meeting
160 Main Street
West Lorne
Electronic Hybrid Meeting**

Present: Bonnie Rowe
Taraesa Tellier
Richard Leatham, Vice Chair
Angela Cammaert

Absent: Duncan McPhail

Staff Present: Jana Nethercott, Secretary/Treasurer
Bryan Pearce, Planner
Magda Badura, CAO

Due to the COVID-19 Pandemic and physical distancing requirements this meeting was held electronically.

1. Call to Order

**Moved: Angela Cammaert
Seconded: Taraesa Tellier**

That West Elgin Committee of Adjustment convenes at 1:00 pm. to consider application for a minor variance for lands owned by David St Clair, municipally known as 266 Ridout Street, Rodney ON.

Carried

2. Purpose of Meeting

The purpose of the meeting was read aloud by the Clerk.

3. Adoption of the Agenda

Moved: Angela Cammaert

Seconded: Taraesa Tellier

That the West Elgin Committee of Adjustment adopt the Agenda of November 4, 2021 Committee of Adjustment as presented.

Carried

4. Adoption of Minutes

Moved: Bonnie Rowe

Seconded: Angela Cammaert

The West Elgin Committee of Adjustment hereby approves the minutes of the June 10, 2021 Committee of Adjustment Meeting, as circulated and printed.

Carried

5. Disclosure of Pecuniary Interest

None.

6. Minor Variance

6.1 Report

6.1.1 Minor Variance Application D13 03-2021 – Recommendation Report (Planning Report 2021-32)

Planner Bryan Pearce presented the report.

6.2 Written Comments Received

6.2.1 Staff

received as per Staff Report.

6.2.2 Public Agencies

Lower Thames Valley Conservation Authority commented that this is not a regulated area and not subject to flooding.

6.3 Comments from Applicant/Agent

David St Clair stated that he has requested this minor variance as additional bedrooms are required on his property.

6.4 Public Comments

Ian Scott, neighbour to the South - Mr. Scott stated that he spoke to the CBO who advised him that the addition would not have windows as he was concerned with people looking into his yard, however the drawings show windows.

Mr. St Clair stated that yes to be a bedroom there would be windows and that this addition will be 1.09 m off the property line with the newly completed survey. Mr. St Clair stated that he is not opposed to adding lattice across the top of the fence line to ensure privacy for Mr. Scott.

6.5 Committee Comments

None.

7. Decision

Moved: Taraesa Tellier

Seconded: Angela Cammaert

That West Elgin Committee of Adjustment grant Minor Variance D13 03-2021, by obtaining relief from the following:

1. Section 8.1.1, Table 8-1, Item 5(b) that requires the one-storey single unit dwelling without attached garage or carport to be a minimum of 1.5 metres from the lot line, proposing a reduced setback of 0.65 metres to the main wall (0.76 metres to the foundation); and
2. Section 4.29.1(b) that requires eaves of any building located within a residential zone shall be located no closer than 0.6 metres to any lot line, proposing a reduced setback of 0.31 metres with 0.33 metre projecting roofline and eavestrough;

Subject to the following conditions:

1. That the proposed development is substantially in accordance with the Minor Variance D13 03-2021 drawings, as appended to Planning Report 2021-32.

Carried

8. Adjournment

Moved: Bonnie Rowe

Seconded: Taraesa Tellier

That West Elgin Committee of Adjustment hereby closes this Public Meeting held pursuant to section 45 of the *Planning Act* at 1:42 p.m.

Carried

Richard Leatham, Vice Chair

Jana Nethercott, Secretary/Treasurer