



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

Form MVA-1/2014

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsection 2 of Ontario Regulation 200/96) and any fee under Section 69(1) of the *Planning Act*, **the application will be deemed incomplete and the time periods referred to in section 45(4) of the Act will not begin.** Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp – Date Received:

Fee Paid: ☐ Yes ☐ No

- ☐ The completed application form and declarations.
- ☐ 1 digital copy of sketch/plan showing **EXISTING** and **PROPOSED** building(s) and structure(s) on subject lands, where applicable. Sketch is to include, for each existing and proposed building or structure, the location including setbacks from lot lines, height and dimensions (or floor areas) in metric units. See Section 18 of this application for more detail.
- ☐ **Application Fee made payable to “The Municipality of Central Elgin”. Application Fee Amount: \$ 553.75**
- ☐ A Letter of Authorization from the Owner (with dated, original signature) **OR** completion of the Owner’s Authorization on page 7, **if the Owner is not filing the application.**
- ☐ Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

Building Plans

Site Plan (Topo) of existing

Preliminary grading plan showing new house locations

About Pre-Consultation

Prior to submitting this application for a Minor Variance to the Municipality of Central Elgin, a proponent is encouraged to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application.

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Municipality of Central Elgin
Planning and Engineering Services Department
450 Sunset Drive, St. Thomas, Ontario N5R 5V1

Telephone: 519-631-4860
Facsimile: 519-631-4036

Personal information is collected under the authority of the *Planning Act* and will be used only for the purposes of considering and reviewing your application.



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for a Minor Variance/Permission under Section 45 of the *Planning Act*.

1. Name of applicant: Keith Hunt Construction Ltd.
Address: 59 Beech Street East, Aylmer ON
Telephone (home): 5197652666 (business) _____
E-Mail: jacob@keithhunt.ca
2. Is the applicant the owner of the land? ☐ Yes ☒ No If no, please provide:
Name of owner: Mark Vindasius & Rebecca Granger
Address: 209 Adelaide Street, Port Stanley
Telephone (home): _____ (business) _____
E-Mail: vindasiusm@gmail.com
3. When was the subject land acquired by the current owner? 2026
4. Name of Agent (if any): Keith Hunt Construction Ltd.
Address: 59 Beech Street East, Aylmer ON.
Telephone: (home): _____ (business) 5197652666
E-Mail: jacob@keithhunt.ca
5. Location of Property ("subject lands"):
Registered Plan No.: 204 Lot No.(s): 30
Concession No.: _____ Lot No.(s): 29
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: 209 Adelaide Street, Port Stanley ON
6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Residential
7. Current applicable Zoning By-law: R1
Current applicable zone: _____



THE MUNICIPALITY OF CENTRAL ELGIN

COA 16-26

MINOR VARIANCE/PERMISSION APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for a Minor Variance/Permission under Section 45 of the Planning Act.

1. Name of applicant:

Address:

Telephone (home):

E-Mail:

Mark Vindasius (Rebecca Granger)
209 Adelaide St. Port Stanley
519-719-5776 (business)
vindasiusm@gmail.com

2. Is the applicant the owner of the land? ☐ Yes ☐ No If no, please provide:

Name of owner:

Address:

Telephone (home):

E-Mail:

(business) _____

3. When was the subject land acquired by the current owner? _____

4. Name of Agent (if any):

Address:

Telephone (home):

E-Mail:

Adam Wilson

(business) Keith Hunt
Construction

5. Location of Property ("subject lands"):

Registered Plan No.:

Concession No.:

Reference Plan No.:

Municipal Address:

Lot No.(s):

Lot No.(s):

Part No.(s):

6. Municipality of Central Elgin Official Plan:

Designation of the subject lands:

7. Current applicable Zoning By-law:

Current applicable zone:

8. What is the present use(s) of the subject lands? Single Family Dwelling
- How long has this use(s) continued on the subject lands? _____
For as long as the existing house has been on the property _____
9. What is the proposed use of the subject lands? single family dwelling
10. Nature and extent of relief from the zoning by-law: to reduce the required front yard setback from 7.62 metres to 4.0 metres and increase the maximum lot coverage from 25% to 35% to accomodate the proposed dwelling
- Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: The proposed dwelling unit is 4.05m from the front yard property line, which is very similar to the new build to the south. The proposed dwelling covers 33.4% of the lot.
11. Dimensions of the subject lands:
Frontage (m): 22.58 on Adelaide Street/Road/Highway
Depth (m): 30.48
Area (m²): 562.74
12. Access to the subject lands is provided by:
☒ A Provincial highway or municipal road that is maintained year-round or other public road;
☐ A right of way; or
☐ By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

13. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):
- | <u>EXISTING</u> | <u>BUILDING 1</u> | <u>BUILDING 2</u> | <u>BUILDING 3</u> |
|--------------------------------------|--|-------------------|-------------------|
| Building type: | <u>Single Family Dwelling</u> | | |
| Length (m): | <u>10.058m house and 7.925m garage = 17.983m</u> | | |
| Width (m): | <u>13.347m</u> | | |
| Height (m): | <u>9.44m</u> | | |
| No. of storeys: | <u>2 storeys</u> | | |
| Ground floor area (m ²): | <u>119.96m²</u> | | |
| Gross floor area (m ²): | <u>209.31m²</u> | | |
| Parking area (m ²): | <u>65 m²</u> | | |
| Setback, front lot line (m): | <u>4.05m</u> | | |
| Setback, rear lot line (m): | <u>8.21m</u> | | |
| Setback, side lot line (m): | <u>1.85m</u> | | |
| Setback, side lot line (m): | <u>3.98m</u> | | |
| Date constructed: | <u>Construction to be started in 2026</u> | | |

PROPOSEDBUILDING 1BUILDING 2BUILDING 3

Building type: _____
Length (m): _____
Width (m): _____
Height (m): _____
No. of storeys: _____
Ground floor area (m²): _____
Gross floor area (m²): _____
Parking area (m²): _____
Setback, front lot line (m): _____
Setback, rear lot line (m): _____
Setback, side lot line (m): _____
Setback, side lot line (m): _____

14. Potable water will be supplied to the subject lands through:

☒ Publicly owned and operated piped water system.
☐ Privately owned and operated individual or communal well.
☐ Lake or other water body.
☐ Other means. Explain: _____

15. Sewage disposal will be supplied to the subject lands through:

☒ Publicly owned and operated sanitary sewage system.
☐ Privately owned and operated individual or communal septic system.
☐ A privy.
☐ Other means. Explain: _____

16. Storm drainage will be supplied to the subject lands through:

☒ Publicly owned and operated storm sewer system.
☐ Privately owned and operated storm sewer system.
☒ Ditches and swales.
☐ Other means. Explain: _____

17. Has the subject lands ever been the subject of any of the following matters under the Planning Act:

(a) For approval of a plan of subdivision under Section 51. ☐ Yes ☒ No
File No.: _____ Status: _____
(b) For approval of a consent under Section 53. ☐ Yes ☒ No
File No.: _____ Status: _____
(c) For approval of minor variance/permission under Section 45. ☐ Yes ☒ No
File No.: _____ Status: _____

18. This application must be accompanied by a digital sketch, in metric, showing as applicable:

- ✓ The boundaries and dimensions of the subject lands;
- ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it; and
 - (ii) in the applicant's opinion, may affect the application.
- ✓ The current uses of land that is adjacent to the subject land;

(continued on next page)

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) Mark Vindasius / Rebecca Granger, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Adam Wilson (Keith Hunt) to prepare and submit an Application for a Minor Variance.

M. Vindasius
Signature
09 07 2026
Day Month Year

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Adam Wilson (please print name) the ☐ Owner ☐ Applicant ☒ Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.

[Signature] 10 July 2026
Signature Day Month Year

- ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
- ✓ The location and nature of any easement affecting the subject land.

19. This application must be filed **with the Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1, and must be accompanied by the application fee of \$553.75.**

PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"

DECLARATION:

I, Adam Wilson of London, On
do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Municipality of of Central Elgin
In the County of Elgin
this 10th
day of July A.D. 2026
E. Austerberry
A Commissioner, etc.

[Signature]
Signature of Owner or Authorized Agent

**Emerald Jan Austerberry,
a Commissioner, etc.,
Province of Ontario,
for The Corporation of the
Municipality of Central Elgin.
Expires February 3, 2036.**