October 19, 2026

Municipality of Central Elgin
Planning Services / Committee of Adjustment

Re: Minor Variance Application – 9106 Powers Road

Dear Members of the Committee,

I am submitting this letter in support of my application for minor variances to permit a reduced front yard setback for a replacement dwelling and a reduced side yard setback for a new shop at 9106 Powers Road, as illustrated on the accompanying site plan.

The property already contains buildings within both of the applicable setback areas. Although I understand that these existing locations do not automatically authorize replacement buildings within the same setbacks, I respectfully ask that the established development pattern be given meaningful consideration when reviewing this application.

Front yard setback – replacement dwelling

The existing dwelling is situated approximately 12.7 metres from the front property line, compared with the 19.81-metre minimum identified in the zoning requirements. I am requesting permission to construct the replacement dwelling in a similar location, with the proposed setback shown on the submitted plan.

Maintaining this general location responds to the existing layout and servicing of the property. In particular, the existing well is located behind the dwelling. Moving the house farther back to achieve the full front yard setback would bring the proposed construction substantially closer to the well, creating additional servicing constraints and potentially requiring its relocation.

The requested variance would allow the property to be renewed while retaining its established relationship to Powers Road. The existing dwelling provides relevant context: a house already occupies this reduced front yard area, and the proposal seeks to continue that general arrangement.

Side yard setback – new shop

I am also requesting a reduction from the identified minimum side yard setback of 4.572 metres to permit the new shop in the location shown on the submitted plan.

An existing building already occupies the side yard setback area. The proposed shop location therefore reflects an established building arrangement on the property. I respectfully submit that this existing condition supports the suitability of allowing a reduced setback, subject to review of the proposed building's dimensions and its relationship to the neighbouring property.

The requested location would support a practical arrangement of the dwelling, shop and access areas. My intention is to maintain appropriate access for maintenance and ensure that roof drainage and surface water are managed within the property.

Planning justification

I respectfully submit that the requested variances are minor in their anticipated impacts and desirable for the appropriate redevelopment of this property. Both requests arise from existing site conditions and established building locations.

In my view, the proposal maintains the general intent of the Official Plan by supporting the continued use and renewal of an existing developed property. It also maintains the general intent of the Zoning By-law by seeking site-specific setback relief while preserving the underlying objectives of appropriate building separation, access, drainage and compatibility with surrounding properties.

I recognize that the existing buildings are supporting context rather than an automatic entitlement to approval. My request is that the Committee consider these longstanding conditions, together with the existing well and the proposed site layout, when assessing whether the requested setbacks are appropriate.

I respectfully request approval of the front and side yard setback variances shown on the accompanying application and site plan. I am available to discuss the proposal with staff and address any site-specific questions or reasonable conditions arising through the review.

Thank you for your consideration.

Sincerely,

Brandon Collier
Collier Homes

