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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: Collier Homes
   Address: 19 Royal Dornoch, N5R0E8
   Telephone (home): 226-374-5126 (business) 519-633-9642
   E-Mail: info@collierhomes.ca

2. Is the applicant the owner of the land? ☐ Yes ☑ No If no, please provide:
   Name of owner: Mike and Tara Morrison
   Address: 9106 Powers Rd.
   Telephone (home): 519-709-3339 (business) _____
   E-Mail: morrisonm33@gmail.com

3. When was the subject land acquired by the current owner? 2026

4. Name of Agent (if any): _____
   Address: _____
   Telephone: (home): _____ (business) _____
   E-Mail: _____

5. Location of Property ("subject lands"):
   Registered Plan No.: N/A Lot No.(s): _____
   Concession No.: Concession 8 Lot No.(s): 1
   Reference Plan No.: 11R-4960 Part No.(s): 21/22
   Municipal Address: 9106 Powers Rd, Central Elgin

6. Municipality of Central Elgin Official Plan:
   Designation of the subject lands: Agricultural, Open Space Zone 1

7. Current applicable Zoning By-law: OS1
   Current applicable zone: _____

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8. What is the present use(s) of the subject lands? reisdential

How long has this use(s) continued on the subject lands? unsure, old house being torn down to be replaced

9. What is the proposed use of the subject lands? residential new home

10. Nature and extent of relief from the zoning by-law: looking to place the new house inside the minimum set back due to the faxct that the current house, along with most on the street, or inside the min setbacks. Additionally looking for a MV on the shops minimum side yard set back of approx 1.25 m

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: There is a well from the existing house that if i went to the min 19m, would encroach of be on top of the well which would incur my clients an additonal expense.

11. Dimensions of the subject lands:

Frontage (m): 28m on Powers Rd Street/Road/Highway

Depth (m): 73

Area (m^2): approx. 2260

12. Access to the subject lands is provided by:

- [x] 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):

EXISTING	BUILDING 1	BUILDING 2	BUILDING 3
Building type:			
Length (m):			
Width (m):			
Height (m):			
No. of storeys:			
Ground floor area (m^2):			
Gross floor area (m^2):			
Parking area (m^2):			
Setback, front lot line (m):			
Setback, rear lot line (m):			
Setback, side lot line (m):			
Setback, side lot line (m):			
Date constructed:			

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PROPOSED	BUILDING 1	BUILDING 2	BUILDING 3
Building type:	bungalow	Accessory Structure (workshop	
Length (m):	17.6	12.36	
Width (m):	12.5	7.34	
Height (m):	8	6	
No. of storeys:	1	1	
Ground floor area (m^2):	190		
Gross floor area (m^2):			
Parking area (m^2):			
Setback, front lot line (m):	13.5		
Setback, rear lot line (m):	approx 35m		
Setback, side lot line (m):	6	3	
Setback, side lot line (m):	7.4		

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: unaware

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)

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- ✓ 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, Brandon Collier of Collier Homes 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
16th day of October, 2026
In the County of Elgin
this 26th
day of OCT A.D. 2026

E. Austin
A Commissioner, etc.

Brandon Collier
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.

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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) MIKE MORRISON Tara Collier, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Collier Homes to prepare and submit an Application for a Minor Variance.

Signed by: Signed by:

Signature 9E0CF059A3F49A... F5A7C928FB9943F...

10/16/2026 10/19/2026

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 Brandon Collier (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.

Brandon Collier 16-Oct-2026

Signature Day Month Year