



TOWN OF ERIN COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE A10-23

Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)

The Committee will give consideration to the minor variance application on:

Date: Wednesday April 19, 2023 at 6:00 pm
Location: In-person at Town Hall, Council Chambers

Please submit written submissions and/or register to make oral submissions prior to **4:00 p.m.** on the consideration date. The Public is encouraged to make oral submissions by pre-registering with the Secretary-Treasurer of the Committee of Adjustment by emailing planning@erin.ca or calling the contact information listed below with your name and phone number. Please indicate the application number or address of the property you wish to speak to.

Your submissions, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56*, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request.

Applicant and Property Information

File Number: **A10-23** Subject Property Zoned: **C2**
Owners: **2716132 Ontario Incorporated** Zoning By-law: **07-67**
Property Address: **25 Trafalgar Road**
Legal Description: **Part Lots 4 to 7, Plan 95; and Part 6 on RP 61R-6968**

Purpose of Application

The applicants request approval of this application, to obtain site plan approval for the redevelopment of the gas station (related Site Plan Application SP06-22).

Requested Variances

Details of the variances are as follow:

| By-law Requirement | Relief Applied For |
|---|---|
| <u>Section 4.27 Table 1</u> Gas Bar: 1 space per fuel pump island plus 2 waiting spaces per island | To permit 2 spaces per fuel pump island plus 2 waiting spaces for the entire gas bar. |
| <u>Section 7.2.2</u> Minimum front yard: 27.4 metres | To permit a minimum front yard setback of 0.6 of a metre |



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| By-law Requirement | Relief Applied For |
|---|---|
| <u>Section 7.2.2</u> Minimum rear yard: 7.5 metres | To permit a minimum rear yard setback of 0.6 of a metre |
| <u>Section 7.2.2</u> Minimum side yard: 3 metres | To permit a minimum side yard setback of 0.6 of a metre |

ORAL OR WRITTEN SUBMISSION

Any person or public body is entitled to attend the public meeting and make written or oral submissions on the proposed variance.

If a person or public body does not make oral submissions at a the public meeting or make written submissions to the Committee of Adjustments before the variance is passed, the person or public body is not entitled to appeal the decision of the Committee to the Ontario Land Tribunal (OLT).

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Committee of Adjustments before the variance is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

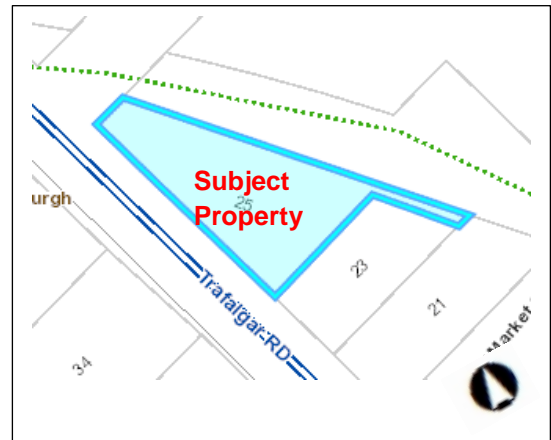
NOTICE OF DECISION

If you wish to be notified of the decision of the Committee of Adjustment for the Town of Erin in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Erin at the address provided below.

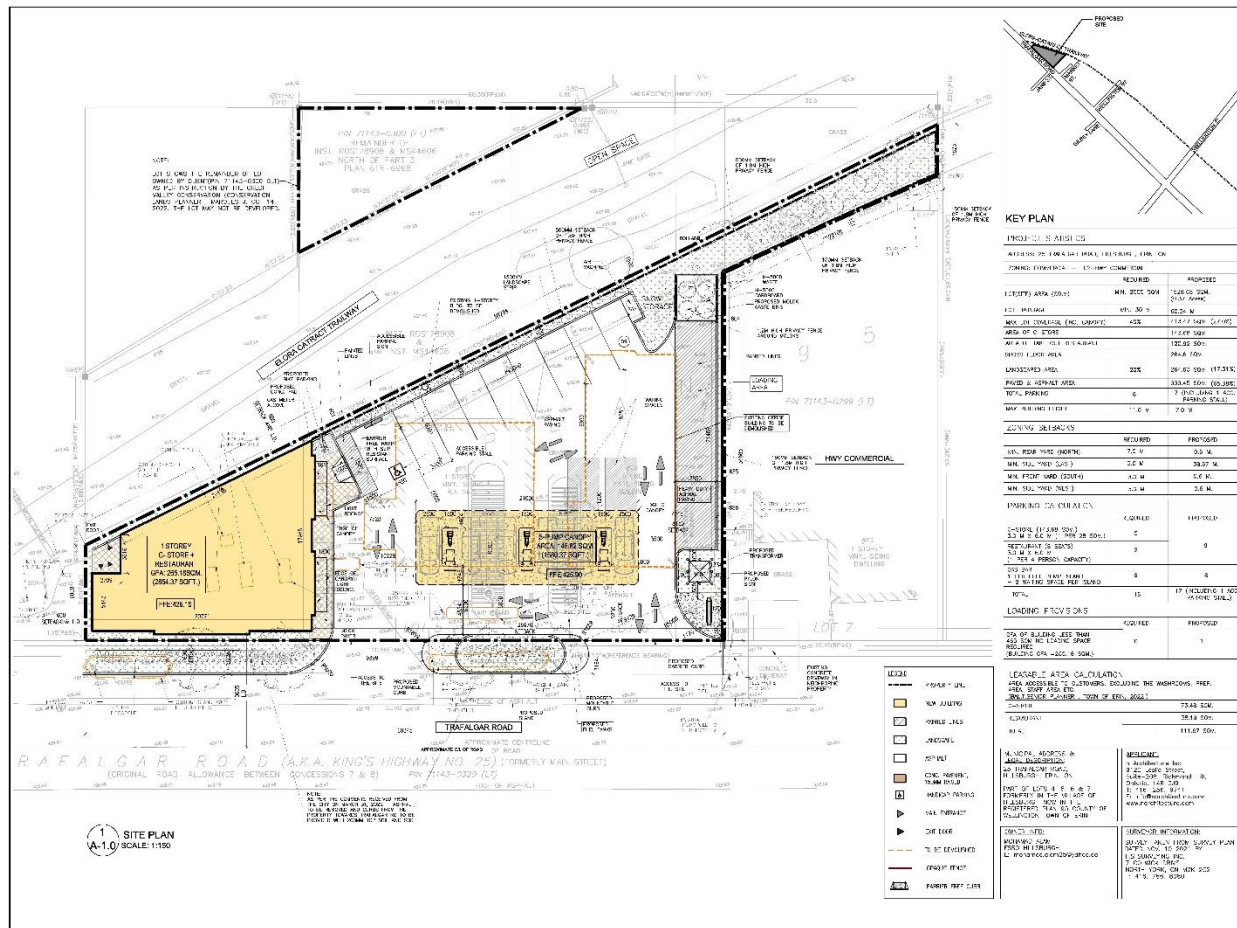
ADDITIONAL INFORMATION regarding this application, including information about appeal rights, is available between 8:30 a.m. and 4:30 p.m. at the Town of Erin Municipal Office.


Dated at the Town of Erin
This day of March 3, 2023.

Tanjot Bal, Secretary-Treasurer
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
P 519.855.4407 X242
Town of Erin

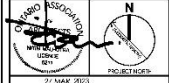


Attachment A – Site Plan





nArchitecture Inc
 9120 Leslie Street, Suite 208
 Richmond Hill, Ontario, L4B 3J6
 Tel: 905.709.2777
 Email: info@narchitecture.com
 www.narchitecture.com



PROJECT NO: 21-65
 DATE: 27-MAR-2023

PROPOSED SITE PLAN

21-65 A-1.0

KEY PLAN

PROJECT: 21-65 (A-1.0) - 25 TRAFALGAR RD, ERINDALE, ONTARIO

| PROPERTY AREA (SQM) | MIN. 2022 ZONING | PROPOSED |
|--------------------------------|------------------|---------------------|
| 1.5 STORES | MS, 2022 ZONING | 1.5 STORES |
| MAX. 20 STORES (INCLUDING 122) | MS, 2022 ZONING | 122 |
| MAX. 20 STORES (INCLUDING 122) | MS, 2022 ZONING | 122 |
| UNDEVELOPED AREA | 225 | 20,432 SQM (17,313) |
| PROVIDE A DEVELOP AREA | 225 | 20,432 SQM (17,313) |
| TOTAL PARKING | 6 | 7 (200, 100, 100) |
| MIN. PARKING RATIO | 1:0 | 1:0 |

| LOADING DOCKS | REQUIRED | PROPOSED |
|---------------|----------|----------|
| MIN. 1000 SQM | 1.0 | 1.0 |
| MIN. 1000 SQM | 1.0 | 1.0 |
| MIN. 1000 SQM | 1.0 | 1.0 |
| MIN. 1000 SQM | 1.0 | 1.0 |

| LOADING DOCKS | REQUIRED | PROPOSED |
|---------------|----------|----------|
| MIN. 1000 SQM | 1.0 | 1.0 |
| MIN. 1000 SQM | 1.0 | 1.0 |
| MIN. 1000 SQM | 1.0 | 1.0 |
| MIN. 1000 SQM | 1.0 | 1.0 |



| | |
|---------------------------|--|
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| Address: | 25 Trafalgar Road |
| Legal Description: | Part Lots 4 to 7, Plan 95; and Part 6 on RP 61R-6968 |

April 3, 2023