



**TOWN OF ERIN COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
A07-24**
Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)

By-law Requirement	Relief Applied For
The <i>building height</i> of an <i>accessory building</i> in all other zones shall not exceed 4.5m.	
<u>Section 4.2.4.1 Lot Coverage</u> On a <i>lot</i> 0.8 ha (2 ac) in size or less the maximum <i>ground floor area</i> for an <i>accessory building</i> or <i>structure</i> is 116 m ² (1,250 ft ²);	A ground floor area of 140 square metres is proposed. Requesting relief of 24 square metres from the required maximum ground floor area.
<u>Section 4.1.1.3 Additional Residential Dwelling Unit</u> The maximum floor area shall not exceed 50 percent of the <i>floor area</i> of the <i>primary residential unit</i> up to a maximum of 130 m ² . The calculation of floor area shall include any finished room in a <i>dwelling unit</i> used or capable of being used by one or more persons for living, sleeping, eating, food preparation or sanitation.	A ground floor area of 140 square metres is proposed. Requesting relief of 10 square metres from the required maximum ground floor area of an additional residential dwelling unit.

PUBLIC PARTICIPATION

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

NOTICE OF DECISION AND APPEAL RIGHTS

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 or by email to coa@erin.ca.

Be advised that only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision of the Committee to the appeal body in accordance with subsection 45(12) of the *Planning Act, R.S.O 1990 c. P.13*.

IT IS REQUESTED THAT this notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all residents

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.



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Dated at the Town of Erin
This 3rd day of July, 2024.

Justin Grainger, Secretary-Treasurer
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
P 519.855.4407 x223

