

# 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)

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

Date: Wednesday, July 17, 2024, at 6:00 pm

Location: In-person at Town Hall, Council Chambers, 5684 Trafalgar Road

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 <a href="mailto:coa@erin.ca">coa@erin.ca</a> 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: A07-24 Subject Property Zoned: A, EP2
Owners: Keith Hadlow and Loretta Zoning By-law: 07-67

**Tielemans** 

Property Address: 4972 Third Line

Legal Description: Part Lot 2, Concession 3 (Part 1 Plan 61R-22317)

### PURPOSE OF APPLICATION

The applicant is applying for relief from Sections 4.2.3, 4.2.4.1 and 4.1.1.3 of Zoning By-law 07-67, as detailed below, in order to obtain a building permit for the proposed accessory building and additional residential dwelling unit.

### **REQUESTED VARIANCES**

Details of the variances are as follows:

By-law Requirement	Relief Applied For
Section 4.2.3 Building Height	A building height of 10 metres is proposed.
The building height of an accessory building used	
for an agricultural use in an "A" zone shall not	Requesting relief of 5.5 metres from the
exceed 11.0 m.	required maximum building height.
The building height of all other accessory buildings	
in the "A" zone shall not exceed 4.5 m.	



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By-law Requirement	Relief Applied For
The building height of an accessory building in all other zones shall not exceed 4.5m.	
Section 4.2.4.1 Lot Coverage On a lot 0.8 ha (2 ac) in size or less the maximum ground floor area for an accessory building or	A ground floor area of 140 square metres is proposed.
structure is 116 m² (1,250 ft²);	Requesting relief of 24 square metres from the required maximum ground floor area.
Section 4.1.1.3 Additional Residential Dwelling Unit The maximum floor area shall not exceed 50 percent of the floor area of the primary residential	A ground floor area of 140 square metres is proposed.
unit up to a maximum of 130 m². The calculation of floor area shall include any finished room in a dwelling unit used or capable of being used by one or more persons for living, sleeping, eating, food preparation or sanitation.	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 3<sup>rd</sup> day of July, 2024.

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

