



**TOWN OF ERIN COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
A08-24
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 coa@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:	A08-24	Subject Property Zoned:	A
Owners:	Sarah O’Beirne	Zoning By-law:	07-67
Legal Description:	Part Lot 7, Concession 5 (Part 2 Plan 61R-22250)		

PURPOSE OF APPLICATION

The applicant is applying for relief from Sections 4.1.1.3 and 4.2.2.1 of Zoning By-law 07-67, as detailed below, in order to obtain building permits for the proposed Additional Residential Dwelling Unit and accessory building.

REQUESTED VARIANCES

Details of the variances are as follows:

By-law Requirement	Relief Applied For
<u>Section 4.1.1.3 – Additional Residential Dwelling Unit</u> The maximum <i>floor area</i> shall not exceed 50 percent of the <i>floor area</i> of the primary residential unit up to a maximum of 130 m ² . The calculation of	A ground floor area of 172 square metres is proposed. Requesting relief of 42 square metres from the required maximum ground floor area of an Additional Residential Dwelling Unit.



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By-law Requirement	Relief Applied For
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.	
<u>Section 4.2.2.1 – Location</u> Any <i>accessory building</i> or <i>structure</i> which is not an integral part of the <i>main building</i> shall be constructed to the rear of the required <i>front yard</i> and shall be located a minimum of 1.0 m from any interior side or <i>rear lot line</i> .	Requesting that the proposed accessory building be constructed to the front of the required front yard of the main dwelling and the 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

