



The Corporation of the Town of Erin

Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application:** File #A01/24
Location: Part Lot 16 and 17, Concessions 10 and 11
Applicant: Northern Capital Corp. and National Properties Inc. c/o Solmar Development Corp.
Date of Decision: February 21, 2024

Purpose

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from Zoning By-law 07-67, as amended, to permit:

- On the residential lots on Block 193 of proposed Plan of Subdivision 23T-12001 (As shown in Attachment D of the Planning Report)
 - A maximum driveway width of 6.60 metres, whereas the By-law provides that the maximum width of a driveway shall be 6.0 metres; and,
 - For residential lots where the wall of an attached garage contains a motor vehicle door, a minimum exterior side yard setback of 2.0 metres is requested, whereas the By-law provides that the minimum exterior side yard setback in the R-101.3 zone is 6.0 metres.
- On the residential lots on Block 201 of proposed Plan of Subdivision 23T-12001 (As shown in Attachment D of the Planning Report)
 - A minimum rear yard setback of 5.0 metres, whereas the By-law provides that the minimum rear yard setback in the R-101.3 zone is 7.0 metres.
- On Block 207 of proposed Plan of Subdivision 23T-12001 (As shown in Attachment D of the Planning Report)
 - A driveway encroachment of 0.9 metres to the daylight triangle, whereas the By-law provides that no obstruction to sight lines shall be permitted within the daylight triangle, including the erection of any building or structure, the planting of any trees or shrubs, or the placement of any other object with an ultimate height greater than 0.75 metres above the top of the road surface of the abutting street.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to **Approve** the Minor Variance Application A01/24 because the general intent and purpose of the Official Plan and Zoning By-law is maintained, the variance is considered desirable for the appropriate development of the land, and in the opinion of the Committee, the variance is minor.

Dated this 21st day of February 2024.


Robert Fletcher


William Oughtred

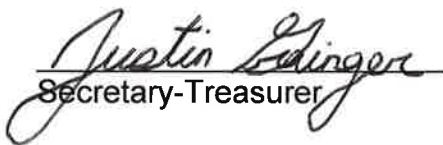

Brad Bruce


Wayne Parkinson


Elizabeth Crighton

Certification of the Committee's Decision

I, JUSTIN GRAINGER being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the Town of Erin, certify that this is a true copy of the Committee's Decision.


Secretary-Treasurer

FEB 21 / 2024
Date

Appeals

Any appeals of the Decision of the Town of Erin Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee of Adjustment, **not later than 20 days following the posting of this decision**, setting out the reasons for the appeal together with a certified cheque or money order in the amount set out by the Tribunal under the *Ontario Land Tribunal Act, 2021*, as amended, payable to the Minister of Finance. A copy of the appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>, as amended. If no appeal is received within the prescribed period, a Notice of No Appeal will be sent out to the applicant.

Additional Information

Additional information related to this minor variance may be obtained at the Town of Erin Municipal Office or by contacting Justin Grainger, Secretary-Treasurer of the Committee of Adjustment, at 519-855-4407 ext. 223, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday). Information may also be posted on our website (www.erin.ca).



The Corporation of the Town of Erin

Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application:** File #A02/24
Location: 9703 Dundas Street East
Subject Property Zoned: "Agriculture (A)"
Zoning By-law: 07-67
Applicant: Michela Savoia
Date of Decision: March 20, 2024

Purpose

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from Section 5.1, Table 4 of Zoning By-law 07-67, as amended, to permit:

- A front yard setback of 6.45 m for the proposed attached garage, whereas the Zoning By-law requires a front yard setback of 10.5 m.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to **Approve** the Minor Variance Application A02/24 as the application meets the *Planning Act* tests for a minor variance being:

1. The requested variance is considered minor in nature;
2. The variance is appropriate for the development or use of the land, building or structure;
3. The general intent and purpose of the Zoning Bylaw is maintained; and
4. The general intent and purpose of the Official Plan is maintained.

Dated this 20th day of March 2024.

Last Date of Appeal: April 9, 2024

Robert Fletcher

William Oughtred

Brad Bruce

Wayne Parkinson

Elizabeth Crighton

Certification of the Committee's Decision

I, JUSTINGRAINER being the Secretary-Treasurer of the Committee of Adjustment

for the Corporation of the Town of Erin, certify that this is a true copy of the Committee's Decision.


Secretary-Treasurer

MAR 20 / 2024
Date

Appeals

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The Corporation of the Town of Erin

Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application:** File #A03/24
Location: 5884 Fifth Line
Subject Property Zoned: Rural Residential 3 Exception (R3-106) and Rural Environmental Protection (EP2)
Zoning By-law: 07-67
Applicant: John and Kristine McKillop
Date of Decision: April 17, 2024

Purpose

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from Section 4.2.3 and Section 4.2.4.2 of Zoning By-law 07-67, as amended, to permit:

- an accessory building with a maximum height of 8.35 m, whereas the Zoning By-law requires a maximum accessory building height of 4.5 m; and
- a maximum ground floor area of 232.26 m², whereas the Zoning By-law requires a maximum ground floor area of 185.8 m².

Decision and Reasons of the Committee

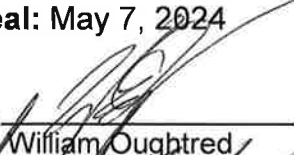
It is the decision of the Committee of Adjustment to **Approve** the Minor Variance Application A03/24 as the application meets the *Planning Act* tests for a minor variance being:

1. The requested variance is considered minor in nature;
2. The variance is appropriate for the development or use of the land, building or structure;
3. The general intent and purpose of the Zoning Bylaw is maintained; and
4. The general intent and purpose of the Official Plan is maintained.


Dated this 17th day of April 2024.


Last Date of Appeal: May 7, 2024


Robert Fletcher


William Oughtred


Brad Bruce


Wayne Parkinson


Elizabeth Crighton

Certification of the Committee's Decision

I, JUSTIN GRAINGER being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the Town of Erin, certify that this is a true copy of the Committee's Decision.

Justin Grainger
Secretary-Treasurer

APR 17 / 2024
Date

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The Corporation of the Town of Erin

Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application:** File #A04/24
Location: 11 Thompson Crescent
Subject Property Zoned: General Industrial (M2)
Zoning By-law: 07-67
Applicant: 2046582 Ontario Inc.
Date of Decision: April 17, 2024

Purpose

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from Section 9.1.2 of Zoning By-law 07-67, as amended, to permit:

- an addition to an existing industrial building with a minimum rear yard setback of 2.19 m, whereas the Zoning By-law requires a minimum rear yard setback of 7.5 m.; and
- a maximum lot coverage of 42.1% whereas the By-law requires a maximum of 40%.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to **Approve** the Minor Variance Application A04/24 as the application meets the *Planning Act* tests for a minor variance being:

1. The requested variance is considered minor in nature;
2. The variance is appropriate for the development or use of the land, building or structure;
3. The general intent and purpose of the Zoning Bylaw is maintained; and
4. The general intent and purpose of the Official Plan is maintained.


Dated this 17th day of April 2024.


Last Date of Appeal: May 7, 2024


Robert Fletcher


William Oughtred


Brad Bruce


Wayne Parkinson


Elizabeth Crighton

Certification of the Committee's Decision

I, JUSTIN GRAINGER being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the Town of Erin, certify that this is a true copy of the Committee's Decision.


Secretary-Treasurer

APR 17 / 2024
Date

Appeals

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The Corporation of the Town of Erin

Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application:** File #A05/24
Location: 8812 Wellington Road 124
Subject Property Zoned: Agricultural (A)
Zoning By-law: 07-67
Applicant: Jennifer Ying
Date of Decision: May 15, 2024

Purpose

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from Section 4.18 and Section 4.18.4 of Zoning By-law 07-67, as amended, to permit:

- a component of a home occupation to be conducted outside of the dwelling unit to allow for equine therapy; and,
- the use of existing outdoor accessory buildings and storage as it relates to the equine therapy component of the home occupation.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to **Approve** the Minor Variance Application A05/24 as the application meets the *Planning Act* tests for a minor variance being:

1. The requested variance is considered minor in nature;
2. The variance is appropriate for the development or use of the land, building or structure;
3. The general intent and purpose of the Zoning Bylaw is maintained; and
4. The general intent and purpose of the Official Plan is maintained.


With the condition that the applicant provide a landscape plan/planting plan to the satisfaction of Town staff within 3 months of May 15th, 2024.

Dated this 15th day of May 2024.


Last Date of Appeal: June 3, 2024


Robert Fletcher


William Oughtred


Brad Bruce


Wayne Parkinson


Elizabeth Crighton

5684 Trafalgar Road, Hillsburgh, Ontario N0B 1Z0
Phone: 519-855-4407 ▪ Fax: 519-855-4821
Web: www.erin.ca ▪ Email: coa@erin.ca

Certification of the Committee's Decision

I, Justin Grainger being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the Town of Erin, certify that this is a true copy of the Committee's Decision.

Justin Grainger
Secretary-Treasurer

May 15 / 2024
Date

Appeals

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The Corporation of the Town of Erin

Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application:** File #A06/24
Location: Part 17, Concession 10 E
Subject Property Zoned: R-101
Zoning By-law: 07-67
Applicant: Northern Capital Corp. and National Properties Inc. c/o Solmar Development Corp.
Date of Decision: June 19, 2024

Purpose

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from Section 14 of Zoning By-law 07-67, as amended by By-laws 20-53, 23-33, and 23-67, to permit:

On Residential Lot 15 on draft M-Plan (Lot 27 on Plan of Subdivision 23T-12001)

- A minimum rear yard setback of 4.0 m, whereas the By-law provides that the minimum rear yard shall be 7.0 m.

On the residential lots on Block 64 on the draft M-Plan (Block 6 on Plan of Subdivision 23T-12001)

- A minimum rear yard setback of 5.0 m, whereas the By-law provides that the minimum rear yard setback shall be 7.0 m,
- A minimum rear yard setback of 6.0 m, whereas the By-law provides that the minimum rear yard setback shall be 7.0 m.

On the residential lots on Block 65 on draft M-Plan (Block 7 on Plan of Subdivision 23T-12001)

- A minimum rear yard setback of 4.0 m, whereas the By-law provides that the minimum rear yard setback shall be 7.0m,
- A minimum rear yard setback of 6.0 m, whereas the By-law provides that the minimum rear yard setback shall be 7.0 m.

The applicant requests approval of this application, in order to address the zoning deficiencies identified on Blocks 64 and 65, and Lot 15.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to **Approve** the Minor Variance Application A06/24 as the application meets the *Planning Act* tests for a minor variance being:

1. The requested variance is considered minor in nature;
2. The variance is appropriate for the development or use of the land, building or

structure;

3. The general intent and purpose of the Zoning Bylaw is maintained; and
4. The general intent and purpose of the Official Plan is maintained.

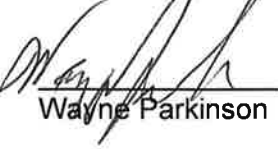
Dated this 19th day of June 2024.


Last Date of Appeal: July 19, 2024


Robert Fletcher


William Oughtred


Brad Bruce


Wayne Parkinson


Elizabeth Crighton

Certification of the Committee's Decision

I, JUSTIN GRAINGER being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the Town of Erin, certify that this is a true copy of the Committee's Decision.


Secretary-Treasurer

JUNE 19 / 2024
Date

Appeals

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Additional Information

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The Corporation of the Town of Erin

Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application:** File #A07/24
Location: 4972 Third Line (Part Lot 2, Concession 3, Part 1 Plan 61R-22317)
Subject Property Zoned: A, EP2
Zoning By-law: 07-67
Applicant: Keith Hadlow and Loretta Tielemans
Date of Decision: August 28, 2024

Purpose

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from Sections 4.1.1.3, 4.1.3.5, and 4.2.3 of Zoning By-law 07-67, as amended, to permit:

- An additional residential dwelling unit with a maximum floor area of 140 m², whereas the maximum floor area of an additional residential dwelling unit cannot exceed 50 percent of the floor area of the primary residential unit up to a maximum of 130 m².
- An additional residential dwelling unit within an accessory building to be located in the front yard, whereas an additional residential dwelling unit within an accessory building is to be located in the interior side yard, exterior yard or rear yard of the lot.
- An accessory building with a maximum height of 9.0 m, whereas the maximum height of an accessory building cannot exceed 4.5 m.

The applicant requests approval of this application, in order to obtain a building permit for the proposed accessory building and additional residential dwelling unit.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to **Approve** the Minor Variance Application A07/24, subject to the following condition:

- That the owner submits a report that the Minimum Distance Separation requirements are met for the proposed accessory building to the satisfaction of the Town of Erin within 12 months of August 28th, 2024.

The relief requested:

1. Is considered minor in nature;
2. Is appropriate for the development or use of the land, building or structure;
3. Maintains the general intent and purpose of the Zoning By-law; and,


4. Maintains the general intent and purpose of the Official Plan.

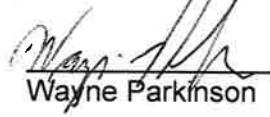
Dated this 28th day of August 2024.

Last Date of Appeal: September 16th, 2024


Robert Fletcher


William Oughtred


Brad Bruce


Wayne Parkinson


Elizabeth Crighton

Certification of the Committee's Decision

I, Justin Grainger being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the Town of Erin, certify that this is a true copy of the Committee's Decision.


Secretary-Treasurer

August 28/2024
Date

Written and Oral Submissions

Written submissions were received in advance of the hearing and oral submissions were made during the hearing and such submissions were considered by the Committee of Adjustment in making this decision.

Appeals

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Additional Information

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The Corporation of the Town of Erin

Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application:** File #A09/24
Location: 185 Main Street; Lot 21, Registered Plan #102
Subject Property Zoned: MU-3(H)
Zoning By-law: 07-67
Applicant: 2584343 Ontario Inc.
Date of Decision: July 17, 2024

Purpose

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from Section 14 of Zoning By-law 07-67, as amended, and more specifically Schedule 2 of amending By-law 21-16, to permit:

1. On Block 6, on the Site Plan
 - A minimum setback of 4.8 metres from English Street, whereas the By-law provides that the minimum rear yard shall be 20.5 metres.
2. On Blocks 4 and 5, on the Site Plan
 - A minimum distance between the ground floor main wall of Blocks 4 & 5 of 11.5 metres, whereas the By-law provides that the minimum distance shall be 13.0 metres.
3. On Block 8, on the Site Plan
 - A minimum setback of 3.5 metres from Scotch Street, whereas the By-law provides that the minimum setback shall be 4.7 metres.
4. On Blocks 7 and 8, on the Site Plan
 - A minimum distance between the ground floor main wall of Blocks 7 & 8 of 19.75 metres, whereas the By-law provides that the minimum distance shall be 20.0 metres.
5. On Blocks 4, 5 and 6, on the Site Plan
 - A minimum sideyard setback (south side) of 1.5 metres to the ground floor main wall and 1.0 metre to floors above ground floor, whereas the By-law provides that the minimum distance shall be 2.2 metres.
 - A minimum sideyard setback (north side) of 1.2 metres to floors above ground floor main wall, whereas the By-law provides that the minimum distance shall be 1.3 metres.

The applicant requests approval of this application, in order to address the zoning provision deficiencies as a result of a modification to the proposed Site Plan.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to **Approve** the Minor Variance Application A09/24 as the application meets the *Planning Act* tests for a minor variance being:

1. The requested variances are considered minor in nature;
2. The variances are appropriate for the development or use of the land, building or structure;
3. The general intent and purpose of the Zoning By-law is maintained; and
4. The general intent and purpose of the Official Plan is maintained.

Dated this 17th day of July 2024.

Last Date of Appeal: August 6th, 2024

Robert Fletcher

William Oughtred

Brad Bruce

Wayne Parkinson

Elizabeth Crighton

Certification of the Committee's Decision

I, Justin Grainger being the Secretary-Treasurer of the Committee of Adjustment for the Corporation of the Town of Erin, certify that this is a true copy of the Committee's Decision.

Justin Grainger
Secretary-Treasurer

July 17 / 2024
Date

Written and Oral Submissions

Written submissions were received in advance of the hearing and oral submissions were made during the hearing and such submissions were considered by the Committee of Adjustment in making this decision.

Appeals

Any appeals of the decision of the Town of Erin Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee of Adjustment, **within 20 days of the making of a decision**, setting out the reasons for the appeal together with a certified cheque or money order in the amount set out by the Tribunal under the *Ontario Land Tribunal Act, 2021*, as amended, payable to the Minister of Finance. A copy of the appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>, as amended. If no appeal is received within the prescribed period, a Notice of No Appeal will be sent out to the applicant.

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