



**TOWN OF ERIN COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
A11-24
Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)**

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

Date: Tuesday, October 15, 2024 at 6:00 p.m.
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:	A11-24	Subject Property Zoned:	A, EP2
Owner:	15082315 Canada Inc.	Zoning By-law:	07-67
Property Address:	4904 Tenth Line		
Legal Description:	Part Lot 1, Concession 10 (RP 61R2901)		

PURPOSE OF APPLICATION

The applicant is applying for relief from Sections 4.1.1.1, 4.1.1.3, 4.1.3.5, 4.1.3.7 and 4.2.3 of Zoning By-law 07-67, as detailed below, in order to permit an additional residential dwelling unit.

REQUESTED VARIANCE

Details of the variance is as follows:

By-law Requirement	Relief Applied For
<u>Section 4.1.1.1 Additional Residential Dwelling Unit</u> The additional residential dwelling unit shall not contain more than two bedrooms.	An additional residential dwelling unit containing 4 bedrooms is proposed. Requesting relief of 2 additional bedrooms.
<u>Section 4.1.1.3 Additional Residential Dwelling Unit</u> The maximum floor area shall not exceed 50 percent of the floor area of the primary residential	A maximum floor area of 366.68 square metres is proposed (56.8% of the floor area of the primary residential unit).



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By-law Requirement	Relief Applied For
unit up to a maximum of 130 m ² . 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 236.68 square metres (6.8%) from the permitted maximum floor area for an additional residential dwelling unit.
<u>Section 4.1.3.5 Additional Residential Dwelling Unit within Accessory Buildings or Structures</u> The detached additional residential dwelling unit may be located in the interior side yard, exterior yard or rear yard of the lot, provided the minimum required yard standards of the zone in which the unit is situated, are able to be met.	A proposal to locate an additional residential dwelling unit in the front yard. Requesting relief to locate an additional residential dwelling unit in the front yard.
<u>Section 4.1.3.7 Additional Residential Dwelling Unit within Accessory Buildings or Structures</u> The detached additional residential dwelling unit shall be located within 40 m of the main building on the lot, but shall maintain a minimum separation distance of 3.0 m from the main building on the lot.	An additional residential dwelling unit is proposed to be located a maximum of 46 meters from the main building on the lot. Requesting relief to locate an additional residential dwelling unit a maximum of 46 meters from the main building on the lot.
<u>Section 4.2.3 Building Height</u> The building height of an accessory building used for an agricultural use in an “A” zone shall not exceed 11.0 m. The building height of all other accessory buildings in the “A” zone shall not exceed 4.5 m. The building height of an accessory building in all other zones shall not exceed 4.5 m.	A maximum building height of 7.62 metres is proposed for an additional residential dwelling unit. Requesting relief of 3.12 metres from the permitted maximum building height for 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 email 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*.



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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 30th day of September 2024.

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

