



**TOWN OF ERIN COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
A03-25**

Planning Act, R.S.O. 1990, c.P.13, ss.45 (5)

TAKE NOTICE that the Committee of Adjustment of The Corporation of the Town of Erin will be holding a public hearing to consider a Minor Variance application, pursuant to Section 45 of the *Planning Act, R.S.O. 1990*, as amended.

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

Date: Wednesday, May 21, 2025, at 6:00 p.m.
Location: Town Hall, Council Chambers, 5684 Trafalgar Road

LOCATION OF SUBJECT LAND

The property subject to the proposed Minor Variance is legally described as Lot 20, Concession 11, Town of Erin, with a civic address of 5666 Winston Churchill Blvd.

PURPOSE AND EFFECT

The purpose and of effect of the proposed Minor Variance is to seek relief from Sections 4.2.3, 4.2.4.2, and 5.1.2 of Zoning By-law 07-67, as amended, to permit the expansion of a Detached Garage (Accessory Structure).

Details of the variances are as follows:

By-law Requirement	Relief Applied For
Section 4.2 – Accessory Uses, Buildings or Structures	
<u>Section 4.2.3</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.	A Building Height of 4.7 m is being proposed. The Applicant is requesting relief of 0.2 m from the permitted Building Height for Accessory Structures.
<u>Section 4.2.4.2 Lot Coverage</u> On a lot 0.8 ha (2 ac) in size or less the maximum ground floor area for an accessory building or structure is 116 m ² (1,250 ft ²).	A total maximum ground floor area of 372 m ² is being proposed. The Applicant is seeking relief of 256 m ² from the permitted maximum ground floor area for an accessory building.
Section 5.1.2 – Agricultural Lot Regulations	
<u>Section 5.1.2 Rear Yard</u> The minimum rear yard setback for a Building or Structure located within an Agricultural zone is 7.5 m for Lot Areas Less than 10 ha. in size.	A minimum rear yard setback of 2.60 metres is being proposed. The Applicant is requesting relief of 4.9 metres from the minimum rear yard setback.

How to Get Involved

Any person may attend the public hearing and provide written and/or oral submissions on the application. Please submit written comments to the Planning Department at the address shown below or by email to coa@erin.ca. If you wish to speak to the application, the Town offers both in-person and virtual participation options.

If you are participating in-person, pre-registration is not required, and you will be asked to sign in at the meeting.

To participate virtually, you must pre-register with the Clerk's Office by Noon on May 20, 2025, by phone at 519-855-4407 ext. 223 or by email to coa@erin.ca. When we receive your registration, we will send you a confirmation message and instructions for participating in the hearing.

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.

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, 5684 Trafalgar Road, Hillsburgh, N0B 1Z0.

Your submissions, including any personal information you provide, will become part of the decision-making process of the application and may be published on the Town's website. 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.

Dated at the Town of Erin
This 5th day of May 2025

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

