



**TOWN OF ERIN COMMITTEE OF ADJUSTMENT
 NOTICE OF PUBLIC HEARING
 OF APPLICATION FOR MINOR VARIANCE
 A03-24
 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, April 17, 2024 at 6:00 pm
Location: In-person at Town Hall, Council Chambers

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:	A03-24	Subject Property Zoned:	R3/EP2
Owners:	John and Kristine McKillop	Zoning By-law:	07-67
Property Address:	5884 Fifth Line		
Legal Description:	Lots 10 and 11, Plan 874		

PURPOSE OF APPLICATION

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

REQUESTED VARIANCES

Details of the variances are as follows:

By-law Requirement	Relief Applied For
<u>Section 4.2.3 – Building Height</u> The <i>building height</i> of an <i>accessory building</i> used for an <i>agricultural use</i> in an “A” zone shall not exceed 11.0 m. The <i>building height</i> of all other <i>accessory buildings</i> in the “A” zone shall not exceed 4.5 m. The <i>building height</i> of an <i>accessory building</i> in all other zones shall not exceed 4.5 m.	A building height of 8.35 metres is being proposed. Requesting a relief of 3.85 metres from the required maximum building height.



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By-law Requirement	Relief Applied For
<p><u>Section 4.2.4.2 – Lot Coverage</u> On a lot 2 ha (5 ac) in size or less and larger than 0.8 ha (2 ac) in size the maximum <i>ground floor area</i> for an <i>accessory building or structure</i> is 185.8 m² (2,000 ft²).</p>	<p>A ground floor area of 232.26 square metres is being proposed. Requesting relief of 46.45 square metres from the required maximum ground floor area.</p>

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

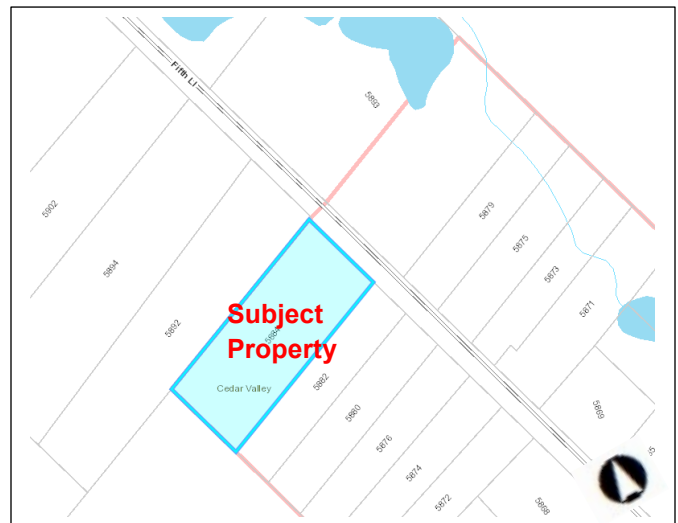
If you wish to be notified of the decision of the Committee of Adjustment for the Town of Erin in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Erin at the address provided below.

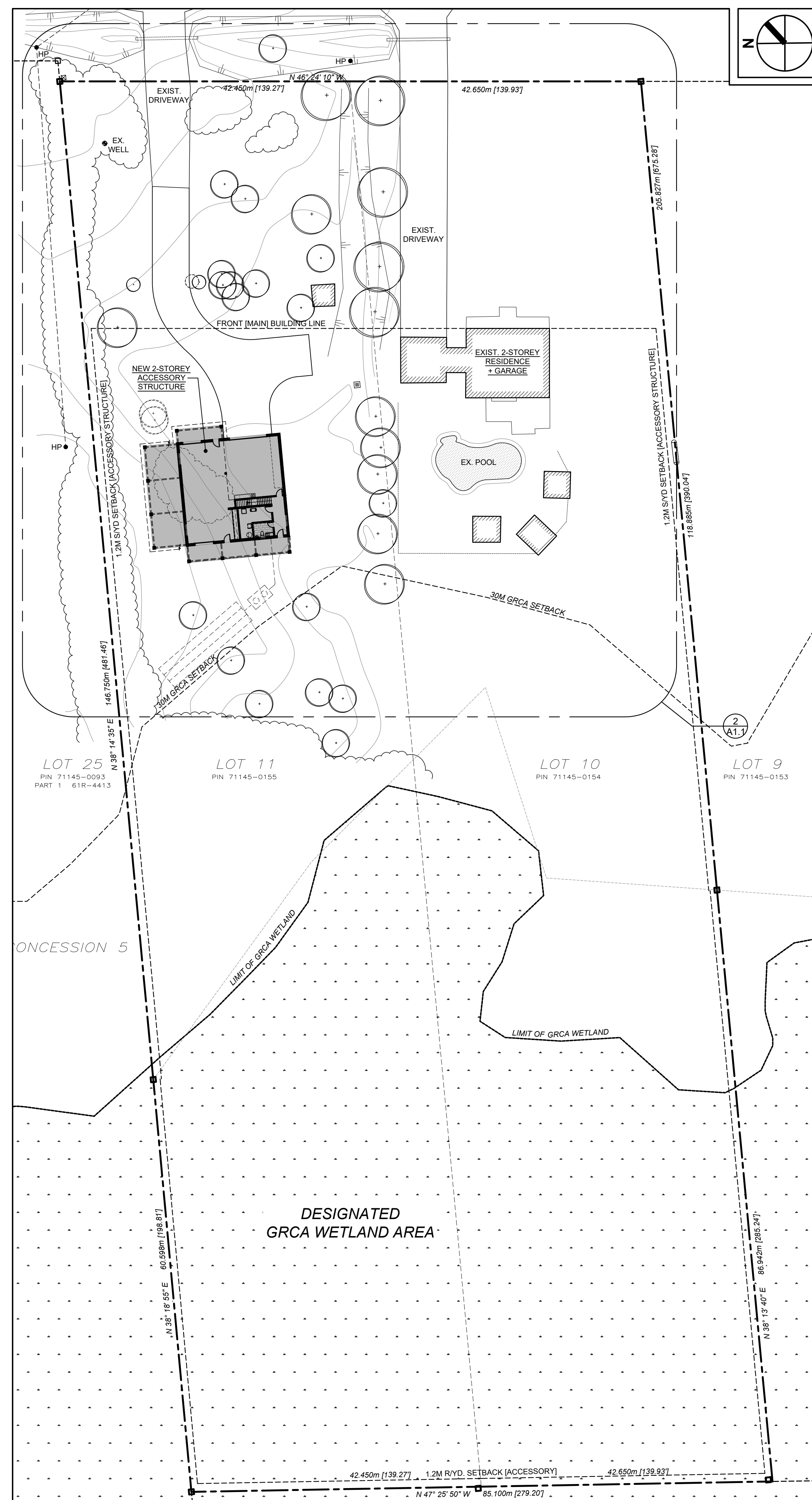
Be advised that only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision of the Committee to the appeal body in accordance with subsection 45(12) of the *Planning Act, R.S.O 1990 c. P.13*.

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.

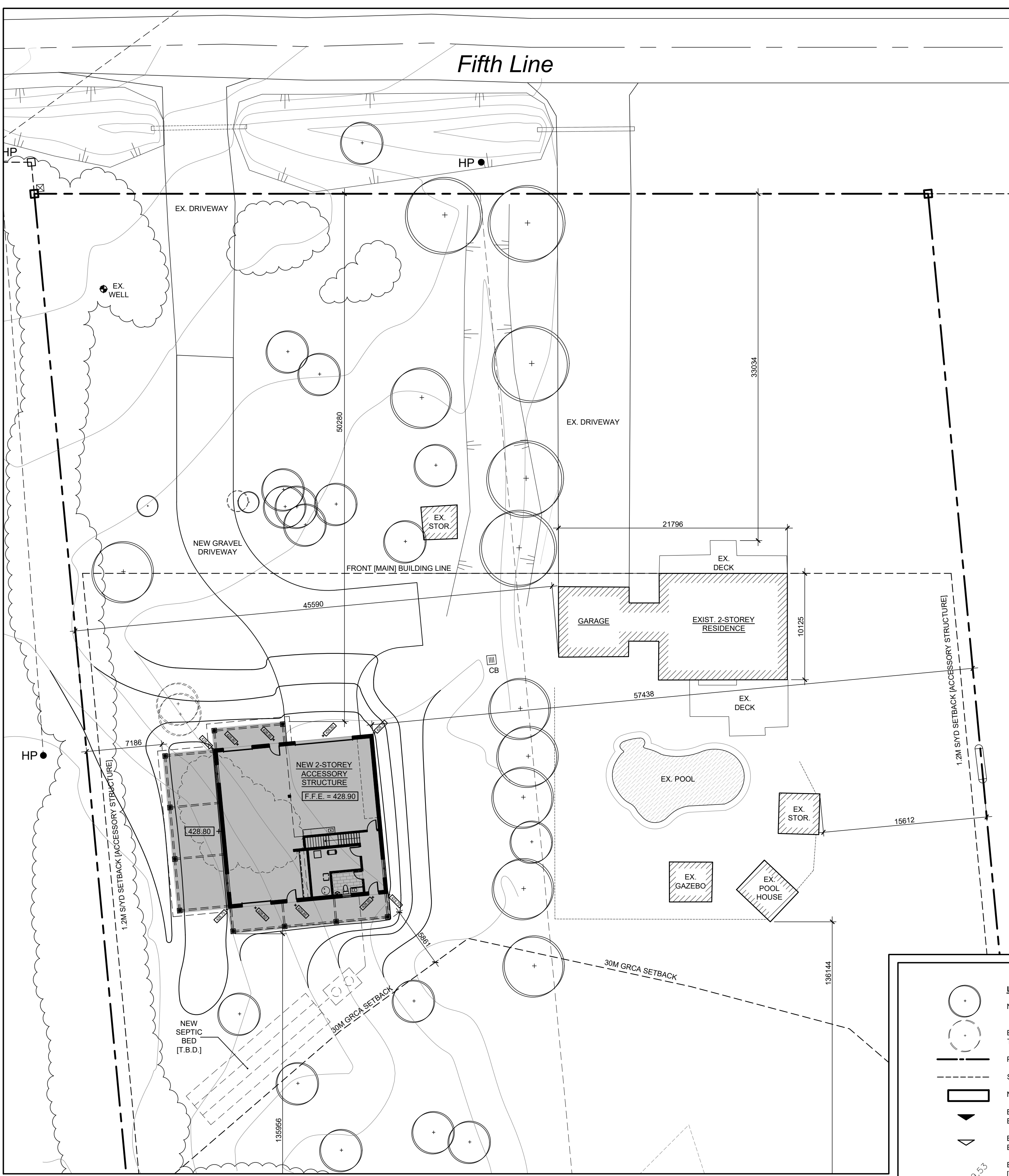
Dated at the Town of Erin
This 3rd day of April, 2024.

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





1 SITE PLAN [FULL]
SCALE 1:400



2 SITE PLAN [PARTIAL]
SCALE 1:250

NOTE:
SITE PLAN DRAWING BASED ON COPY OF SURVEY CONDUCTED BY VANHARTEN SURVEYING INC. (O.L.S.) DRAWING SPRR TOPO L110-11 MCKILLOP DATED NOV. 17, 2023, AS SUPPLIED BY CLIENT. JOEL WELLS ARCHITECT INC. (JWAI) IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.

NOTE:
IT IS A REQUIREMENT OF THIS CONTRACT FOR SOILS TESTING TO BE UNDERTAKEN TO ACHIEVE ADEQUATE SOIL BEARING CAPACITY AS ALL BEARING PRESSURES HAVE BEEN ASSUMED AND MUST BE VERIFIED PRIOR TO PLACEMENT OF FOOTINGS. CONTRACTOR TO PROVIDE 48 HRS. NOTICE PRIOR TO INSPECTION. CONTRACTOR TO PROVIDE CASH ALLOWANCE OF \$1,000. FOR THIS WORK.

NOTE:
CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITIES ON SITE (DEPTH AND LOCATION) PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO PROTECT AND/OR RELOCATE ANY UTILITIES AS NECESSARY TO SUIT PROPOSED WORKS. CONTRACTOR TO MAKE ALL NECESSARY ARRANGEMENTS WITH THE APPLICABLE UTILITY COMPANY TO UNDERTAKE LOCATING UTILITIES.

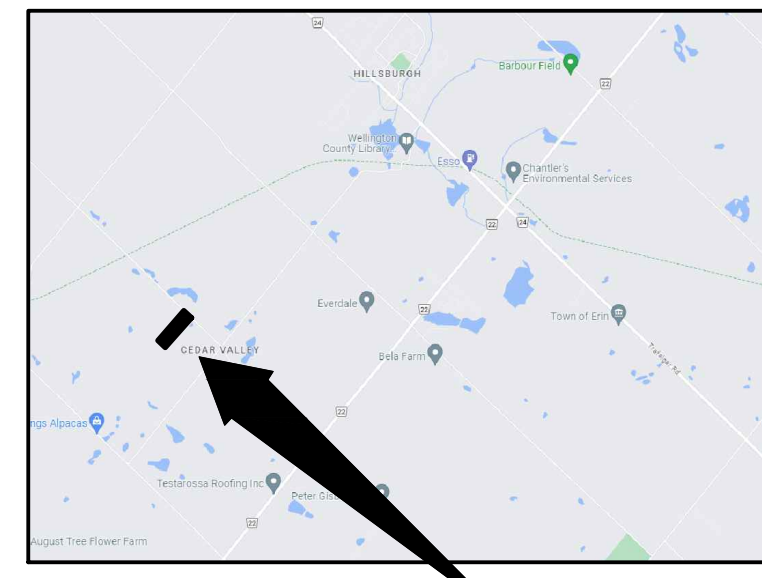
NOTE:
CLASS 4 - SEPTIC SYSTEM SHOWN IS DIAGRAMMATIC ONLY AND LOCATION IS APPROXIMATE. INFORMATION FOR NEW SYSTEM DESIGN BASED ON DRAWING SUBMITTED FOR APPROVAL BY xxx - DATED xxx-xx-2023. JOEL WELLS ARCHITECT INC. IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.

SITE NOTES:

- DRAWINGS ARE NOT TO BE SCALED.
- ALL WORK IS TO CONFORM TO LOCAL REGULATIONS AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE. (332/12) AS AMENDED.
- ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- ALL WORK TO BE COMPLETED AS PART OF THIS CONTRACT IS TO BE PERFORMED BY SKILLED TRADES WITH NO LESS THAN 5 YEARS OF EXPERIENCE IN THEIR RESPECTIVE FIELD.
- EXCAVATED MATERIAL IS TO BE REMOVED AND PLACED ON SITE IN A LOCATION AGREEABLE TO THE OWNER. CONTRACTOR IS TO REMOVE ALL DELETERIOUS MATERIAL FROM EXCAVATED FILL PRIOR TO REPLACEMENT ADJACENT TO NEW STRUCTURES.
- PLACE MIN. 150mm (6") OF NEW TOPSOIL ONCE SUBGRADE HAS BEEN RE-DISTRIBUTED AROUND NEW BUILDING AREAS AS SHOWN ON SITE PLAN.
- SEED NEWLY PLACED TOPSOIL TO SATISFACTION OF OWNER.
- CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL LOCATIONS.
- GRADES AT PROPERTY LINE TO REMAIN INTACT.
- CONTRACTOR IS TO ENSURE NO DRAINAGE IS DIVERTED TO NEIGHBOURING PROPERTIES DURING & AFTER CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE SILT FENCE (IF REQUIRED) IN ALL LOCATIONS WHERE EROSION MAY OCCUR DURING CONSTRUCTION.
- CONTRACTOR IS TO ENSURE EXISTING UNDERGROUND UTILITIES (SEPTIC/WATER) ARE TO REMAIN INTACT DURING CONSTRUCTION UPGRADES. LOCATIONS SHOWN ON SITE PLAN ARE APPROXIMATE AND FINAL LOCATIONS ARE TO BE DETERMINED ON SITE.
- JWAI IS NOT RESPONSIBLE FOR CONDITIONS OF THE EXISTING SITE. THIS WOULD INCLUDE ANY EXISTING STRUCTURES ABOVE GRADE OR BURIED) AT THE TIME OF PREPARATION OF THIS DOCUMENT AS IT RELATES TO ANY FORMS OF ENVIRONMENTAL CONTAMINATION OR NON-COMFORMING USE. JWAI IS NOT RESPONSIBLE FOR COSTS WHICH MAY BE INCURRED RELATED TO ANY FORM OF REMOVAL OR REMEDIATION WHICH MAY BE MANDATED BY OTHERS.

LEGEND

- NEW TREE
- EXISTING TREE TO BE REMOVED
- PROPERTY LINE
- SETBACK LINE
- NEW BUILDING
- BUILDING MAIN ENTRANCE
- BUILDING SECONDARY ENTRANCE
- EXISTING ELEVATION [IN REF. TO GROUND F/F ELEV.]
- PROPOSED ELEVATION [IN REF. TO GROUND F/F ELEV.]



Key Plan Site Location

Joel Wells Architect Inc.
Certificate of Practice # 4352
180 Broadway, Unit 206
L9W 1K3

Lot & Plan No: Lot 10/11, Concession 5 - Township of Erin
Regional Municipality of Wellington

PIN No: 71145-0154 / 71145-0155

Address: 5888 5th Line - Erin (Cedar Valley), ON

Zoning Designation: R-3 (Rural Res.) / EP2 Zoning By-Law: 07-67 (Apr. 2023 Consol.)

SITE STATISTICS			
ITEM	By-Law Req't.	Actual / Proposed	
		ha	acres
LOT AREA	0.20	1.75	4.33
LOT FRONTAGE	30.30'	85.10	279.20
LOT DEPTH	--	206.59	677.78

BUILDING STATISTICS			
ITEM	Permitted/Required	Proposed	
		m ²	sq. ft.
NEW SINGLE-FAMILY DWELLING			
GROSS FLOOR AREA	--	--	--
Ground Floor Area	--	--	--
Second Floor Area	--	--	--
TOTAL FLOOR AREA	--	--	--
Building Area	--	--	--
PROPOSED COVERAGE	30.0% (MAX.)	--	--
BUILDING SETBACKS			
Front Yard	m	ft.	m
Rear Yard	--	--	--
Side Yard (North)	--	--	--
Side Yard (South)	--	--	--
BUILDING HEIGHT			
Average Fin. Grade to to Roof	--	--	--
STAND-ALONE ACCESSORY STRUCTURE			
GROSS FLOOR AREA	m ²	sq. ft.	m ² sq. ft.
Ground Floor Area (Max.)	185.81	2 000.00	232.25' 2 500.00'
PROPOSED COVERAGE	10.0%	--	2.98%
BUILDING SETBACKS			
Front Yard	m	ft.	m
Rear Yard	1.2	3.94	135.96
Side Yard (North)	1.2	3.94	7.18
Side Yard (South)	1.2	3.94	57.43
BUILDING HEIGHT			
Avg. Fin. Grade to to MP of Roof	4.5	14.76	8.35' 27.40'
OVERALL LOT COVERAGE			
G/A Building Coverage Area	--	--	660.31
Lot Coverage	30.0%	--	3.77%
PARKING REQUIREMENTS			
Quantity	Size	Quantity	Size
Residential S/F Dwelling	2	3.0 x 6.0	2

NOTES:
(1) By-Law 07-67 - 4.2.2.2 Residential Zone - Accessory structure shall be constructed to the rear of the front building line of the main building and may be constructed and used in the required side or rear yard provided that such accessory buildings and uses shall be no closer than 1.2m to the interior side or rear lot line.
Requirement for Minor Variance Application.

NOTE:
THIS DRAWING TO BE READ IN CONJUNCTION WITH GRAND RIVER CONSERVATION AUTHORITY PERMIT #324 - ISSUED JAN. 29, 2024.

J WELLS ARCHITECT INC
190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3
TEL: 519.938.2217
EMAIL: JWELLS@JWALCA
WWW.JWALCA

CONSULTANT

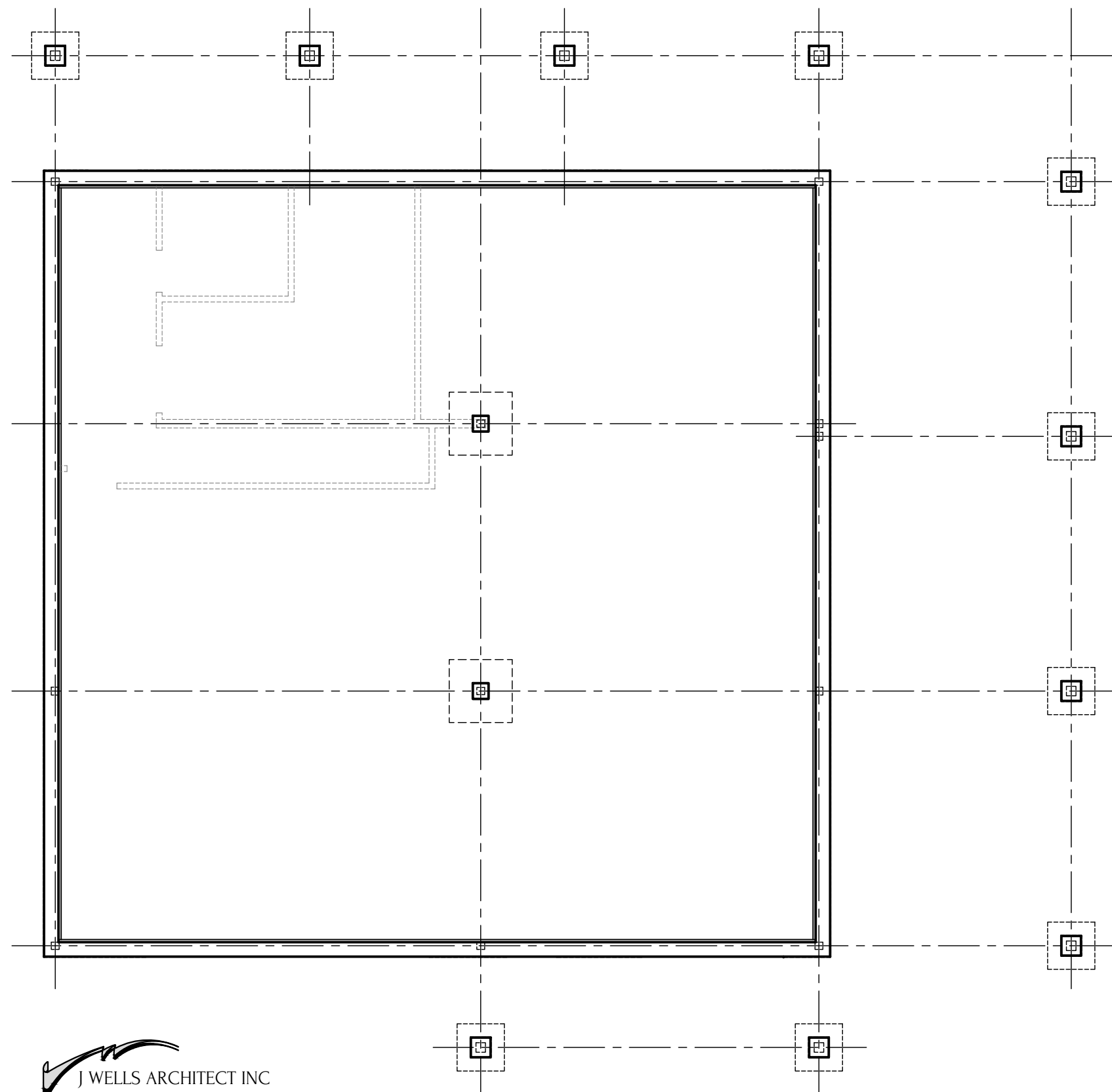
PROJECT **NEW ACCESSORY STRUCTURE:**
MCKILLOP PROPERTY
5888 5TH LINE CEDAR VALLEY, ON.

SHEET TITLE **SITE PLAN**

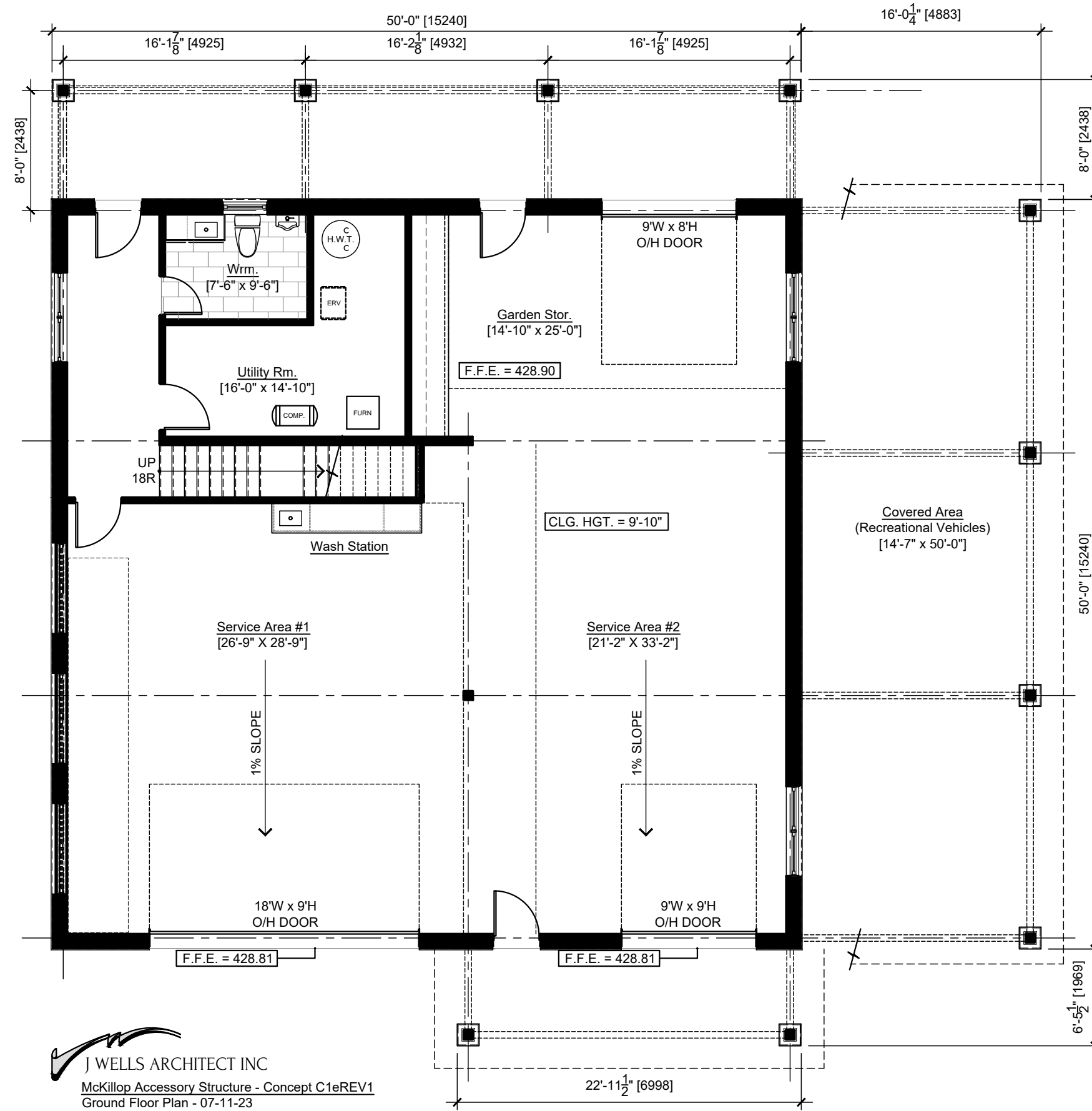
DATE	REVISION	DATE	REVISION
MAR. 11 2024	ISSUED FOR MINOR VARIANCE APPLICATION		
DEC. 18 2023	ISSUED FOR CONSERVATION SUBMISSION		

PROJ. NO: 22-103-R
DATE: AUG. '23
DRAWN BY: J.G.W.
CHECKED: [Signature]
SCALE: AS NOTED
DATE PRINTED: [] DRAWING NO: A1.1

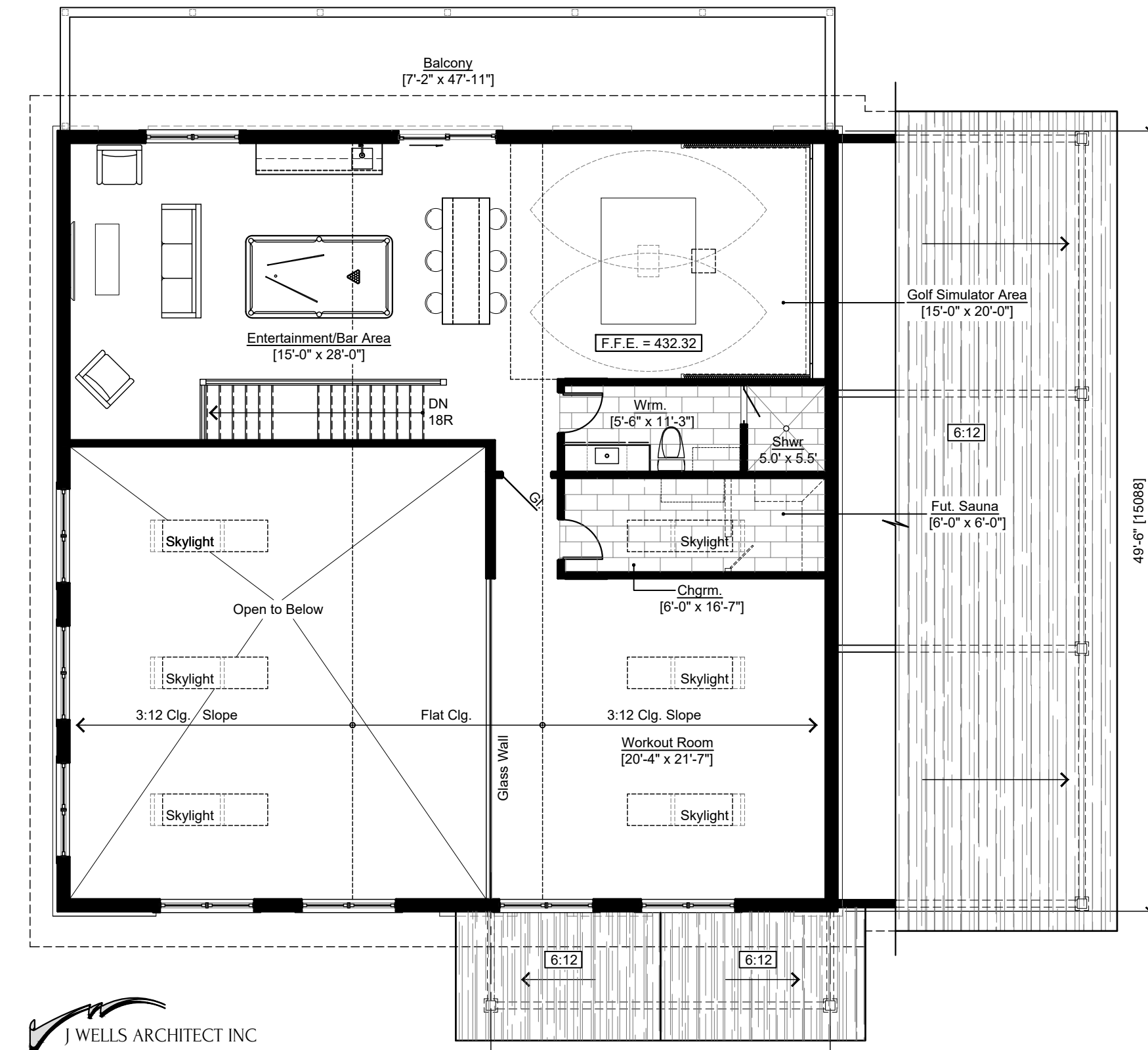
ONTARIO ASSOCIATION OF ARCHITECTS
JOEL G. WELLS
LICENCE 588



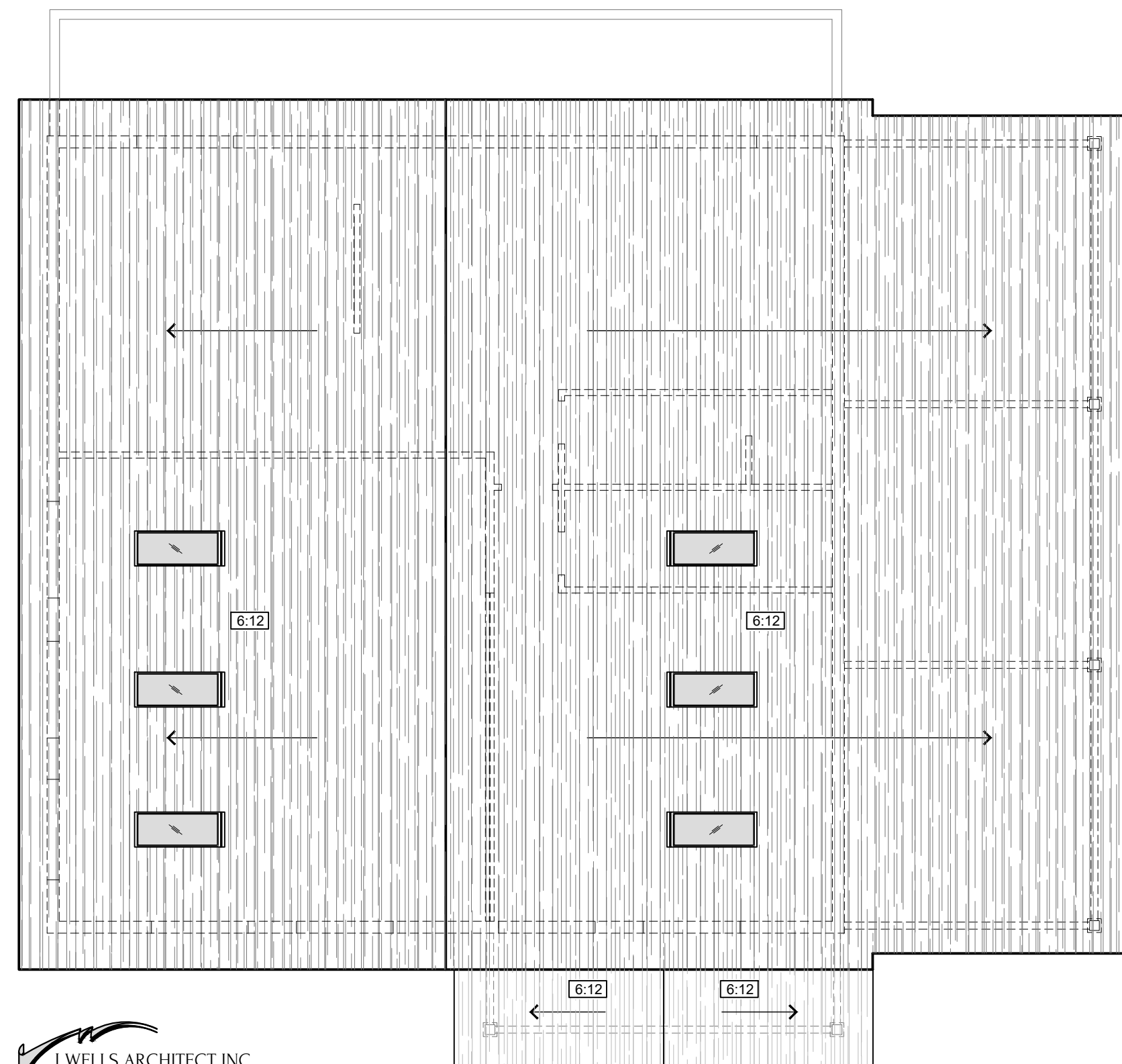
J WELLS ARCHITECT INC
 McKillop Accessory Structure - Concept C1e
 Foundation Plan - 07-11-23
 Scale: 1/8" = 1'-0"



J WELLS ARCHITECT INC
 McKillop Accessory Structure - Concept C1eREV1
 Ground Floor Plan - 07-11-23
 G.F.A. = 2,500 s.f. [232.26m²]
 Scale: 1/8" = 1'-0"



J WELLS ARCHITECT INC
 McKillop Accessory Structure - Concept C1eREV1
 Second Floor Plan - 07-11-23
 G.F.A. = 1,505 s.f. [148.15m²]
 Scale: 1/8" = 1'-0"



J WELLS ARCHITECT INC
 McKillop Accessory Structure - Concept C1e
 Roof Plan - 07-11-23
 Scale: 1/8" = 1'-0"

NOTE:
 THIS DRAWING TO BE READ IN CONJUNCTION WITH GRAND
 RIVER CONSERVATION AUTHORITY PERMIT No. 3/24 - ISSUED
 JAN. 29, 2024.

J WELLS ARCHITECT INC
 190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3
 TEL: 519.938.2217
 EMAIL: JWELLS@JWALCA
 WWW.JWALCA

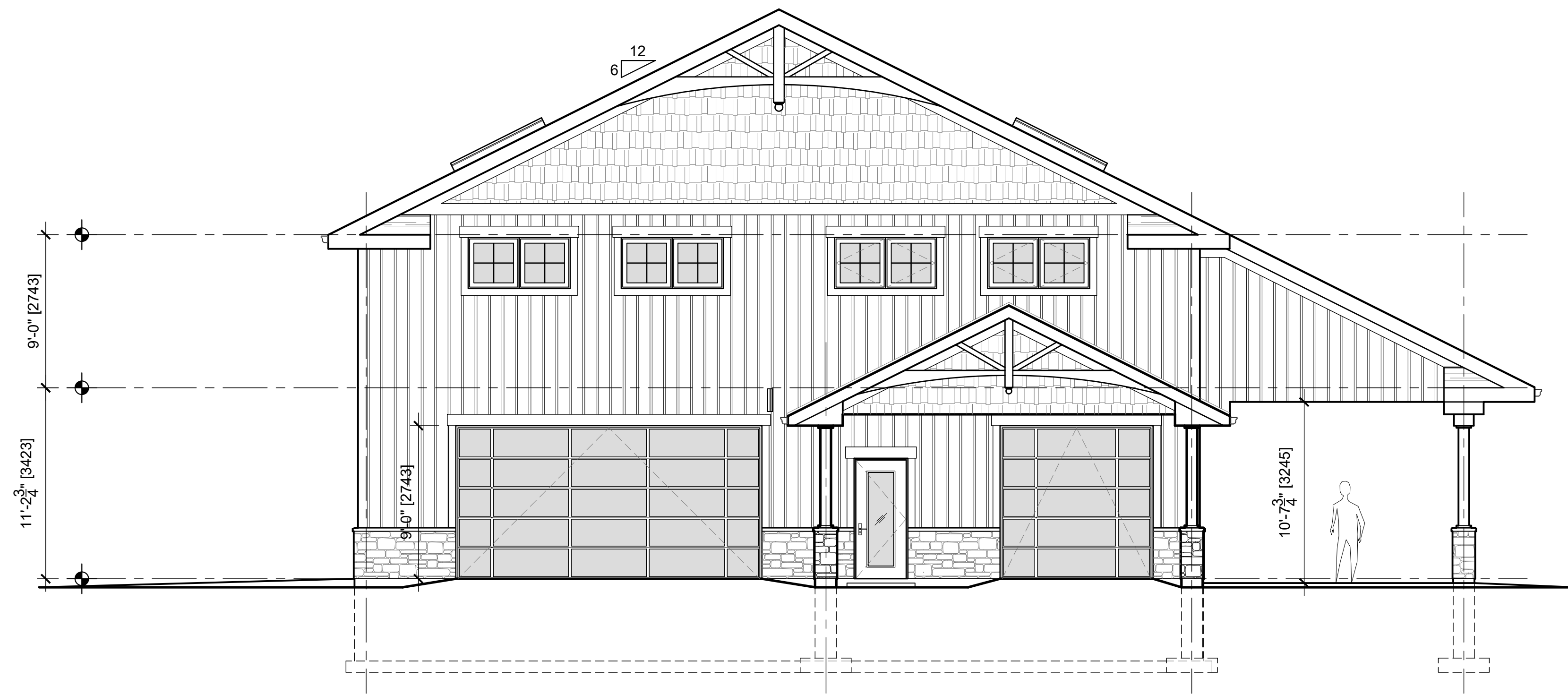
CONSULTANT

PROJECT **NEW ACCESSORY STRUCTURE:**
McKILLOP PROPERTY
 5888 5TH LINE CEDAR VALLEY, ON.

SHEET TITLE
CONCEPT C1e PLANS

DATE	REVISION	DATE	REVISION
MAR 11 2024	ISSUED FOR MINOR VARIANCE APPLICATION		

PROJ. NO.	22-103-R
DATE	AUG. '23
DRAWN BY	J.G.W.
CHECKED	
SCALE	AS NOTED
DATE PRINTED	
DRAWING NO.	A2.1



1 EAST [FRONT] ELEVATION
SCALE 3/16" = 1'-0"

NOTE:
THIS DRAWING TO BE READ IN CONJUNCTION WITH GRAND
RIVER CONSERVATION AUTHORITY PERMIT No. 3/24 - ISSUED
JAN. 25, 2024.

J WELLS ARCHITECT INC
190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3
TEL: 519.938.2217
EMAIL: JWELLS@WALCA
WWW.JWALCA



2 WEST [REAR] ELEVATION
SCALE 3/16" = 1'-0"

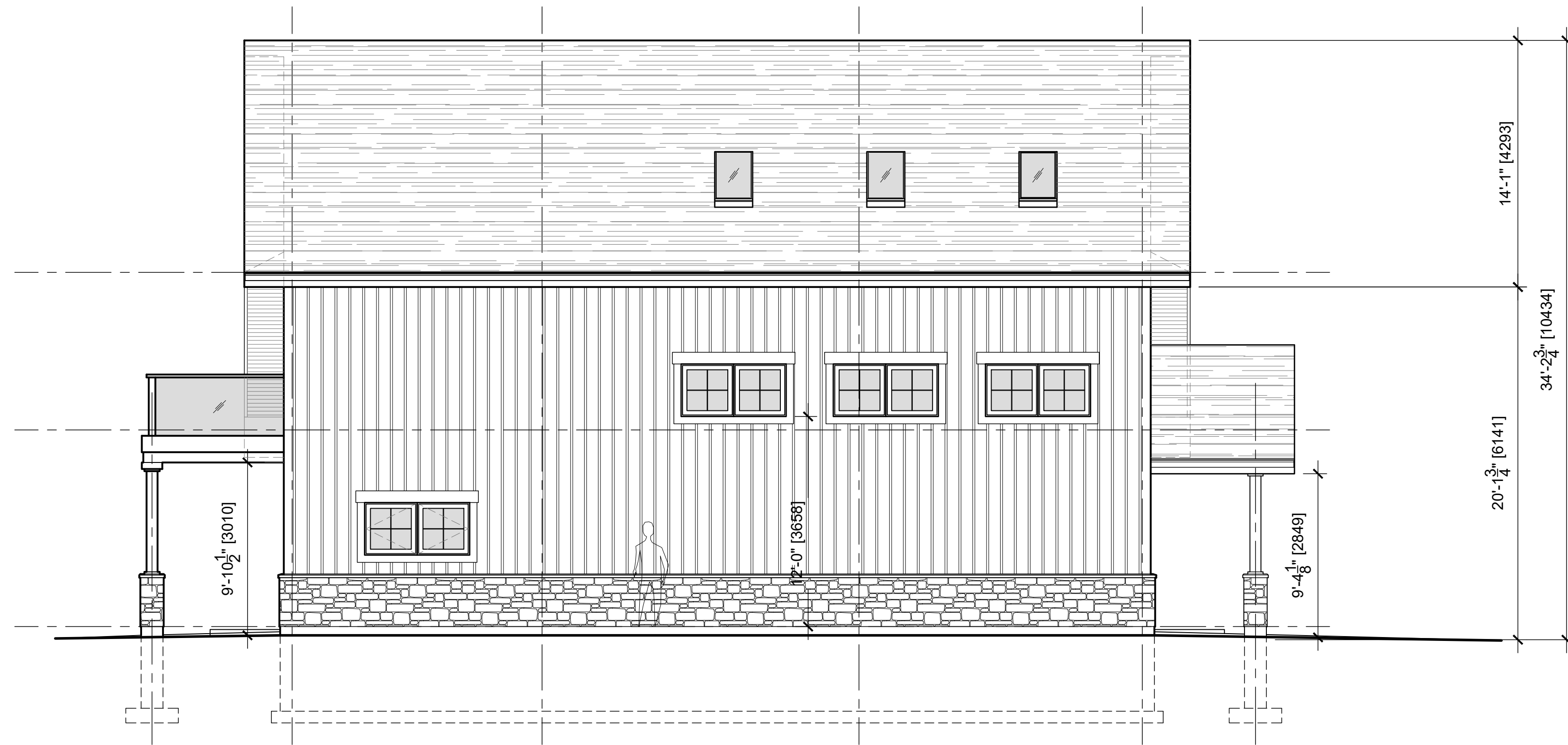
CONSULTANT

PROJECT NEW ACCESSORY STRUCTURE:
McKILLOP PROPERTY
5888 5TH LINE. CEDAR VALLEY, ON.

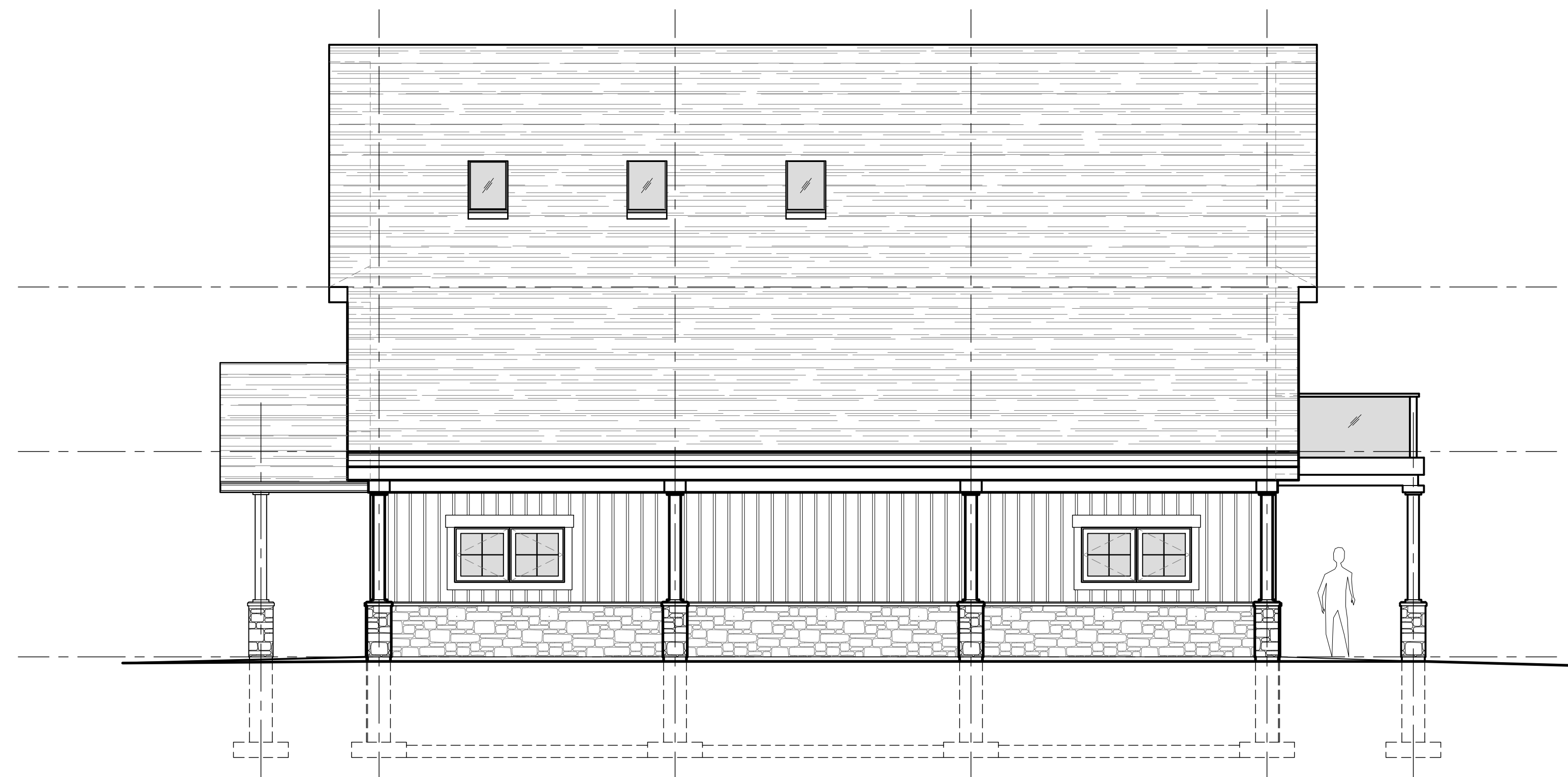
SHEET TITLE
BUILDING ELEVATIONS

DATE	REVISION	DATE	REVISION
MAR 11 2024	ISSUED FOR MINOR VARIANCE APPLICATION		

PROJ. NO.	22-102-R
DATE	AUG. '23
DRAWN BY	J.G.W.
CHECKED	
SCALE	AS NOTED
DATE PRINTED	DRAWING NO.
	A3.1



1 SOUTH [SIDE] ELEVATION
SCALE 3/16" = 1'-0"



2 NORTH [SIDE] ELEVATION
SCALE 3/16" = 1'-0"

NOTE:
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RIVER CONSERVATION AUTHORITY PERMIT No. 3/24 - ISSUED
JAN. 29, 2024.

J WELLS ARCHITECT INC
190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3
TEL: 519.938.2217
EMAIL: JWELLS@JWALCA
WWW.JWALCA

CONSULTANT

PROJECT NEW ACCESSORY STRUCTURE:
**McKILLOP
PROPERTY**
5888 5TH LINE. CEDAR VALLEY, ON.

SHEET TITLE
**BUILDING
ELEVATIONS**

DATE	REVISION	DATE	REVISION
MAR 11 2024	ISSUED FOR MINOR VARIANCE APPLICATION		

PROJ. NO.	22-102-R
DATE	AUG. '23
DRAWN BY	J.G.W.
CHECKED	
SCALE	AS NOTED
DATE PRINTED	DRAWING NO.
	A3.2