



**TOWN OF ERIN COMMITTEE OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING  
OF APPLICATION FOR MINOR VARIANCE  
A10-24  
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, September 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 PM** 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](mailto: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:	<b>A10-24</b>	Subject Property Zoned:	<b>A, EP2</b>
Owners:	<b>Dylan Hopman and Sheila Flaherty</b>	Zoning By-law:	<b>07-67</b>
Property Address:	<b>5954 Winston Churchill Blvd.</b>		
Legal Description:	<b>Part Lot 27, Concession 11 (RP61R-11758)</b>		

**PURPOSE OF APPLICATION**

The applicant is applying for relief from Section 4.1.1.3 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:

<b>By-law Requirement</b>	<b>Relief Applied For</b>
<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 <sup>2</sup> . The calculation of floor area shall include any finished room in a	A maximum floor area of 189.0 m <sup>2</sup> (54 percent of the floor area of the primary residential unit) is proposed for the Additional Residential Dwelling Unit.  Requesting relief of 59.0 m <sup>2</sup> (4 percent) from



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<b>By-law Requirement</b>	<b>Relief Applied For</b>
<i>dwelling unit</i> used or capable of being used by one or more persons for living, sleeping, eating, food preparation or sanitation.	the permitted maximum floor area 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 variances.

**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](mailto: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 AM and 4:30 PM at the Town of Erin Municipal Office.

Dated at the Town of Erin  
 this 4<sup>th</sup> day of September 2024.

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

