



**Minutes of the Town of Erin
Committee of Adjustment Meeting**

**August 28, 2024
6:00 PM
Municipal Council Chamber**

Present:	Robert Fletcher	Chair
	Brad Bruce	Member
	William Oughtred	Member
	Wayne Parkinson	Member
Absent:	Elizabeth Crighton	Member
Staff Present:	Justin Grainger	Secretary-Treasurer

1. Call to Order

Chair Robert Fletcher called the meeting to order at the hour of 6:00 PM and announced that this hearing has been called under the authority of Section 45(1) of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended to seek relief from Zoning By-law 07-67. The Chair stated that application A07-24 will be heard this evening.

The Chair stated the purpose of this hearing of the Town of Erin Committee of Adjustment is to allow the presentation of an application for a Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to this application. Staff requests that members of the public seeking to pre-register for a hearing or submit written comments email coa@erin.ca.

The Chair advised that if any member of the public would like to be notified in writing of the Committee of Adjustment's decision on an application they are to email coa@erin.ca or mail this request to 5684 Trafalgar Road, Hillsburgh, ON N0B 1Z0.

The Secretary-Treasurer explained the appeal process, that certain parties may be eligible to appeal the Committee's decision and must do so within twenty (20) days of notice by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by a payment to the Secretary-Treasurer of the fee set out by the Tribunal under the *Ontario Land Tribunal Act, 2021*.

2. Approval of Agenda

Moved By Member Parkinson
Seconded By Member Oughtred

Be it resolved that the Committee hereby approves the agenda as circulated.

Carried

3. Declaration of Pecuniary Interest

None.

4. Requests for Withdrawal or Deferral of Application

Moved By Member Oughtred

Seconded By Member Bruce

Be it resolved that application A08-24 be deferred sine die to allow the applicant additional time to update their application in response to staff comments.

Carried

5. Notices

The Secretary-Treasurer advised notice was given by mail on August 13th, 2024, to every owner of land within 60 meters (200 ft) of the subject property and to agencies requiring notice as prescribed under the *Planning Act*. Also, public notice was issued on the Town's website.

The Secretary-Treasurer advised applicable agencies were circulated including the conservation authorities, the County of Wellington, the Ministry of Municipal Affairs and Housing, school boards, Enbridge Gas and Town Staff.

6. Applications

6.1 File Number: A07-24 4972 Third Line

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.

Keith Hadlow, the applicant, addressed the Committee with respect to the application.

6.1.4 Decision of the Committee

Moved By Member Oughtred

Seconded By Member Bruce

Be it resolved that the Town of Erin Committee of Adjustment hereby 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.

Carried

7. Adoption of Minutes

7.1 July 17, 2024 Committee of Adjustment Meeting

Moved By Member Parkinson

Seconded By Member Bruce

Be it resolved that the Committee hereby adopts the minutes as circulated for the meeting of July 17, 2024.

Carried

8. Adjournment

Moved By Member Parkinson

Seconded By Member Oughtred

Be it resolved that the Town of Erin Committee of Adjustment hereby adjourns this hearing held pursuant to section 45 of the *Planning Act* at 6:16 PM.

Carried

Chair Robert Fletcher

Secretary-Treasurer Justin Grainger