



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

**September 17, 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 meeting 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 the following applications will be heard this evening: A08-24 and A10-24.

The Chair stated the purpose of this Public Meeting of the Town of Erin Committee of Adjustment is to allow the presentation of applications for a Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to these applications.

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 Bruce

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

None.

5. Notices

The Secretary-Treasurer advised notice was given by mail on September 4th, 2024, to every owner of land within 60 meters (200 ft) of the subject properties and to agencies requiring notice as prescribed under the *Planning Act, 1990*.

6. Applications

6.1 File Number: A08-24 Part Lot 7, Concession 5 (Part 2 Plan 61R-22250)

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from Section 4.2.3 of Zoning By-law 07-67, as amended, to permit:

- An accessory building (Accessory Building 'B' on the Site Plan) with a maximum height of 6.60 m, whereas the maximum height of an accessory building cannot exceed 4.5 m.

Natasha Jonker of JDC Custom Homes & Janssen Design, agent on behalf of the owner, 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 A08/24 as the application meets the Planning Act tests for a minor variance being:

1. **The requested variances are considered minor in nature;**
2. **The variances are appropriate for the development or use of the land, building or structure;**
3. **The general intent and purpose of the Zoning Bylaw is maintained; and**
4. **The general intent and purpose of the Official Plan is maintained.**

Carried

6.2 File Number: A10-24 5954 Winston Churchill Boulevard

THE PURPOSE AND EFFECT OF THE APPLICATION is to provide relief from Section 4.1.1.3 of Zoning By-law 07-67, as amended, to permit:

- An additional residential dwelling unit with a maximum floor area of 189.0 m² (54 percent of the floor area of the primary residential unit), 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.

The applicant requests approval of this minor variance application, in order to facilitate the construction a new primary single detached dwelling while maintaining the existing heritage dwelling as an additional residential dwelling unit.

Dylan Hopman, applicant, addressed the Committee with respect to the application.

6.2.4 Decision of the Committee

Moved By Member Parkinson
Seconded By Member Oughtred

Be it resolved that the Town of Erin Committee of Adjustment hereby approve the Minor Variance Application A10/24 as the application meets the Planning Act tests for a minor variance being:

- 1. The requested variances are considered minor in nature;**
- 2. The variances are appropriate for the development or use of the land, building or structure;**
- 3. The general intent and purpose of the Zoning Bylaw is maintained; and**
- 4. The general intent and purpose of the Official Plan is maintained.**

Carried

7. Adoption of Minutes

7.1 August 28, 2024 Committee of Adjustment Meeting

Moved By Member Bruce
Seconded By Member Parkinson

Be it resolved that the Committee hereby adopts the minutes as circulated for the meeting of August 28, 2024.

Carried

8. Adjournment

Moved By Member Oughtred
Seconded By Member Parkinson

Be it resolved that the Town of Erin Committee of Adjustment hereby adjourns this Public Meeting held pursuant to section 45 of the *Planning Act, 1990* at 6:19 PM.

Carried

Chair Robert Fletcher

Secretary-Treasurer Justin Grainger