



**TOWN OF ERIN COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
A01-24
*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, February 21, 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:	A01-24	Subject Property Zoned:	R-101
Owners:	Northern Capital Corp. and National Properties Inc. c/o Solmar Development Corp.	Zoning By-law:	07-67
		Amended by By-law:	20-53, 23-33, 23-67
Legal Description:	Part Lot 16 and 17, Concessions 10 and 11		

PURPOSE OF APPLICATION

The applicant is applying for relief from various provisions of Zoning By-law 07-67, as amended by By-laws 20-53, 23-33, and 23-67, related to driveway, side yard, rear yard and encroachment requirements as detailed below:

REQUESTED VARIANCES

Details of the variances are as follows:



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By-law Requirement	Relief Applied For
Block 193	
<u>4.26.2.1 Parking & Driveway Provisions for Urban Residential Zones</u> The maximum width of a <i>driveway</i> , free of projections shall be 3.0 metres, with a maximum width of 6.0 metres at the <i>street</i> line.	6.60 metres is proposed; variance of 0.60 metres is requested
<u>R-101.3 (Townhouse)</u> <u>Minimum Exterior Side Yard: 3.0 metres (1)</u> The wall of an attached <i>garage</i> that contains a motor vehicle door shall be set back a minimum of 6.0 m from the lot line that the driveway crosses to access the <i>garage</i> . If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 m.	2.0 metres is proposed; variance of 4.0 metres is requested
Block 201	
<u>R-101.3 (Townhouse)</u> <u>Minimum Rear Yard: 7.0 metres</u>	5.0 metres is proposed; variance of 2.0 metres is requested
Block 207	
<u>4.8.3 Daylight Triangle</u> No obstruction to sight lines shall be permitted within the <i>daylight triangle</i> , including the erection of any building or structure, the planting of any trees or shrubs, or the placement of any other object with an ultimate height greater than 0.75 m above the top of the road surface of the abutting <i>street</i> .	A driveway encroachment of 0.9 metres is proposed; variance of 0.9 metres is requested

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.



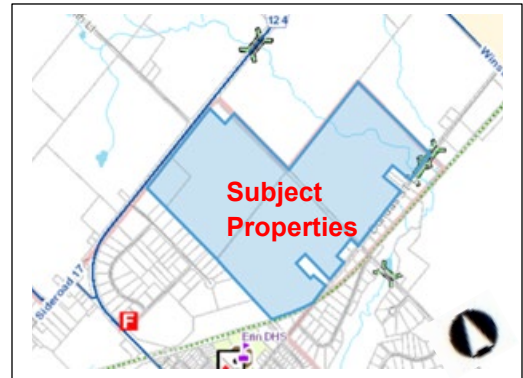
**TOWN OF ERIN COMMITTEE OF ADJUSTMENT
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Be advised that only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision of the Committee to the appeal body in accordance with subsection 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 7th day of February, 2024.

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



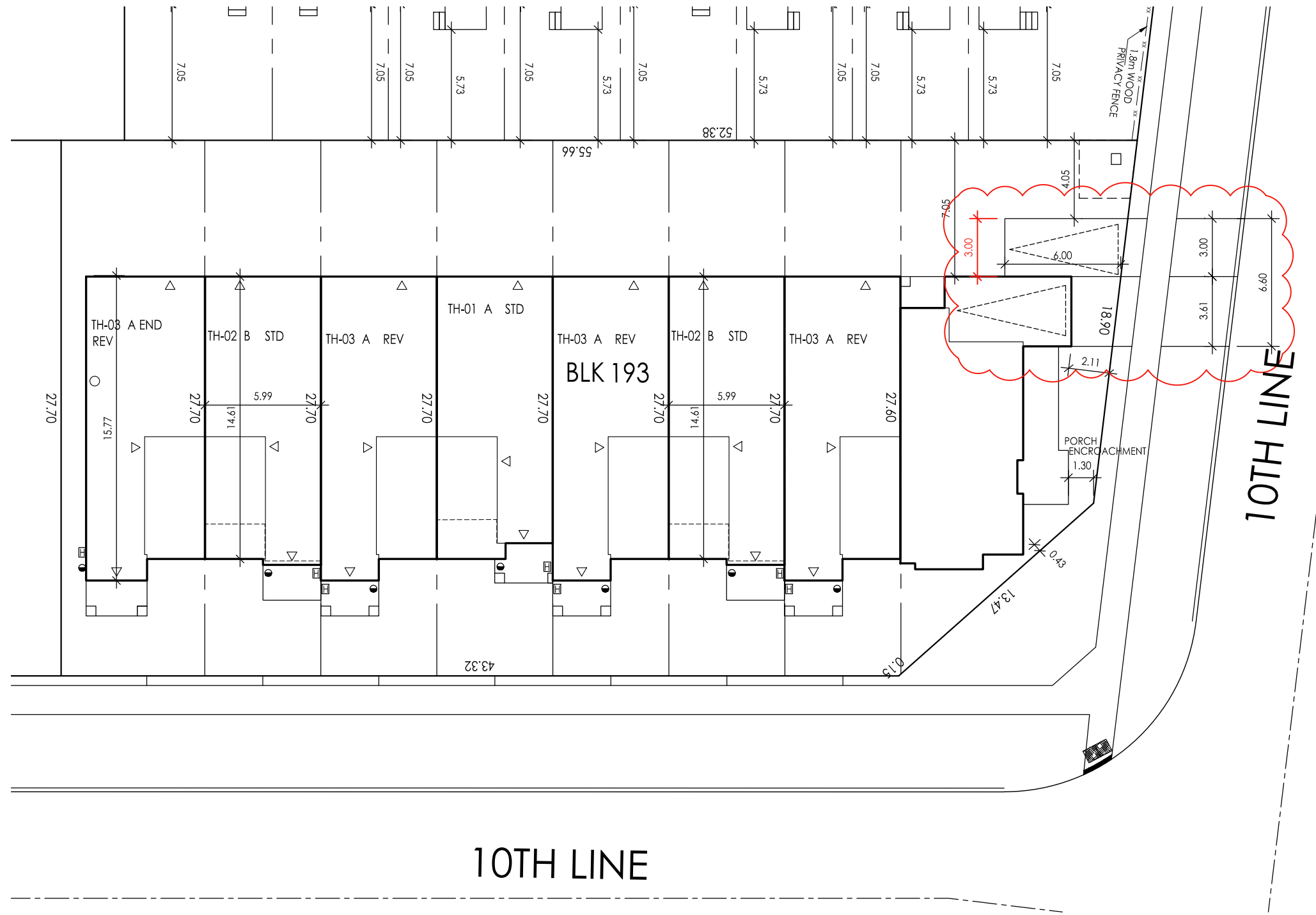
ATTACHMENTS

PAGE 5 – BLOCK 193 SITE PLAN

PAGE 6 – BLOCK 201 SITE PLAN

PAGE 7 – BLOCK 207 SITE PLAN

PAGE 8 – DRAFT PLAN OF SUBDIVISION



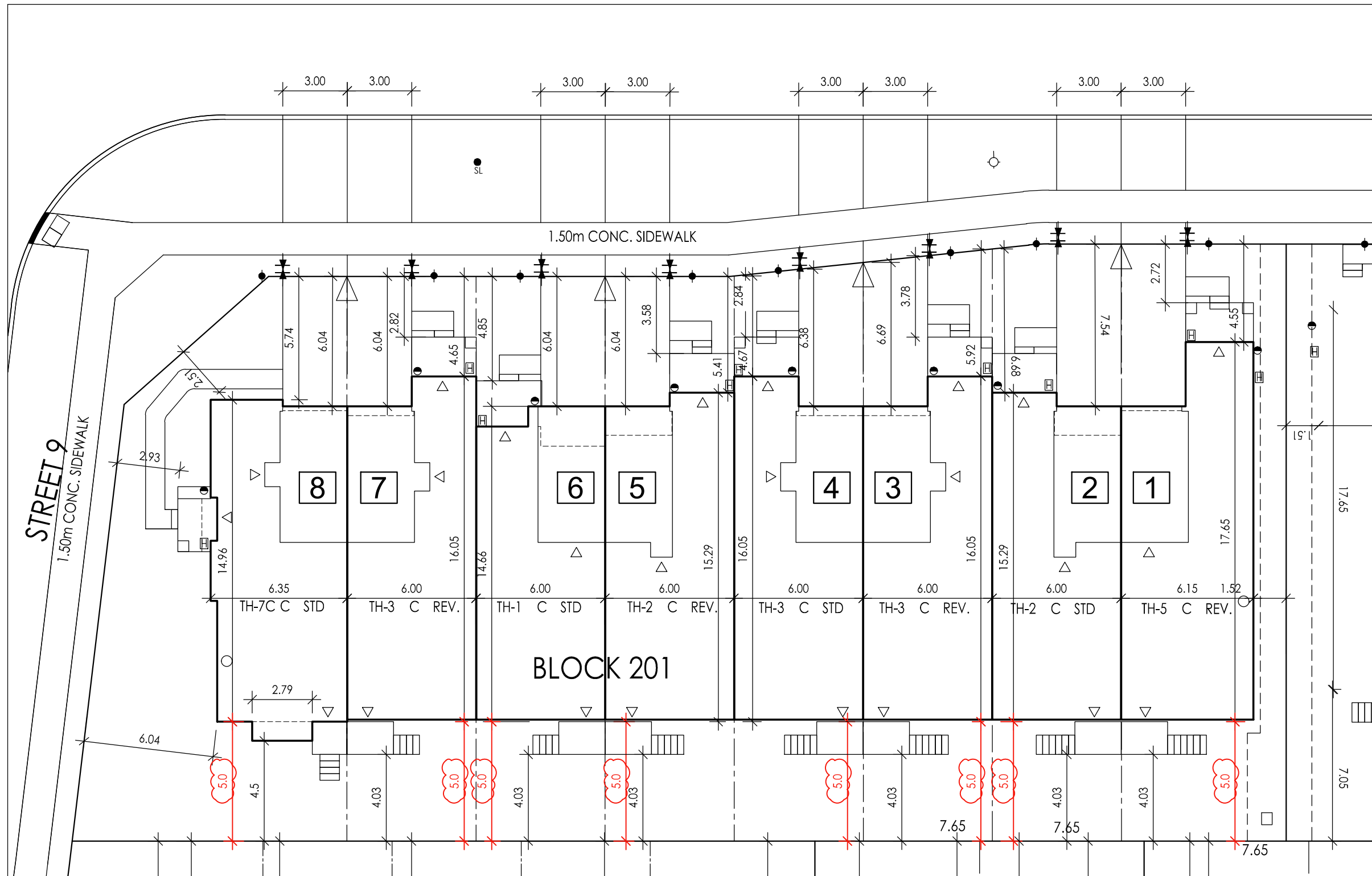
Feb 07, 2024 By: user

client	CANADA HOMES
project	ERIN
title	SITE PLAN
project #	21089
scale	1:250



WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

STREET 1 (GEAR AVENUE)



MINOR VARIANCES: REAR YARD - 5.5m

OCT-19-23

client
Solmar
Developments

project
Erin Glan

title
Site Plan - MV

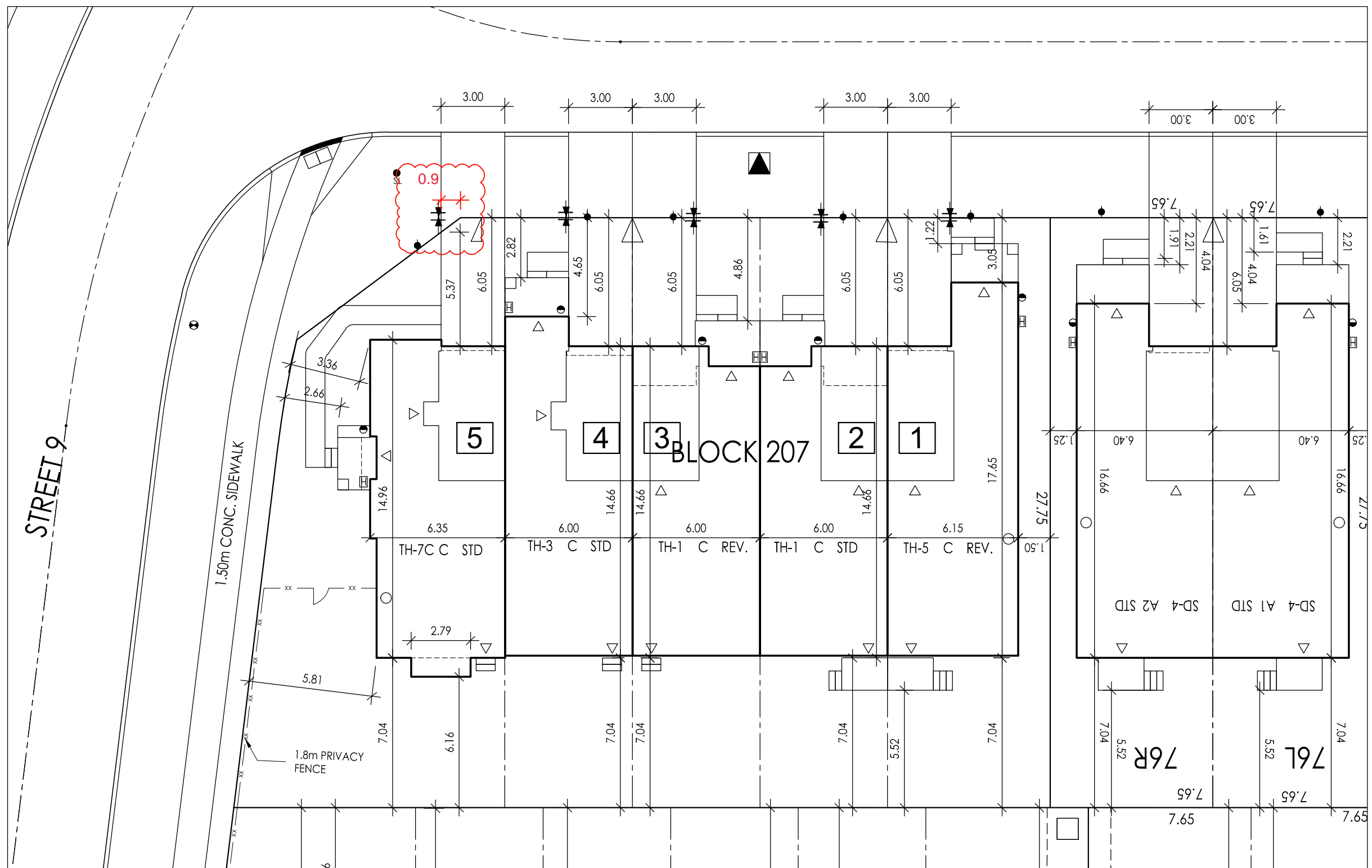
project #
21016

scale
1:200



WWW.RNDESIGN.COM
Tel: 905-738-3177
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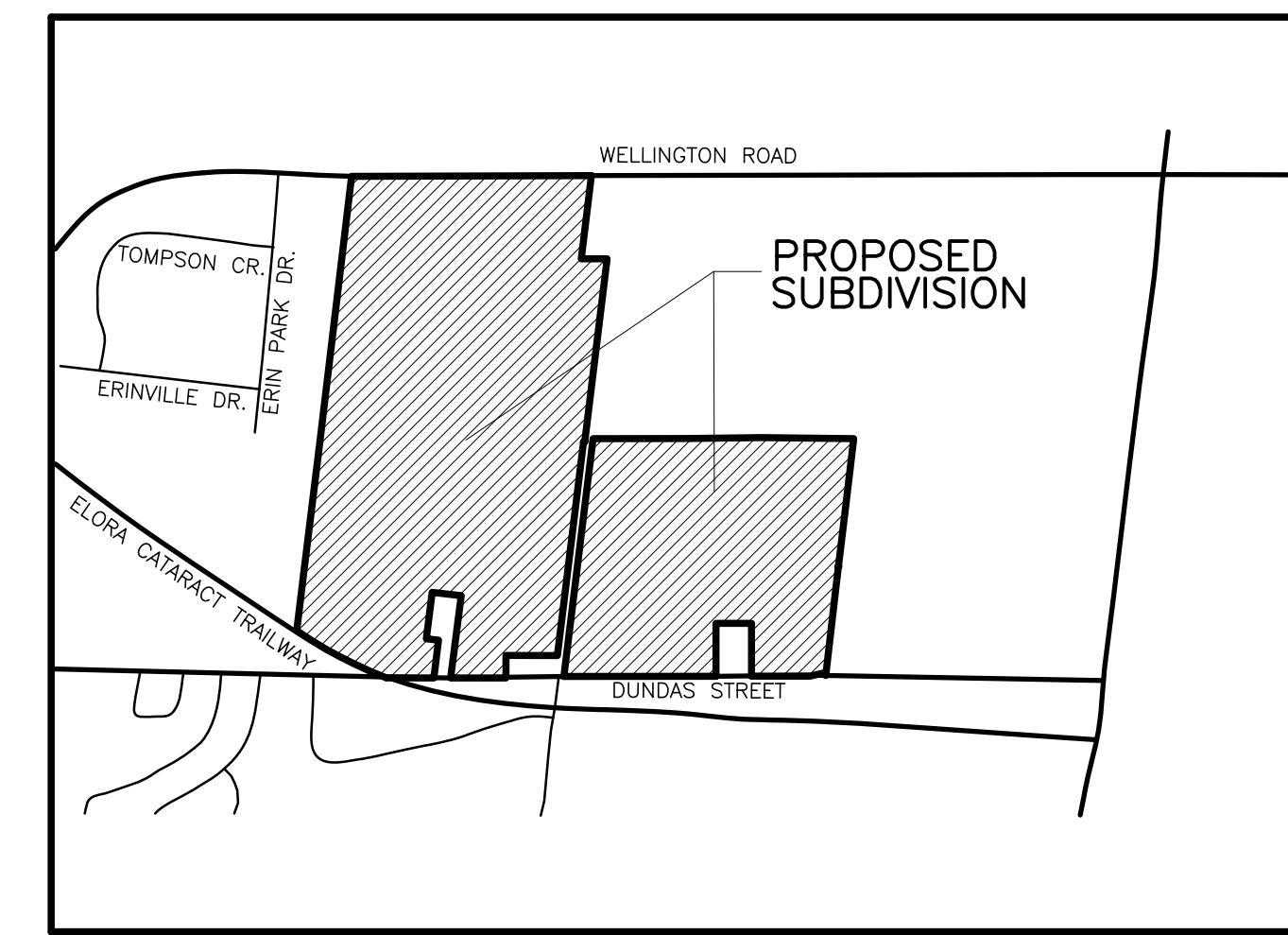
scale
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DRAFT PLAN OF SUBDIVISION PART OF LOTS 16 and 17, CONCESSION 10 and 11 FORMERLY VILLAGE OF ERIN (GEOGRAPHICAL TOWNSHIP OF ERIN) NOW IN THE TOWN OF ERIN COUNTY OF WELLINGTON

SCALE 1:2000

DRAFT PLAN 23T-12001



KEY PLAN

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

FUTURE DEVELOPMENT

TOTAL AREA = 8.15±Ha. (20.16±Ac.)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS
BLOCKS 382, 389, 413, and 883-897 MIN. LOT FRONTAGE=11.0m. MIN. LOT AREA=302.5sq.m.	18		9
LOTS 18-25, 33-43, 49-59, 72-79 and 86-89 MIN. LOT FRONTAGE=10.2m. MIN. LOT AREA=280.5sq.m.		42	42
SEMI-DETACHED DWELLINGS			
LOTS 7, 10-13, 17, 26-29, 31-32, 44, 47-48, 60-62, 80-81, 84-85, and 90 MIN. LOT FRONTAGE=15.3m. MIN. LOT AREA=462.4sq.m.		23	46
TOWNHOUSE DWELLINGS			
BLOCKS 1-6, 8, 14-16, 30, 45-46, 82-83 and 91 MIN. UNIT FRONTAGE = 6.0m.	16		98
SUBTOTAL	34	65	195
BLOCK 898 - PARK		1	
BLOCK 911 - OPEN SPACE		1	
BLOCK 916 - BUFFER		1	
BLOCK 917 - AFFORDABLE HOUSING		1	
BLOCK 918 - RESIDENTIAL SENIORS RESIDENCE		1	
TOTAL	39	65	195

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE SEP. 27, 2012

C. P. EDWARD OLS

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF ERIN FOR APPROVAL.

OWNER

NATIONAL PROPERTIES INC.
NORTHERN CAPITAL CORP.

C/O
L4K 427
SOLMAR DEVELOPMENT CORP.
122 ROMINA DRIVE
CONCORD ONT.

BENNY MAROTTA PRESIDENT

TOTAL AREA OF LAND TO BE SUBDIVIDED = 117.734±Ha. (290.927±Ac.)

SCHEDULE OF LAND USE

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Ac.
LOTS 839-882 and 941 MIN. LOT FRONTAGE=12.2m. MIN. LOT AREA=335.9sq.m.		45	45	1.925	4.757
LOTS 159-164, 180-181, 190-194, 208-213, 228-230, 239-241, 257-259, 326-330, 340-363, 366-381, 383-388, 390-412, 414-460, 465-467, 494-504, 519-537, 553-558, 570-572, 577-600, 610-636, 644-654, 667-668, 672-680, 690-696, 698-714, 726-738, 759-772, 793-806, 817-819, 828-830, and 942-947 MIN. LOT FRONTAGE=11.0m. MIN. LOT AREA=302.5sq.m.		341	341	10.894	26.920
plus BLOCKS 382, 389, 413 and 883-897	18		9	0.350	0.865
LOTS 18-25, 33-43, 49-59, 69-79, 86-89, 94-98, 103-111, 118-128, 152-158, 165-171, 178-179, 182-183, 201-207, 214-220, 227, 231, 238, 242-243, 250-256, 331-336, 339, 364-365, 468-476, 486-493, 505-509, 516-518, 538-545, 549-552, 559-569, 573-576, 601-609, 637-643, 655-666, 669-671, 681-689, 697, 715-725, 739-758, 773-792, 807-816, 820-827, and 831-838, MIN. LOT FRONTAGE=10.2m. MIN. LOT AREA=280.5sq.m.		293	293	8.640	21.349
SEMI-DETACHED DWELLINGS					
LOTS 7, 10-13, 17, 26-29, 31-32, 44, 47-48, 60-62, 80-81, 84-85, 90, 93, 99, 102, 112-113, 116-117, 138-144, 150-151, 172-173, 176-177, 184-185, 188-189, 195-196, 199-200, 221-222, 225-226, 232-233, 236-237, 244-245, 248-249, 262-274, 277-291, 295-308, 311-324, 477-478, 484-485, 510-511, 514-515, 546-547, 948-950 and 953-958 MIN. LOT FRONTAGE=15.3m. MIN. LOT AREA=462.4sq.m.		143	286	6.282	15.523
TOWNHOUSE DWELLINGS					
BLOCKS 1-6, 8, 14-16, 30, 45-46, 65, 82-83, 91-92, 100-101, 114-115, 129-137, 148-149, 174-175, 186-187, 197-198, 223-224, 234-235, 246-247, 260-261, 275-276, 292-294, 309-310, 325, 337-338, 461-463, 513, 548, 951-952 and 959-961 MIN. UNIT FRONTAGE = 6.0m.	67		427	7.803	19.282
SUBTOTAL	85	822	1,401	35.894	88.696
BLOCKS 898-900 - PARK	3			3.347	8.271
BLOCKS 901-902 - S.W.M.	2			5.740	14.184
BLOCK 903 - PRESTIGE/INDUSTRIAL	1			16.294	40.263
BLOCKS 904-905 - COMMERCIAL	2			6.489	16.034
BLOCK 906 - FUTURE WATER TOWER	1			0.417	1.030
BLOCK 907 - N.H.S.	1			22.919	56.634
BLOCK 908 - ELEMENTARY SCHOOL	1			2.104	5.199
BLOCK 909-911 - OPEN SPACE	3			3.370	8.327
BLOCKS 912-915 - ROAD WIDENING	4			0.277	0.684
BLOCK 916 - BUFFER	1			0.008	0.020
BLOCK 917 - AFFORDABLE HOUSING	1			1.478	3.652
BLOCK 918 - RESIDENTIAL SENIORS RESIDENCE	1			0.559	1.381
BLOCKS 919-921 - WALKWAYS	3			0.083	0.206
BLOCKS 922-939-B - 0.3m. RESERVE	20			0.030	0.075
BLOCK 940 - TRAILHEAD PARK	1			0.018	0.045
STREETS				18.707	46.226
26.0m. WIDE TOTAL LENGTH=1234m. AREA=0.320Ha.					
23.0m. WIDE TOTAL LENGTH=1644m. AREA= 3.781Ha.					
20.0m. WIDE TOTAL LENGTH=1098m. AREA= 2.186Ha.					
18.0m. WIDE TOTAL LENGTH=699m. AREA=12.410Ha.					
TOTAL LENGTH=9760m. AREA=18.707Ha.					
TOTAL	130	822	1,401	117.734	290.927

NOTE - LOTS/BLOCKS 9 & 145-147, 464, 479-483 AND 512 HAVE BEEN OMITTED

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM NOTE - * SUBJECT TO FINAL CALCULATION



PROJECT No. P-1793

SCALE 1:2000 NOV 2, 2023

(1793-DES41) X-REF: (1793MAS3 & 1793MTOPO)

DWG. No. - 23:10

PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3

TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com

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