



The Corporation of the Town of Erin

**Decision of Committee of Adjustment**  
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: Minor Variance Application File #A06/18  
**Location:** CON 7 PT E ½ 24  
**Applicant/Agent:** Janet Blanchard and Trevor Crystal, Trailwoods Inc.  
**Owner:** Janet Blanchard and Trevor Crystal  
**Date of Decision:** Tuesday July 17<sup>th</sup> 2018

**Purpose**

To provide relief from Town of Erin zoning by-law specifically section 4.3.1 to allow for three guest rooms within a Class 1 Bed and Breakfast. This exceeds the permitted number of guest rooms of two for a Class 1 Bed and Breakfast by 1 guest room.

**Decision and Reasons of the Committee**

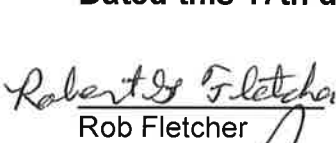
It is the decision of the Committee of Adjustment to approve this variance application with the following conditions:

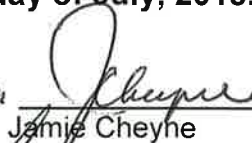
- That no additions or site alteration including septic upgrades are permitted for the expansion of the Class 1 Bed and Breakfast to 3 guest rooms.
- A letter from a qualified septic designer is required to verify that the existing system is sufficient to support the additional bedroom
- A successful fire inspection of the facility prior to the expanded use to confirm conformance with the Ontario Fire Code

It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- The variance is minor in nature;
- The proposed minor variance represents appropriate use of the subject property;
- The requested variance conforms to the general intent and purpose of the Town of Erin Official Plan;
- The requested variance conforms to the general intent and purpose of the Town of Erin By-Law #07-67.

**Dated this 17th day of July, 2018.**

  
Rob Fletcher

  
Jamie Cheyne

  
William Oughtred

  
Brad Bruce

  
WAYNE PARKINSON

5684 Trafalgar Road, Hillsburgh, Ontario N0B 1Z0  
Phone: 519-855-4407 ▪ Fax: 519-855-4821  
Web: [www.erin.ca](http://www.erin.ca) ▪ Email: [lisa.campion@erin.ca](mailto:lisa.campion@erin.ca)

Wayne Parkinson

**Certification of the Committee's Decision**

I, LISA CAMPION being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Town of Erin, certify that this is a true copy of the Committee's Decision.

  
Secretary- Treasurer

July 17<sup>th</sup>, 2018  
Date

**Appeals**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Erin Committee of Adjustment before the minor variance is granted, the person or public body is not entitled to appeal the decision of the Town of Erin Committee of Adjustment to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Erin Committee of Adjustment before the minor variance is granted, the person or public body may not be added as a party to the hearing of an appeal before the Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Any appeals of the Decision of the Town of Erin Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee of Adjustment, *not later than Monday August 6<sup>th</sup>, 2018* setting out the reasons for the appeal together with a certified cheque or money order in the amount of \$300.00 payable to the Minister of Finance. A copy of the appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). If no appeal is received within the prescribed, a Notice of No Appeal will be sent out to the applicant.

**Additional Information**

Additional information related to this minor variance may be obtained at the Town of Erin Municipal office or by contacting Lisa Campion, Deputy Clerk/ Secretary Treasurer of Committee of Adjustment at 519-855-4407ext. 248, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday). Information may also be posted on our website ([www.erin.ca](http://www.erin.ca)).