



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 #A03/18
Location: Concession 2, Part Lot 13
Applicant/Agent: Sam Gallizzi, Chris Feenstra
Owner: Sam Gallizzi
Date of Decision: Wednesday March 21, 2018

Purpose

The purpose of this application is to provide relief from Zoning By-law 07-67 specifically Section 4.2.3 to construct an accessory building with a height of 20'9" (6.32 m) to the midpoint of the road. This exceeds the maximum permitted height of 14'9" by 6' (1.83m)

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 the accessory structure is used only for personal storage.
- That the accessory structure cannot be used for business purposes or habitation.
- That the accessory structure maintain the setback from the front lot line at 198m (650ft).

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 21st day of March, 2018.


Rob Fletcher


Jamie Cheyne

William Oughtred

Brad Bruce


Wayne Parkinson

Certification of the Committee's Decision



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

**Wednesday, February 21st, 2018
6:30 PM
Municipal Council Chamber**

Present: **Rob Fletcher Chair**
 Brad Bruce Member
 Wayne Parkinson Member
 Jamie Cheyne Member

Absent: **William Oughtred**

Staff Present: **Lisa Campion Secretary- Treasurer**

Roll# 2316000010147080000
Application: A02/18 Mr. Todd Greer
Property Description: REG COMP PLAN 686 LOT 49

1. Call to Order

Chair Rob Fletcher called the meeting to order at the hour of 6:30 p.m. 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, Section 5.1 Table 4 to allow for a reduced lot frontage for the retained parcel to be 27m instead of 30m as required in section 5.1 Table 4 of the Zoning By-law.

The Chair stated that the purpose of the meeting is to provide information and allow the Committee to exchange views, generate input and that the Committee has not taken a position on the matter. Mr. Fletcher then stated that the Committees decision will come after full consideration of input from the meeting, submissions from neighbours and any other interested parties and comments from agencies.

5.2 Notice

The Secretary advised that notice was given by prepaid first class mail on February 5th 2018 to every owner of land within 60 meters (200ft.) of the subject property and to agencies requiring notice prescribed in the Planning Act governing Minor Variance Applications. Notice was also given through posting a sign on the property, and public notice was also issued on the Town's website.

The Secretary Advised that the agencies circulated included Credit Valley Conservation Authority, Grand River Conservation Authority, the County of Wellington, the Ministry of Agriculture, Food & Rural Affairs, the Ministry of Transportation, the four school boards, Union Gas and Town Staff.

6. Correspondence

The Chair read the nature of the comments provided:

Planning Department:

The Chair summarized that Planning Staff is in the opinion that the requested variance application meets all tests of the *Planning Act*.

CVC:

The Chair read that the Applicant has previously consulted with CVC staff regarding the potential construction of a non-habitable garage addition and although the proposed addition is previously larger than previously discussed, there are no concerns with respect to the proposed reduction in the front yard setback and staff have no objection to the approval of this application. It was also noted that the applicant is advised that the proposed garage is to be in accordance with CVC policies which require any new development in the floodplain to be flood proofed to the appropriate standard and to also meet the respective criteria outlined in CVC's Watershed Planning and Regulation Policies. Further the chair read that a permit from CVC will be required for any development or construction on the property.

7. Comments

No members of the Committee or members of the public had comments at this time.

8. Decision of the Committee