

Land Division Committee/Committee of Adjustment

**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
Planning Act, R.S.O. 1990, c.P. 13, R.R.O. 1990, Reg. 200/96**

- a) Name of Committee (a) _____ Committee of Adjustment _____
- b) Name of Applicant **RE AN APPLICATION BY (b) Bruce and Katherine Sparrow**
- c) Brief description **LOCATION OF PROPERTY (c) 5808 Ninth Line, Concession 9 Part Lot 23**
- d) As set out in Application **PURPOSE OF APPLICATION (d)
Seeking relief from Zoning By-Law section 4.22.1 to reduce the Minimum Distance Separation (MDS) setback requirement to 215 meters for a proposed new residential lot. This does not meet MDS requirement by 40 meters.**

TAKE NOTICE that an application under the above file number will be heard by committee on the date, and at the time and place shown below.

DATE _____ **May 17, 2017** _____ **TIME** _____ **7:20 p.m.** _____

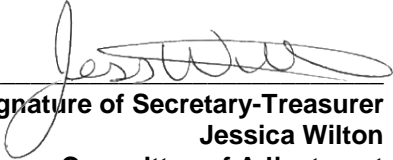
PLACE AND ADDRESS: **Town of Erin Municipal Office
5684 Trafalgar Road,
Hillsburgh, ON NOB 1Z0**

PUBLIC HEARING - You are entitled to attend this public hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the secretary-treasurer of the committee at the address shown below. Please note that the Ontario Municipal Board may dismiss all or part of an appeal if the person or public body has not made an oral or written submission.

FAILURE TO ATTEND HEARING - If you do not attend at the hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION - A copy of the decision of the committee will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who has filed with the secretary-treasurer a written request for notice of the decision.

Dated this ___4th___ day
of ___May___, 2017



Signature of Secretary-Treasurer
Jessica Wilton
Committee of Adjustment
5684 Trafalgar Rd
Hillsburgh, ON NOB 1Z0

Minor Variance Application

Pursuant to Section 45 of The Planning Act R.S.O. 1990, as amended

Town of Erin

5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
(519) 855-4407 Fax: (519) 855-4821

 For Office use:	Application Fee Received: 600 ⁰⁰
	Date Received: May 2, 2017
	File Number: A02117
	Date Complete Application Filed: May 3/17
	Roll Number: 08-07000

A. General Information

Applicant Information			
a) Owner (Full name and address of Owner(s), whether a Corporation/Individual, must be provided)			
Contact Name(s): KATHERINE SARAH SPARROW			
Address: 3515 KINGBIRD COURT		Municipality: MISSISSAUGA	
Phone / Fax: 905 302 4549	E-Mail: Katherine.Sparrow@gmail.com	Postal Code: L5L 2P9	
Note: Authorization is required if the applicant is <u>not</u> the owner (See Page 5)			
b) Agent *** If different from above***			
Contact Name(s): R. BRUCE SPARROW			
Address: 3515 KINGBIRD COURT		Municipality: MISSISSAUGA	
Phone / Fax: 416 802 0306	E-Mail: bruce.sparrow@ci.bc.com	Postal Code: L5L 2P9	
c) Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:			
Name(s):			
Address:		Municipality:	
Phone / Fax:	E-Mail:	Postal Code:	
d) Send correspondence to the following: (Please specify)			
Owner: ✓ MAIL	Agent: EMAIL ONLY	Other:	

B. Reason for Application

Under what <u>Provision(s)</u> of the Zoning by-law is the application being made, and what is the nature and extent of the relief? (also indicate on sketch)	
Section: 4.22.1	
SEEKING RELIEF OF ZONING BY-LAW 07-67 FOR THE MINIMUM DISTANCE SEPARATION REQUIREMENT OF 255M SETBACK WHILE ONLY 215M CAN BE MET	
Why is it not possible to comply with the provisions of the By-Law? (also indicate on sketch)	
THIS IS THE MOST APPROPRIATE SEVERANCE LOCATION.	
What is the current County and Town of Erin official plan and Town of Erin zoning status?	
A) Town of Erin Official Plan Designation: SECONDARY AGR, GREENLANDS + CORE	B) Zoning: AGR + EP2
B) County of Wellington Official Plan Designation: GREENLANDS	

C. Access to Subject Lands

Provide a description of the entire property:

Street Address: <u>5808 9th LINE</u>	City/Town: <u>ERIN</u>	Municipality:
Concession: <u>9</u>	Lot: <u>23</u>	Registered Plan #: <u>61R-21080</u>
Width of Road Allowance (if known):		
Road or Street Providing access to subject property: <u>9th LINE</u>		
Frontage: <u>286 M</u>	Depth: <u>699 M</u>	Area: <u>18.4 Ha</u>

Please indicate what the access to the subject property is:

Provincial Highway	<input type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Seasonally Maintained Municipal Road	<input type="checkbox"/>	Right-of-way	<input type="checkbox"/>
Continually Maintained Municipal Road	<input checked="" type="checkbox"/>	Water Access	<input type="checkbox"/>

If access is by water only; please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from subject land to the nearest public road:

D. Municipal Services Provided:

Please indicate the applicable water supply and sewage disposal:

Building	Municipal Water	Communal Water	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal
Existing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please indicate what the storm drainage is provided by:

Sewers	<input type="checkbox"/>	Swales	<input checked="" type="checkbox"/>
Ditches	<input checked="" type="checkbox"/>	Other Means	<input type="checkbox"/>

E. Existing, subject, and abutting property land uses, buildings and their locations

Number of existing buildings or structures on the subject land: <u>3</u>	Indicate units of measurement: Metric _____ Imperial _____
Provide the information below for each (for additional buildings or structures add sheet)	
<u>PLEASE SEE SITE PLAN ATTACHED.</u>	
Type of Building _____	Height of Building or Structure: _____ meters.
# of Parking Spaces _____	Dimensions of Floor Area: _____
# of Loading Spaces _____	Total Floor Area (excluding basement): _____
	% of Lot Coverage: _____ # of Floors: _____
Setback from: Front Lot Line: _____ Rear Lot Line: _____ Side Lot Lines _____ & _____	
What is the existing use of:	

A) The Subject Property:	RESIDENTIAL AND AGRICULTURAL
B) The Abutting Property:	RESIDENTIAL AND AGRICULTURAL
C) How long have the existing uses continued on the subject property:	1989

What is the Proposed use of the subject land:

RESIDENTIAL

Number of Proposed buildings or structures on the subject land: <u>TBD</u>		Indicate units of measurement: Metric _____ Imperial _____
Provide the information below for each (for additional buildings or structures add sheet)		
Type of Building _____	Height of Building or Structure: _____ meters.	Setback from:
# of Parking Spaces _____	Dimensions of Floor Area: _____	Front Lot Line: _____
# of Loading Spaces _____	Total Floor Area (excluding basement): _____	Rear Lot Line: _____
	% of Lot Coverage: _____ # of Floors: _____	Side Lot Lines _____ & _____

Has the subject land ever been the subject of an application under section 45 of the Act? Yes No

F. Dates regarding subject property

Date of acquisition of subject property: 2006

Date of Construction of all buildings on subject property: FUTURE

G. Other related planning applications

If known, is the subject land the subject of any of the following development type applications:

Application	Yes	No	File Number:	File Status:
Official Plan Amendment		✓		
Zoning By-law Amendment		✓		
Plan of Subdivision		✓		
Site Development Plan		✓		
Building Permit		.		
Consent (Land Division Committee)	✓		B74/16	CONDITIONAL APPROVAL
Previous Minor Variance Application		✓		

H. Authorization for Agent/Solicitor to Act for Owner

If affidavit is signed by an Agent/Solicitor on Owner's behalf, and/or the Agent will act on behalf of the Owner with regards to this application, the Owner's written authorization below must be completed.

I (we) KATHERINE SPARROW, of the Town of Erin, County of Wellington do hereby authorize R. BRUCE SPARROW to act as my agent in this application.

K. Sparrow Signature of Owner(s) May 2 / 2017 Date

I. Permission to Enter

Owner or Authorized Agent:

I R BRUCE SPARROW, of the Town of Erin, County of Wellington do hereby authorize the members of the Committee of Adjustment and members of the staff of the Town of Erin to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

Location of Land: 5808 9th LINE, ERIN

Signed: R Bruce Sparrow Date: May 2 / 2017
Owner or Authorized Agent

Print Name: R. BRUCE SPARROW

J. Affidavit:

This affidavit **must** be signed in the presence of a Commissioner.

I (we) R BRUCE SPARROW of the Town of Erin, County of Wellington, do solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

This 2nd day of May, 20 17.

R Bruce Sparrow Signature of Owner or Authorized Solicitor/Agent May 2 / 2017 Date

Declared before me at the Town of Erin in the County of Wellington:

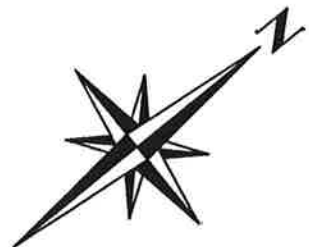
Jackie Detta Signature of Commissioner May 2 / 17 Date

Stamp: **JACKIE DETTA, a Commissioner, etc.,
County of Wellington, White Tax Administrator
for the Corporation of the Town of Erin**

Reviewed by:

Town of Erin Building Department

Town of Erin Planning Department



LOT 24 CONCESSION 9

SKETCH FOR SEVERANCE APPLICATION PART OF LOT 23, CONCESSION 9

GEOGRAPHIC TOWNSHIP OF ERIN

TOWN OF ERIN COUNTY OF WELLINGTON

J. R. FINNIE O.L.S.

SCALE 1:3000 METRIC

0 30 60 90 120 METRES



METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED FEET BY DIVIDING BY 0.3048.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL ONLY BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

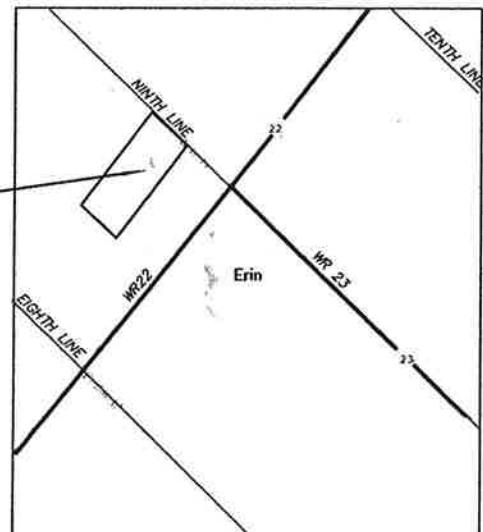
NOTES

INFORMATION ON THIS PLAN HAS BEEN COMPILED FROM REGISTRY OFFICE RECORDS, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY AND FIELD SURVEY AND NOTES BY J. R. FINNIE O.L.S.

NTS DENOTES NOT TO SCALE
CON DENOTES CONCESSION

KEY MAP

SUBJECT PROPERTY



CLIENT: KATHERINE SPARROW

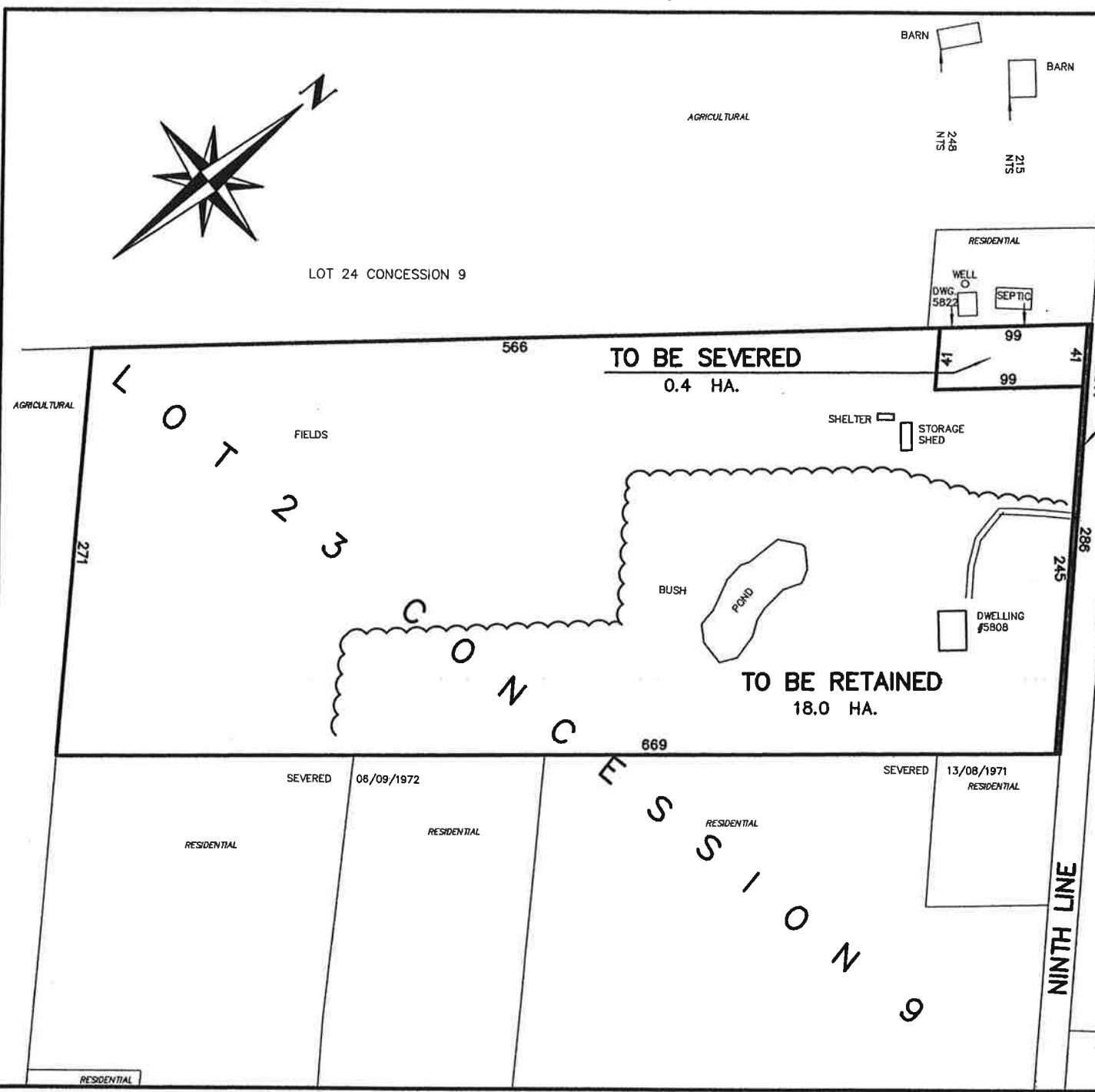
J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON NOB 1T0

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www.jrfinnie.com

DRAWN BY: jrf

PROJECT: 16-1828KT



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