



TOWN OF ERIN COMMITTEE OF ADJUSTMENT

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE A14-23

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 June 21, 2023 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: **A14-23** Subject Property Zoned: **C1**
Owners: **Clark Bulloch & Evelyn Battah** Zoning By-law: **07-67**
Property Address: **114 Trafalgar Road**
Legal Description: **Part Lot 20, Unreg Plan 62**

Purpose of Application

The applicant requests approval of this application, in order to obtain a building permit for a sunroom.

Requested Variance

Details of the variance is as follows:

By-law Requirement	Relief Applied For
<u>Section 4.24</u> Where a use, building or structure which was lawfully established prior to the day of the passing of this By-law is used for a purpose not permitted in the zone in which it is located, the said building or structure may be reconstructed, repaired, or renovated...	To permit the enlargement of a use that was lawfully established prior to the date of the passing of Zoning By-law 07-67, as amended.



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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

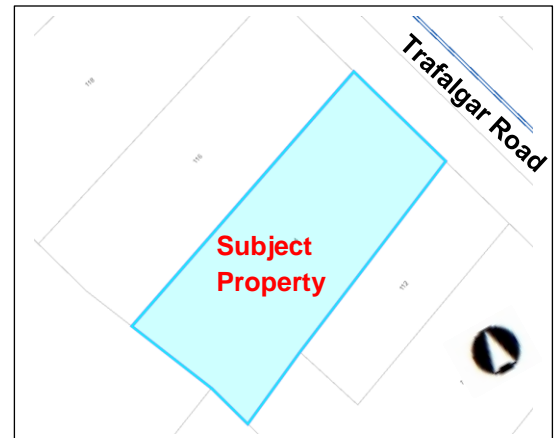
If you wish to be notified of the decision of the Committee of Adjustment for the Town of Erin in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Erin at the address provided below.

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.

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 day of June 2, 2023.

Justin Grainger, Secretary-Treasurer
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
P 519.855.4407 X223Town of Erin



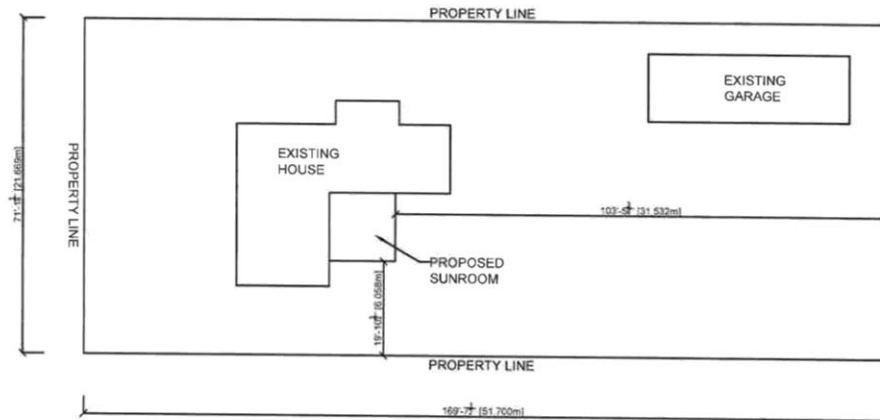
Attachment A – Site Plan

OBC INFORMATION:

CLASSIFICATION: RESID. PT. 9
 DESIGN DATA
 ASSUMED SOIL BEARING: 120 kPa (2500 PSF)
 MAIN FLOOR L. + D. LOAD: 2.49 kPa (52 PSF)
 ROOF LIVE LOAD: 1.45 kPa (30.3 PSF)
 NEAREST LOCATION: HILLSBURGH, ON, NOB 120
 DEGREE DAYS BELOW 18 C: 3,780 (ZONE 1)

114 TRAFALGAR ROAD, HILLSBURGH, ON, N0B 1Z0

LOT AREA: 12059 SQ.FT.
 EXIST. BUILDING AREA: 1118 SQ.FT.
 EXIST. GARAGE AREA: 615 SQ.FT.
 EXIST. LOT COVERAGE: 14.37%
 PROPOSED SUNROOM AREA: 205 SQ.FT.
 PROPOSED LOT COVERAGE: 16.07%



SITE PLAN

SCALE: 1/4" = 1'-0"



File No(s):

A14-23

Address:

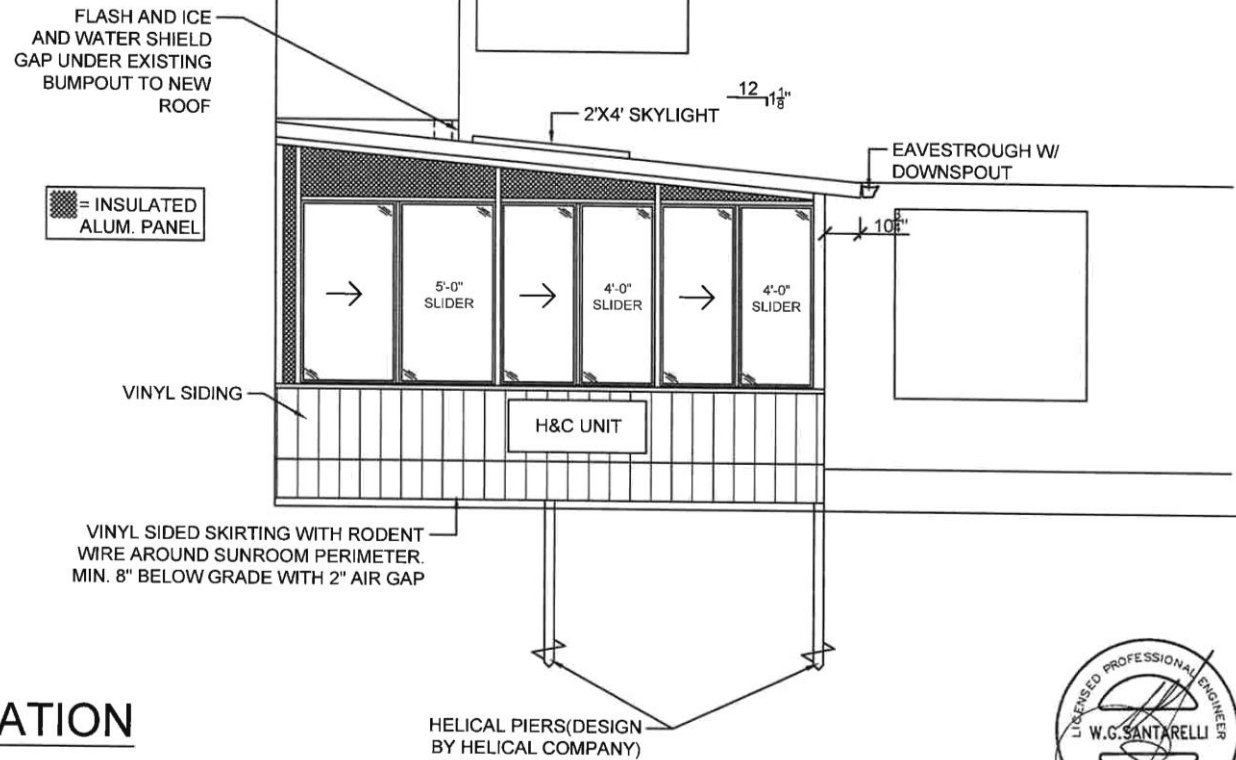
114 Trafalgar Road

Legal Description:

Part Lot 20, Unreg Plan 62

June 2, 2023

Attachment B – Elevation



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

HELICAL PIERS (DESIGN BY HELICAL COMPANY)



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June 2, 2023