



**TOWN OF ERIN COMMITTEE OF ADJUSTMENT  
 NOTICE OF PUBLIC HEARING  
 OF APPLICATION FOR MINOR VARIANCE  
 A03-24  
 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, April 17, 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](mailto: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:	<b>A03-24</b>	Subject Property Zoned:	<b>R3/EP2</b>
Owners:	<b>John and Kristine McKillop</b>	Zoning By-law:	<b>07-67</b>
Property Address:	<b>5884 Fifth Line</b>		
Legal Description:	<b>Lots 10 and 11, Plan 874</b>		

**PURPOSE OF APPLICATION**

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

**REQUESTED VARIANCES**

Details of the variances are as follows:

<b>By-law Requirement</b>	<b>Relief Applied For</b>
<u>Section 4.2.3 – Building Height</u> The <i>building height</i> of an <i>accessory building</i> used for an <i>agricultural use</i> in an “A” zone shall not exceed 11.0 m. The <i>building height</i> of all other <i>accessory buildings</i> in the “A” zone shall not exceed 4.5 m. The <i>building height</i> of an <i>accessory building</i> in all other zones shall not exceed 4.5 m.	A building height of 8.35 metres is being proposed.  Requesting a relief of 3.85 metres from the required maximum building height.



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<b>By-law Requirement</b>	<b>Relief Applied For</b>
<p><u>Section 4.2.4.2 – Lot Coverage</u> On a lot 2 ha (5 ac) in size or less and larger than 0.8 ha (2 ac) in size the maximum <i>ground floor area</i> for an <i>accessory building or structure</i> is 185.8 m<sup>2</sup> (2,000 ft<sup>2</sup>).</p>	<p>A ground floor area of 232.26 square metres is being proposed.  Requesting relief of 46.45 square metres from the required maximum ground floor area.</p>

**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**

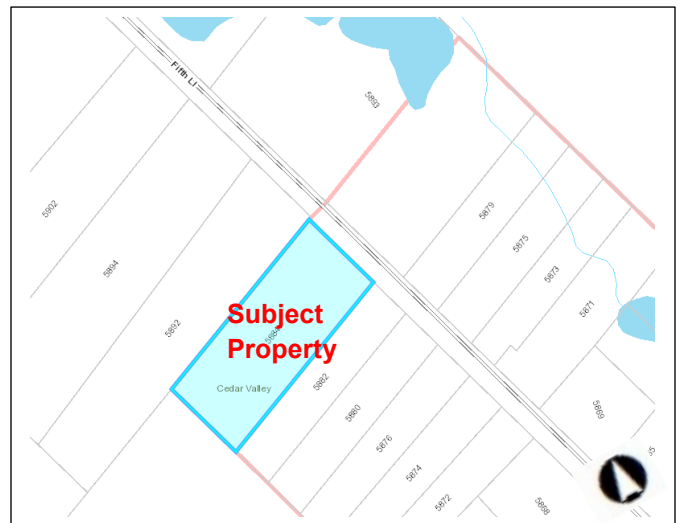
If you wish to be notified of the decision of the Committee of Adjustment for the Town of Erin in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Erin at the address provided below.

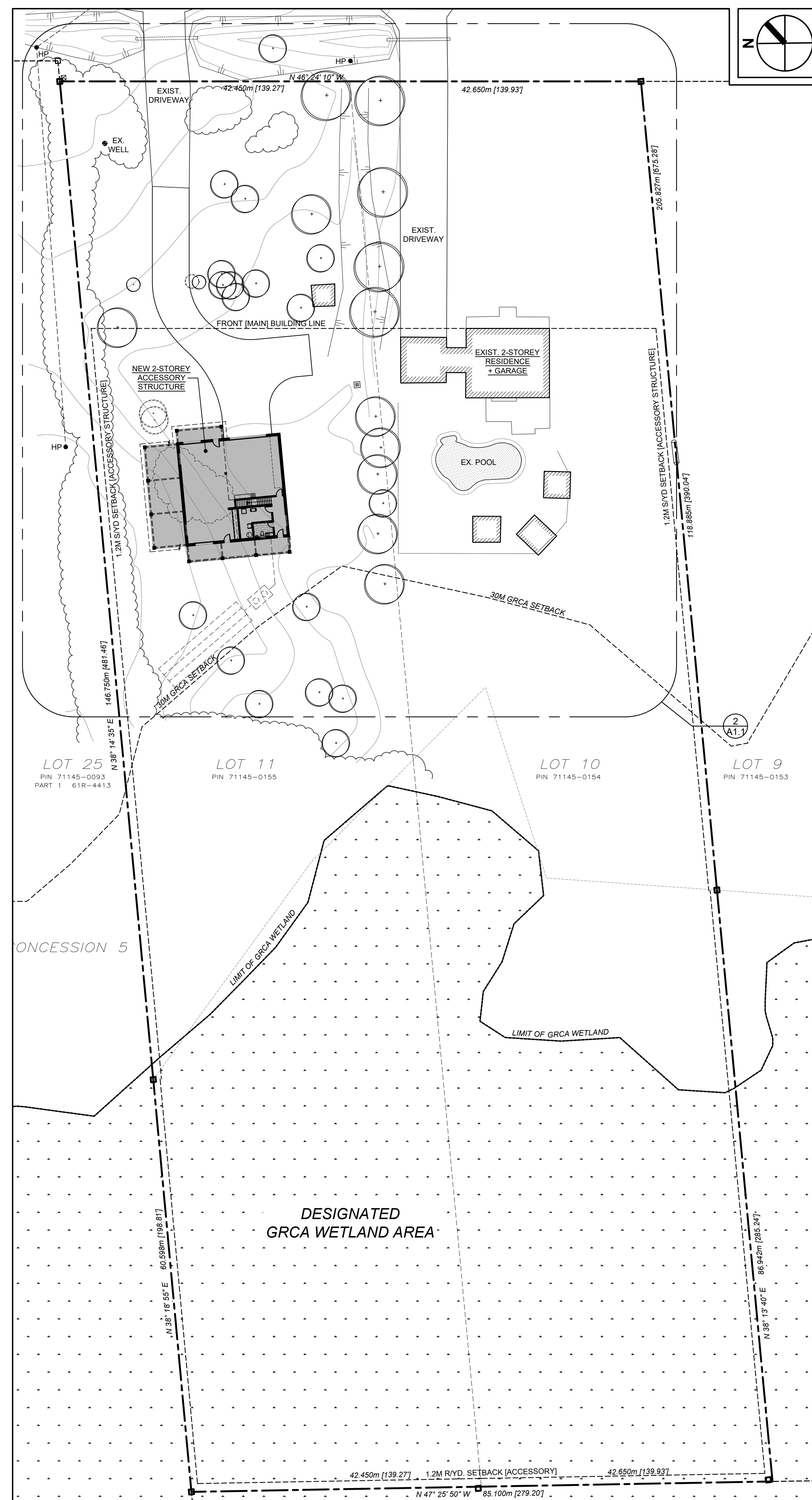
Be advised that only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision of the Committee to the appeal body in accordance with subsection 45(12) of the *Planning Act, R.S.O 1990 c. P.13*.

**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.

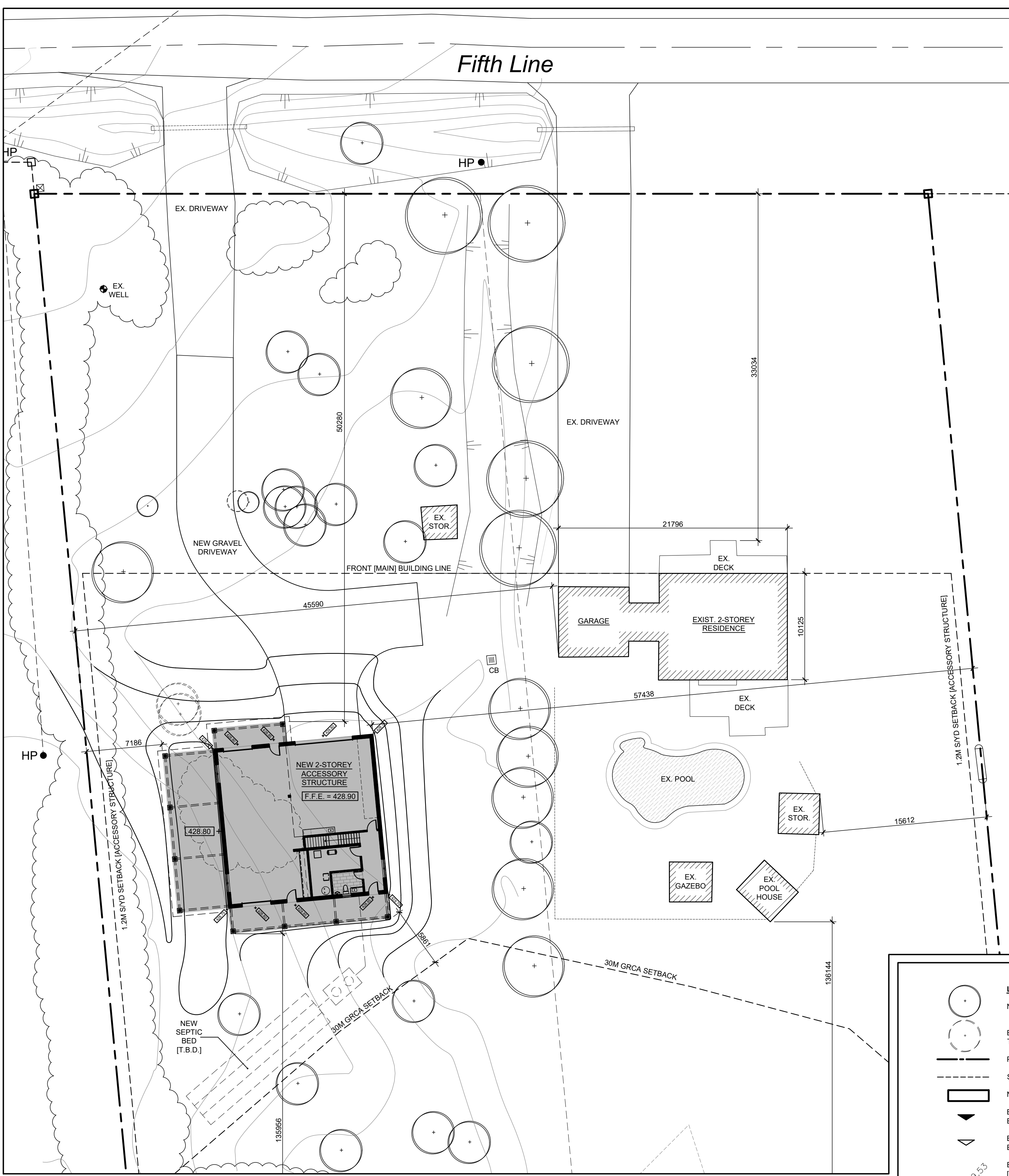
Dated at the Town of Erin  
This 3<sup>rd</sup> day of April, 2024.

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





**1 SITE PLAN [FULL]**  
SCALE 1:400



**2 SITE PLAN [PARTIAL]**  
SCALE 1:250

**NOTE:**  
SITE PLAN DRAWING BASED ON COPY OF SURVEY CONDUCTED BY VANHARTEN SURVEYING INC. (O.L.S.) DRAWING SPRR TOPO L110-11 MCKILLOP DATED NOV. 17, 2023, AS SUPPLIED BY CLIENT. JOEL WELLS ARCHITECT INC. (JWAI) IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.

**NOTE:**  
IT IS A REQUIREMENT OF THIS CONTRACT FOR SOILS TESTING TO BE UNDERTAKEN TO ACHIEVE ADEQUATE SOIL BEARING CAPACITY AS ALL BEARING PRESSURES HAVE BEEN ASSUMED AND MUST BE VERIFIED PRIOR TO PLACEMENT OF FOOTINGS. CONTRACTOR TO PROVIDE 48 HRS. NOTICE PRIOR TO INSPECTION. CONTRACTOR TO PROVIDE CASH ALLOWANCE OF \$1,000. FOR THIS WORK.

**NOTE:**  
CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITIES ON SITE (DEPTH AND LOCATION) PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO PROTECT AND/OR RELOCATE ANY UTILITIES AS NECESSARY TO SUIT PROPOSED WORKS. CONTRACTOR TO MAKE ALL NECESSARY ARRANGEMENTS WITH THE APPLICABLE UTILITY COMPANY TO UNDERTAKE LOCATING UTILITIES.

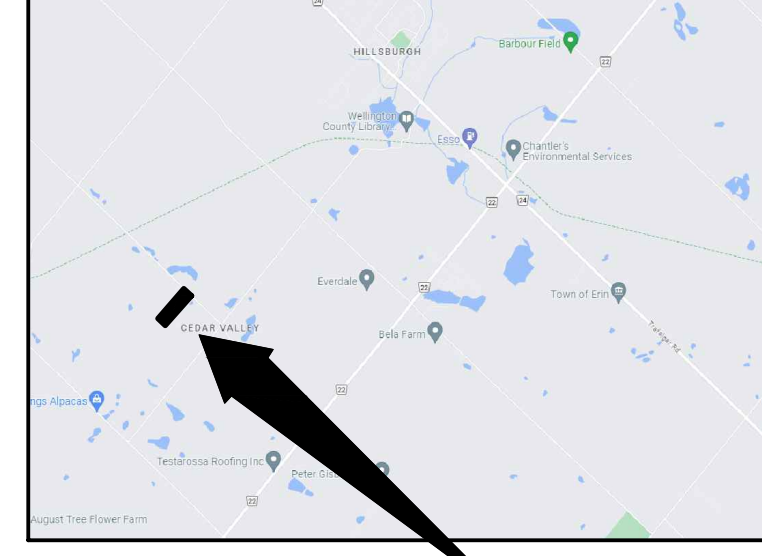
**NOTE:**  
CLASS 4 - SEPTIC SYSTEM SHOWN IS DIAGRAMMATIC ONLY AND LOCATION IS APPROXIMATE. INFORMATION FOR NEW SYSTEM DESIGN BASED ON DRAWING SUBMITTED FOR APPROVAL BY xxx - DATED xxx-xx-2023. JOEL WELLS ARCHITECT INC. IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.

**SITE NOTES:**

- DRAWINGS ARE NOT TO BE SCALED.
- ALL WORK IS TO CONFORM TO LOCAL REGULATIONS AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE. (332/12) AS AMENDED.
- ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- ALL WORK TO BE COMPLETED AS PART OF THIS CONTRACT IS TO BE PERFORMED BY SKILLED TRADES WITH NO LESS THAN 5 YEARS OF EXPERIENCE IN THEIR RESPECTIVE FIELD.
- EXCAVATED MATERIAL IS TO BE REMOVED AND PLACED ON SITE IN A LOCATION AGREEABLE TO THE OWNER. CONTRACTOR IS TO REMOVE ALL DELETERIOUS MATERIAL FROM EXCAVATED FILL PRIOR TO REPLACEMENT ADJACENT TO NEW STRUCTURE(S).
- PLACE MIN. 150mm (6") OF NEW TOPSOIL ONCE SUBGRADE HAS BEEN RE-DISTRIBUTED AROUND NEW BUILDING AREAS AS SHOWN ON SITE PLAN.
- SEED NEWLY PLACED TOPSOIL TO SATISFACTION OF OWNER.
- CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL LOCATIONS.
- GRADES AT PROPERTY LINE TO REMAIN INTACT.
- CONTRACTOR IS TO ENSURE NO DRAINAGE IS DIVERTED TO NEIGHBOURING PROPERTIES DURING & AFTER CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE SILT FENCE (IF REQUIRED) IN ALL LOCATIONS WHERE EROSION MAY OCCUR DURING CONSTRUCTION.
- CONTRACTOR IS TO ENSURE EXISTING UNDERGROUND UTILITIES (SEPTIC/WATER) ARE TO REMAIN INTACT DURING CONSTRUCTION UPGRADES. LOCATIONS SHOWN ON SITE PLAN ARE APPROXIMATE AND FINAL LOCATIONS ARE TO BE DETERMINED ON SITE.
- JWAI IS NOT RESPONSIBLE FOR CONDITIONS OF THE EXISTING SITE. THIS WOULD INCLUDE ANY EXISTING STRUCTURES ABOVE GRADE OR BURIED) AT THE TIME OF PREPARATION OF THIS DOCUMENT AS IT RELATES TO ANY FORMS OF ENVIRONMENTAL CONTAMINATION OR NON-COMFORMING USE. JWAI IS NOT RESPONSIBLE FOR COSTS WHICH MAY BE INCURRED RELATED TO ANY FORM OF REMOVAL OR REMEDIATION WHICH MAY BE MANDATED BY OTHERS.

**LEGEND**

- NEW TREE
- EXISTING TREE TO BE REMOVED
- PROPERTY LINE
- SETBACK LINE
- NEW BUILDING
- BUILDING MAIN ENTRANCE
- BUILDING SECONDARY ENTRANCE
- EXISTING ELEVATION [IN REF. TO GROUND F/F ELEV.]
- PROPOSED ELEVATION [IN REF. TO GROUND F/F ELEV.]



**Key Plan** Site Location

Joel Wells Architect Inc.  
Certificate of Practice # 4352  
180 Broadway, Unit 206  
L9W 1K3

Lot & Plan No: Lot 10/11, Concession 5 - Township of Erin  
Regional Municipality of Wellington

PIN No: 71145-0154 / 71145-0155

Address: 5888 5th Line - Erin (Cedar Valley), ON

Zoning Designation: R-3 (Rural Res.) / EP2 Zoning By-Law: 07-67 (Apr. 2023 Consol.)

SITE STATISTICS			
ITEM	By-Law Req't.	Actual / Proposed	
		ha	acres
LOT AREA	0.20	1.75	4.33
LOT FRONTAGE	30.30'	85.10	279.20
LOT DEPTH	--	206.59	677.78

BUILDING STATISTICS			
ITEM	Permitted/Required	Proposed	
		m <sup>2</sup>	sq. ft.
GROSS FLOOR AREA	Ground Floor Area	--	--
	Second Floor Area	--	--
	TOTAL FLOOR AREA	--	--
BUILDING SETBACKS	Front Yard	m	ft.
	Rear Yard	m	ft.
BUILDING HEIGHT	Average Fin. Grade to to Roof	m	ft.
		--	--

OVERALL LOT COVERAGE			
ITEM	Permitted/Required	Proposed	
		m <sup>2</sup>	sq. ft.
GROSS FLOOR AREA	185.81	2 000.00	232.25'
PROPOSED COVERAGE	10.0%		2.98%
BUILDING SETBACKS	Front Yard	36.16	118.63
	Rear Yard	1.2	3.94
	Side Yard (North)	1.2	3.94
	Side Yard (South)	1.2	3.94
BUILDING HEIGHT	Avg. Fin. Grade to to MP of Roof	4.5	14.76
			8.35'

PARKING REQUIREMENTS			
Quantity	Size	Quantity	Size
Residential S/F Dwelling	2	3.0 x 6.0	2

**NOTES:**  
(1) By-Law 07-67 - 4.2.2.2 Residential Zone - Accessory structure shall be constructed to the rear of the front building line of the main building and may be constructed and used in the required side or rear yard provided that such accessory buildings and uses shall be no closer than 1.2m to the interior side or rear lot line.  
Requirement for Minor Variance Application.

**NOTE:**  
THIS DRAWING TO BE READ IN CONJUNCTION WITH GRAND RIVER CONSERVATION AUTHORITY PERMIT #324 - ISSUED JAN. 29, 2024.

**J WELLS ARCHITECT INC**  
190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3  
TEL: 519.938.2217  
EMAIL: JWELLS@JWALCA  
WWW.JWALCA

CONSULTANT

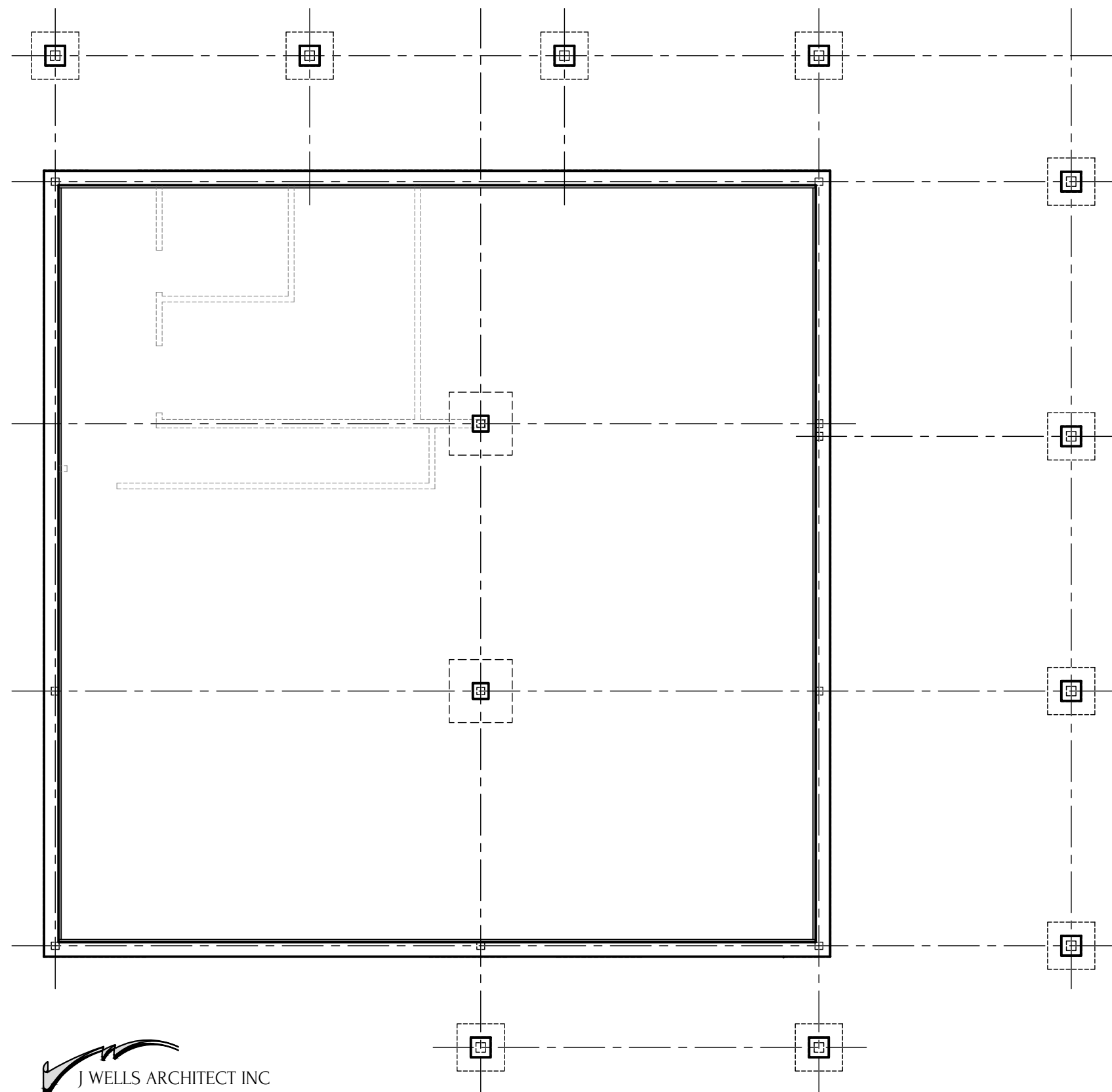
PROJECT **NEW ACCESSORY STRUCTURE:**  
**MCKILLOP PROPERTY**  
5888 5TH LINE CEDAR VALLEY, ON.

SHEET TITLE **SITE PLAN**

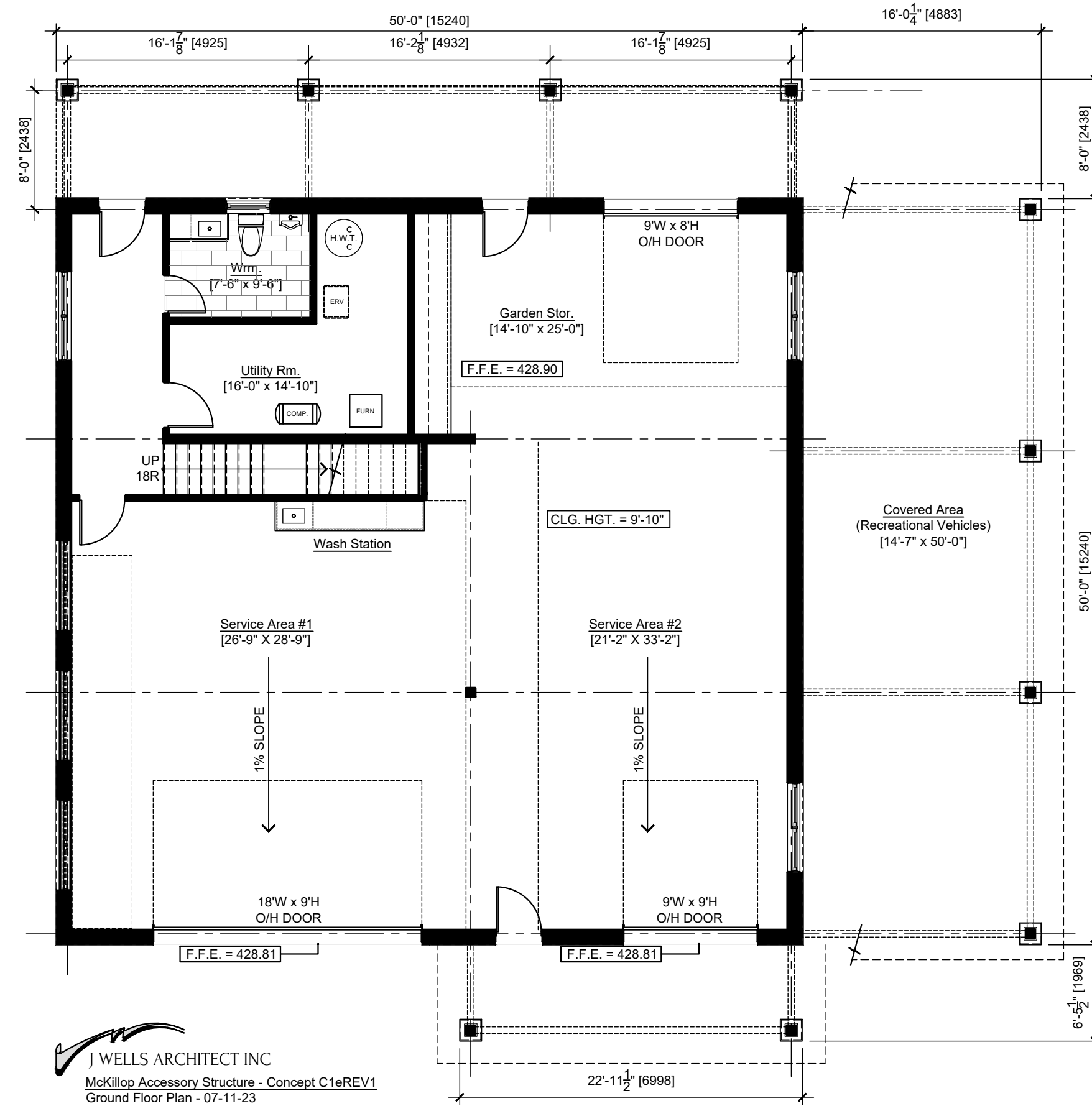
DATE	REVISION	DATE	REVISION
MAR 11 2024	ISSUED FOR MINOR VARIANCE APPLICATION		
DEC 18 2023	ISSUED FOR CONSERVATION SUBMISSION		

PROJ. NO: 22-103-R  
DATE: AUG. '23  
DRAWN BY: J.G.W.  
CHECKED: [Signature]  
SCALE: AS NOTED  
DATE PRINTED: [Blank] DRAWING NO: A1.1

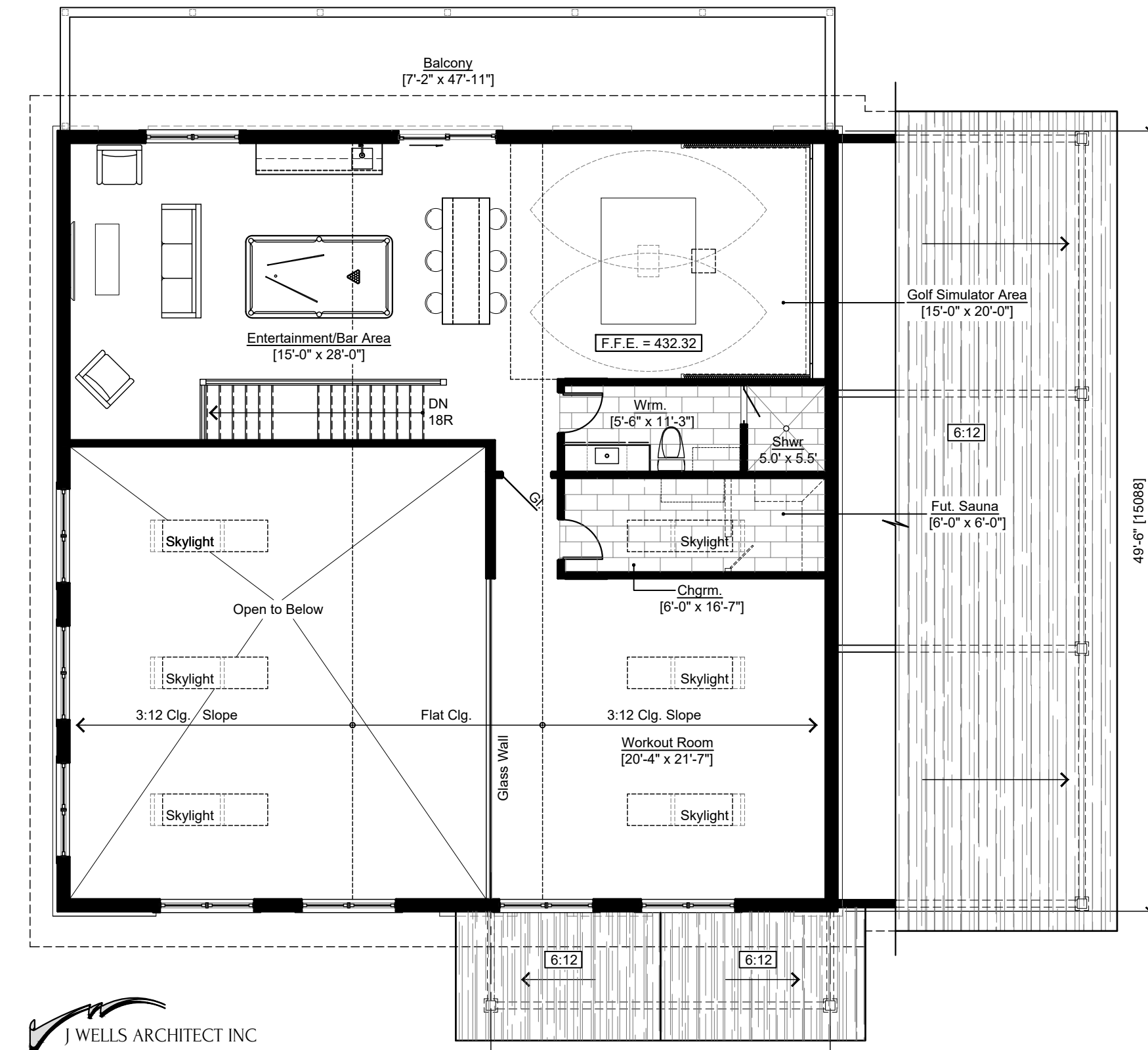
**ONTARIO ASSOCIATION OF ARCHITECTS**  
JOEL G. WELLS  
LICENCE 588



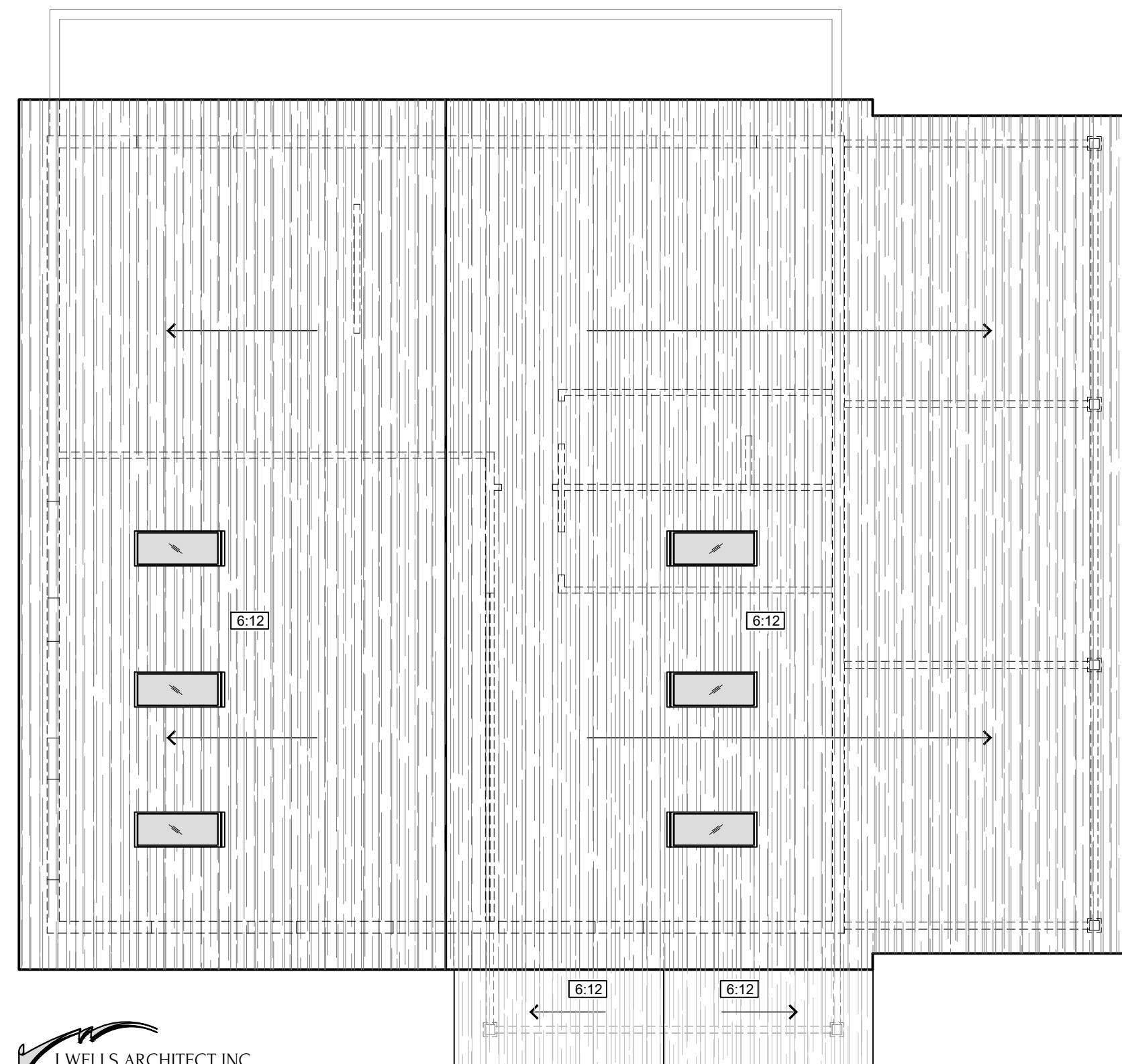
J WELLS ARCHITECT INC  
 McKillop Accessory Structure - Concept C1e  
 Foundation Plan - 07-11-23  
 Scale: 1/8" = 1'-0"



J WELLS ARCHITECT INC  
 McKillop Accessory Structure - Concept C1eREV1  
 Ground Floor Plan - 07-11-23  
 G.F.A. = 2,500 s.f. [232.26m<sup>2</sup>]  
 Scale: 1/8" = 1'-0"



J WELLS ARCHITECT INC  
 McKillop Accessory Structure - Concept C1eREV1  
 Second Floor Plan - 07-11-23  
 G.F.A. = 1,505 s.f. [148.15m<sup>2</sup>]  
 Scale: 1/8" = 1'-0"



J WELLS ARCHITECT INC  
 McKillop Accessory Structure - Concept C1e  
 Roof Plan - 07-11-23  
 Scale: 1/8" = 1'-0"

NOTE:  
 THIS DRAWING TO BE READ IN CONJUNCTION WITH GRAND  
 RIVER CONSERVATION AUTHORITY PERMIT No. 3/24 - ISSUED  
 JAN. 29, 2024.

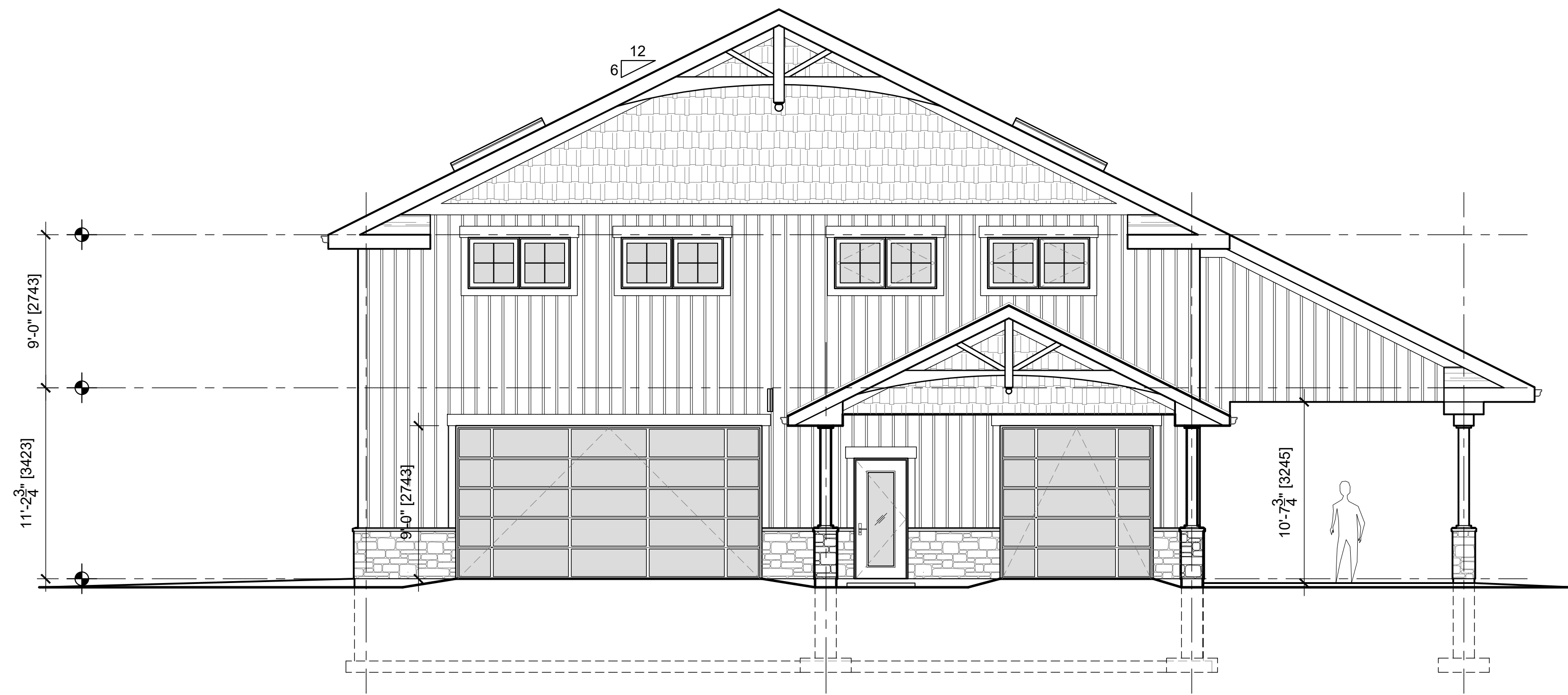
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 TEL: 519.938.2217  
 EMAIL: JWELLS@JWALCA  
 WWW.JWALCA

CONSULTANT

PROJECT **NEW ACCESSORY STRUCTURE:**  
**McKILLOP PROPERTY**  
 5888 5TH LINE CEDAR VALLEY, ON.  
 SHEET TITLE  
**CONCEPT C1e PLANS**

DATE	REVISION	DATE	REVISION
MAR 11 2024	ISSUED FOR MINOR VARIANCE APPLICATION		

PROJ. NO.	22-103-R
DATE	AUG. '23
DRAWN BY	J.G.W.
CHECKED	
SCALE	AS NOTED
DATE PRINTED	
DRAWING NO.	<b>A2.1</b>



**1 EAST [FRONT] ELEVATION**  
SCALE 3/16" = 1'-0"



**2 WEST [REAR] ELEVATION**  
SCALE 3/16" = 1'-0"

NOTE:  
THIS DRAWING TO BE READ IN CONJUNCTION WITH GRAND  
RIVER CONSERVATION AUTHORITY PERMIT No. 3/24 - ISSUED  
JAN. 25, 2024.

**J WELLS ARCHITECT INC**  
190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3  
TEL: 519.938.2217  
EMAIL: JWELLS@WALCA  
WWW.JWALCA

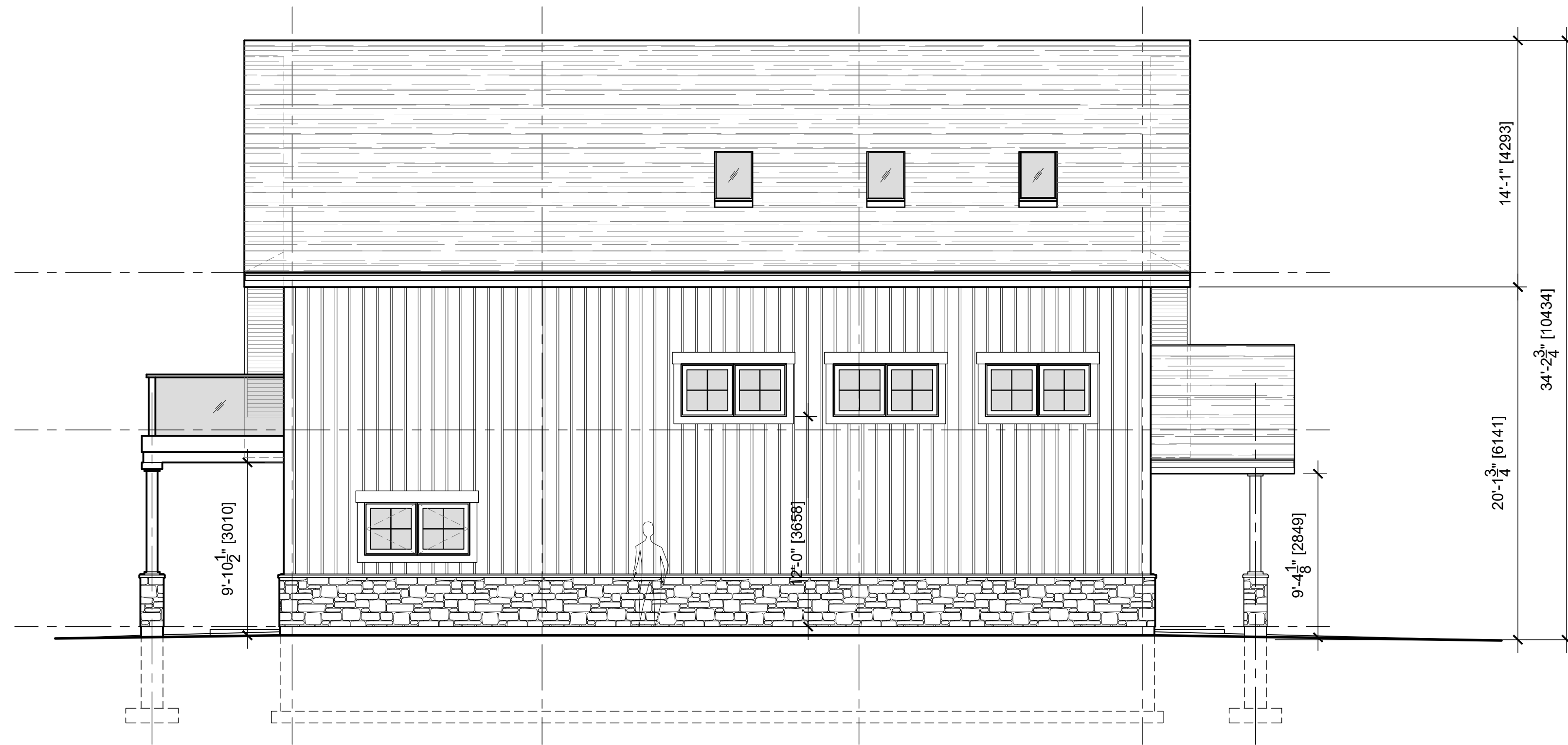
CONSULTANT

PROJECT NEW ACCESSORY STRUCTURE:  
**McKILLOP  
PROPERTY**  
5888 5TH LINE. CEDAR VALLEY, ON.

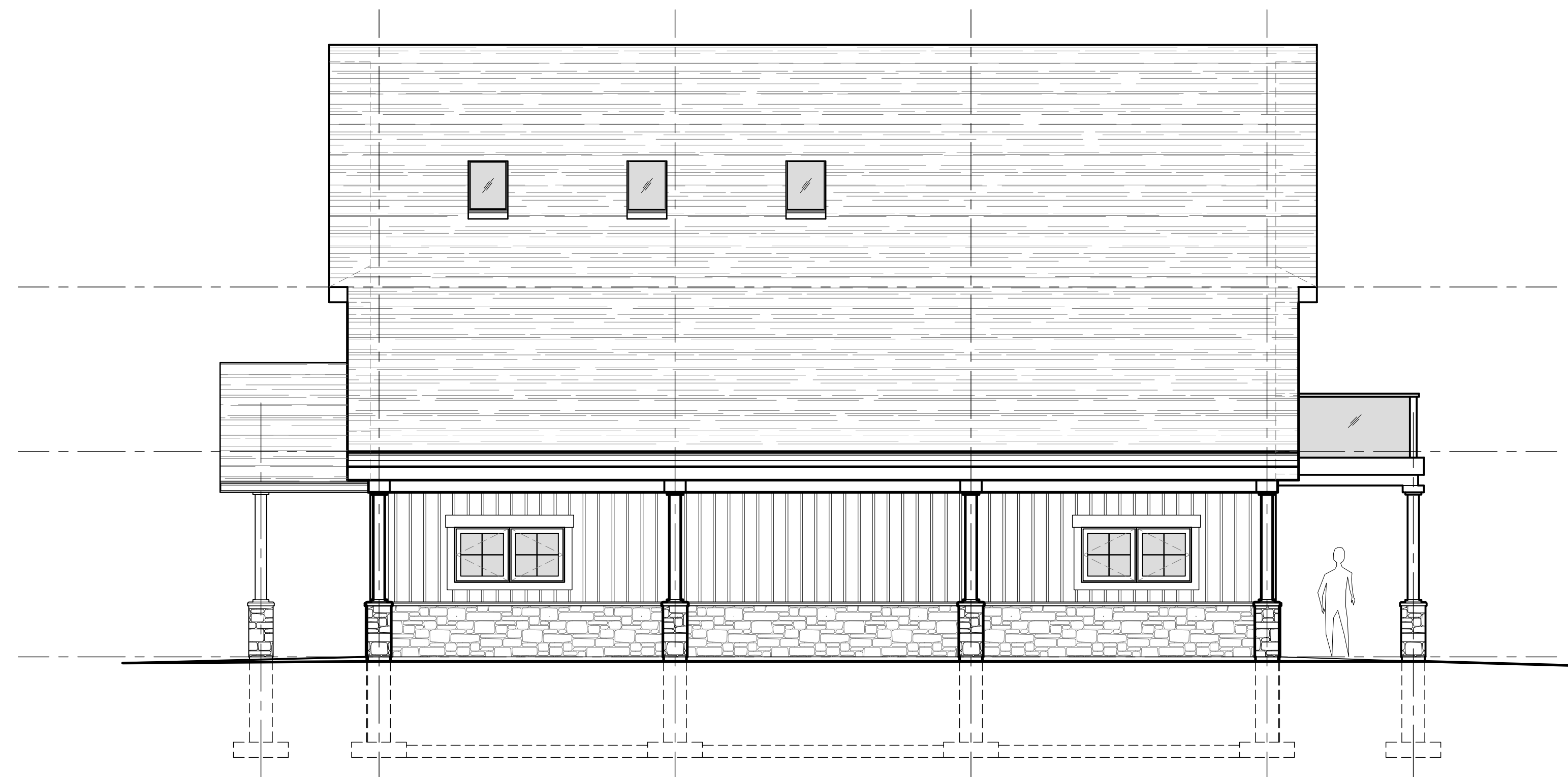
SHEET TITLE  
**BUILDING  
ELEVATIONS**

DATE	REVISION	DATE	REVISION
MAR 11 2024	ISSUED FOR MINOR VARIANCE APPLICATION		

PROJ. NO.	22-102-R
DATE	AUG. '23
DRAWN BY	J.G.W.
CHECKED	
SCALE	AS NOTED
DATE PRINTED	DRAWING NO.
	<b>A3.1</b>



1 SOUTH [SIDE] ELEVATION  
SCALE 3/16" = 1'-0"



2 NORTH [SIDE] ELEVATION  
SCALE 3/16" = 1'-0"

NOTE:  
THIS DRAWING TO BE READ IN CONJUNCTION WITH GRAND  
RIVER CONSERVATION AUTHORITY PERMIT No. 3/24 - ISSUED  
JAN. 29, 2024.

**J WELLS ARCHITECT INC**  
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TEL: 519.938.2217  
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CONSULTANT

PROJECT NEW ACCESSORY STRUCTURE:  
**McKILLOP  
PROPERTY**  
5888 5TH LINE. CEDAR VALLEY, ON.

SHEET TITLE  
**BUILDING  
ELEVATIONS**

DATE	REVISION	DATE	REVISION
MAR 11 2024	ISSUED FOR MINOR VARIANCE APPLICATION		

PROJ. NO.	22-102-R
DATE	AUG. '23
DRAWN BY	J.G.W.
CHECKED	
SCALE	AS NOTED
DATE PRINTED	DRAWING NO.
	<b>A3.2</b>