



**TOWN OF ERIN COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
A06-24**
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, June 19, 2024 at 6:00 pm
Location: In-person at Town Hall, Council Chambers, 5684 Trafalgar Road

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:	A06-24	Subject Property Zoned:	R-101
Owners:	Northern Capital Corp. and National Properties Inc. c/o Solmar Development Corp.	Zoning By-law:	07-67
		Amended by By-law:	20-53, 23-33, 23-67
Legal Description:	Part Lot 17, Concession 10 E		

PURPOSE OF APPLICATION

The applicant is applying for relief from Section 14 of the Zoning By-law 07-67, as amended by By-laws 20-53, 23-33, and 23-67, related to rear yard requirements as detailed below:

REQUESTED VARIANCES

Details of the variances are as follows:

By-law Requirement	Relief Applied For
Lot 15 on draft M-Plan	
<u>Section 14 – Special Provisions R101.2 (Semi-Detached Dwelling)</u> Minimum Rear Yard: 7.0 metres	4.0 metres is proposed; variance of 3.0 metres is requested



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By-law Requirement	Relief Applied For
Block 64 on draft M-Plan	
<u>Section 14 – Special Provisions R101.3 (Townhouse)</u> Minimum Rear Yard: 7.0 metres	5.0 metres is proposed; variance of 2.0 metres is requested
	6.0 metres is proposed; variance of 1.0 metres is requested
Block 65 on draft M-Plan	
<u>Section 14 – Special Provisions R101.3 (Townhouse)</u> Minimum Rear Yard: 7.0 metres	4.0 metres is proposed; variance of 3.0 metres is requested
	6.0 metres is proposed; variance of 1.0 metre is requested

THIS PROPERTY is also subject to an application for Draft Plan of Subdivision (23T-12001).

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 or by email to coa@erin.ca.

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*.

IT IS REQUESTED THAT this notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all residents.

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.

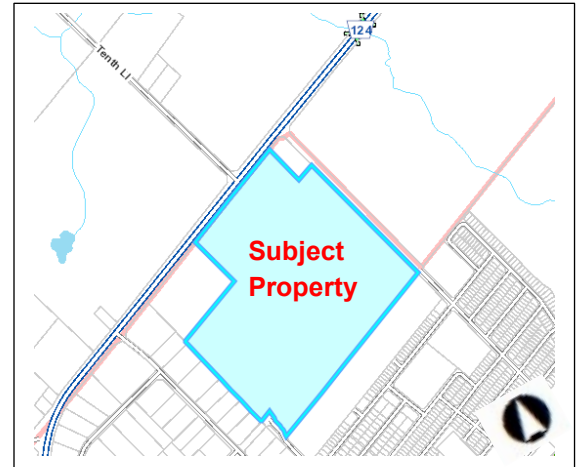


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OF APPLICATION FOR MINOR VARIANCE
A06-24**

Planning Act, R.S.O. 1990, Chap.P.13, ss.45 (5)

Dated at the Town of Erin
This 5th day of June, 2024.

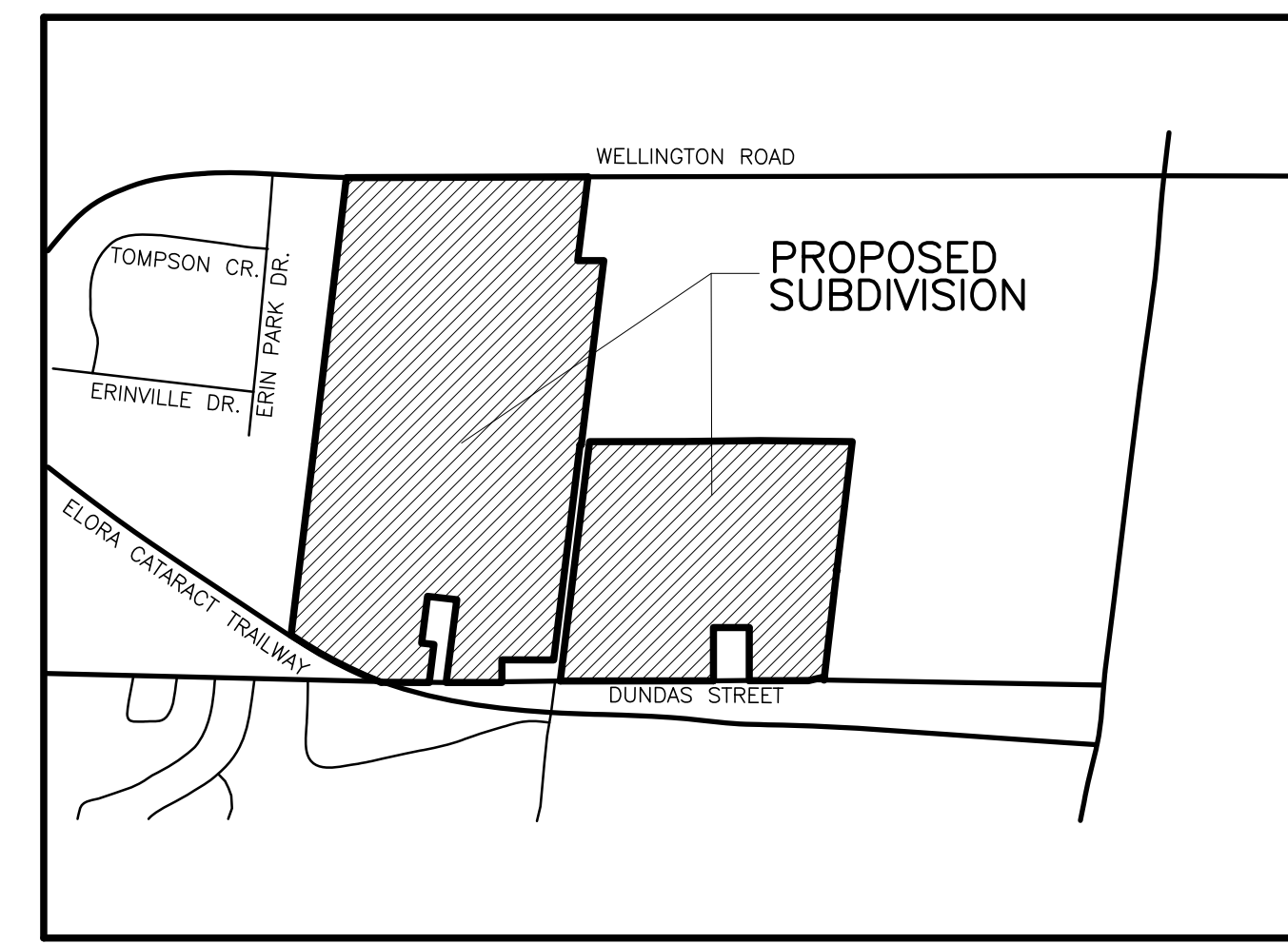
Justin Grainger, Secretary-Treasurer
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
P 519.855.4407 x223



DRAFT PLAN OF SUBDIVISION PART OF LOTS 16 and 17, CONCESSION 10 and 11 FORMERLY VILLAGE OF ERIN (GEOGRAPHICAL TOWNSHIP OF ERIN) NOW IN THE TOWN OF ERIN COUNTY OF WELLINGTON

SCALE 1:2000

DRAFT PLAN 23T-12001



KEY PLAN

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

FUTURE DEVELOPMENT

TOTAL AREA = 0.28±Ha. (0.69±Acs)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS
BLOCKS 883-897 MIN. LOT FRONTAGE=11.0m. MIN. LOT AREA=302.5sq.m.	15		7.5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE SEP. 27, 2012

C. P. EDWARD OLS

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF ERIN FOR APPROVAL.

OWNER

NATIONAL PROPERTIES INC.
EQUITY VENTURE GROUP CORP.

C/O
L4K 427
SOLMAR DEVELOPMENT CORP.
122 ROMINA DRIVE
CONCORD ONT.

BENNY MAROTTA PRESIDENT

TOTAL AREA OF LAND TO BE SUBDIVIDED = 117.734±Ha. (290.927±Acs)

SCHEDULE OF LAND USE

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
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LOTS 839-882 and 941 45 45 2.110 5.214

MIN. LOT FRONTAGE=12.2m. MIN. LOT AREA=335.5sq.m.
LOTS 159-164, 180-181, 190-194, 208-213, 228-230, 239-241, 257-259, 326-330, 340-363, 366-460, 465-467, 494-504, 519-537, 553-558, 570-572, 577-600, 610-636, 644-654, 667-668, 672-680, 690-696, 698-714, 726-738, 759-772, 793-806, 817-819, 828-830, and 942-947
MIN. LOT FRONTAGE=11.0m. MIN. LOT AREA=302.5sq.m.

plus BLOCKS 883-897 15 7.5 0.324 0.801

LOTS 19-25, 34-43, 51-56, 72-76, 86-89, 94-98, 103-111, 118-128, 152-158, 165-171, 178-179, 182-183, 201-207, 214-220, 227, 231, 238, 242-243, 250-256, 331-336, 339, 364-365, 468-476, 486-493, 505-509, 516-518, 538-545, 549-552, 559-569, 573-576, 601-609, 637-643, 655-666, 669-671, 681-689, 697, 715-725, 739-758, 773-782, 807-816, 820-827, and 831-838
MIN. LOT FRONTAGE=10.2m. MIN. LOT AREA=280.5sq.m.

SEMI-DETACHED DWELLINGS

LOTS 10-13, 17-18, 26, 27, 31-33, 44, 47-48, 49-50, 57-58, 61-63, 64, 77-78, 80-81, 84-85, 90, 93, 99, 102, 112-113, 116-117, 138-144, 150-151, 172-173, 176-177, 184-185, 188-189, 195-196, 199-200, 221-222, 225-226, 232-233, 236-237, 244-245, 248-249, 262-274, 277-291, 295-308, 311-324, 477-478, 484-485, 510-511, 514-515, 546-547, 948-950 and 953-958
MIN. LOT FRONTAGE=15.3m. MIN. LOT AREA=462.9sq.m.

TOWNHOUSE DWELLINGS

BLOCKS 1-2, 4, 5, 6-7, 14, 15, 16, 28, 30, 45-46, 65-66, 82-83, 91-92, 100-101, 114-115, 129-134, 135-137, 148, 149, 174-175, 186-187, 197-198, 223-224, 234-235, 246-247, 260-261, 275-276, 292-294, 309-310, 325, 337-338, 461-463, 513, 548, 951-952 and 959-961
MIN. UNIT FRONTAGE = 6.0m.

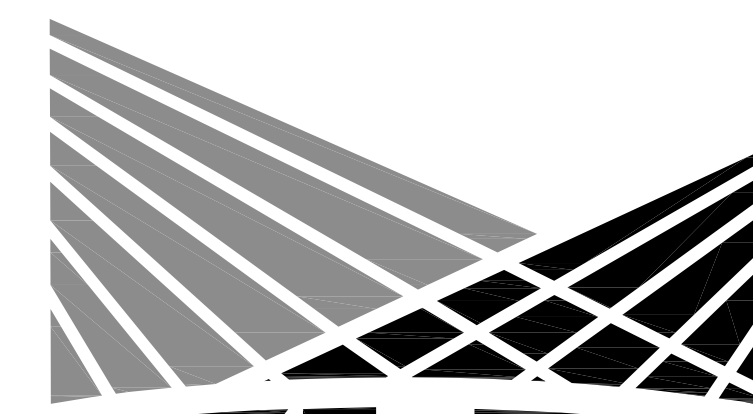
SUBTOTAL 82 810 1,401.5 36.285 89.662

BLOCKS 898-900 - PARK	3		3.345	8.267
BLOCKS 901-902 - S.W.M.	2		5.740	14.184
BLOCK 903 - PRESTIGE/INDUSTRIAL	1		16.294	40.263
BLOCKS 904-905 - COMMERCIAL	2		6.506	16.077
BLOCK 906 - FUTURE WATER TOWER	1		0.417	1.030
BLOCK 907 - N.H.S.	1		22.919	56.634
BLOCK 908 - ELEMENTARY SCHOOL	1		2.104	5.199
BLOCK 909-911 - OPEN SPACE	3		3.013	7.445
BLOCKS 912-915 - ROAD WIDENING	4		0.270	0.667
BLOCK 916 - BUFFER	1		0.008	0.020
BLOCK 917 - AFFORDABLE HOUSING	1		1.478	3.652
BLOCK 918 - RESIDENTIAL SENIORS RESIDENCE	1		0.559	1.381
BLOCKS 919-921 - WALKWAYS	3		0.083	0.205
BLOCKS 922-939 - 0.3m. RESERVE	18		0.030	0.074
BLOCK 940 - TRAILHEAD PARK	1		0.018	0.044

STREETS
26.0m. WIDE TOTAL LENGTH=123.0m. AREA= 0.320±Ha.
23.0m. WIDE TOTAL LENGTH=164.8m. AREA= 3.781±Ha.
20.0m. WIDE TOTAL LENGTH=124.6m. AREA= 2.492±Ha.
18.0m. WIDE TOTAL LENGTH=67.07m. AREA= 12.072±Ha.
TOTAL LENGTH=972.0m. AREA= 16.655±Ha.

TOTAL 125 810 1,401.5 117.734 290.927

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
NOTE - * SUBJECT TO FINAL CALCULATION
NOTE - LOTS & BLOCKS 3, 8-9, 67-71, 145-147, 479-483 AND 512 ARE OMITTED



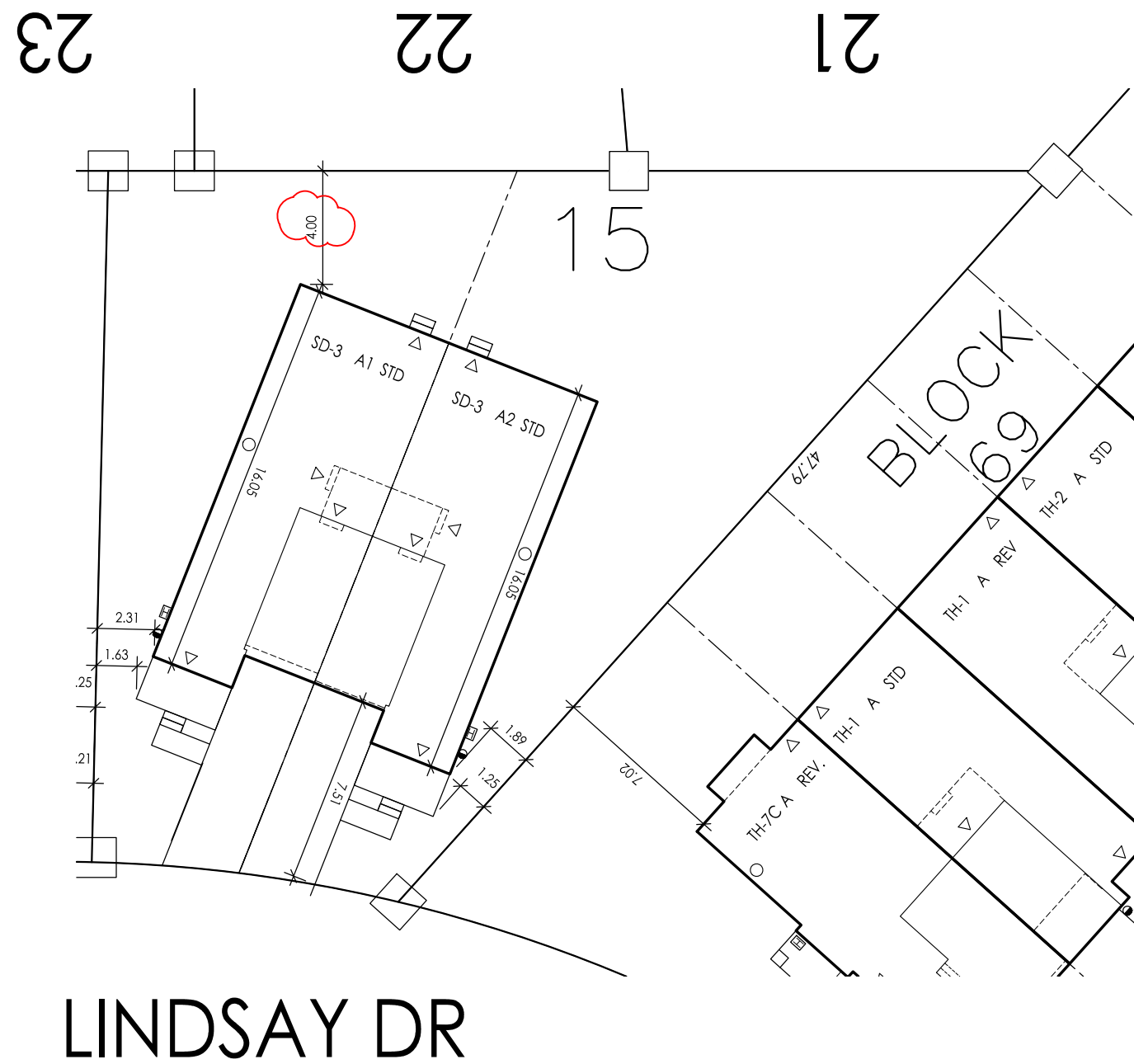
PROJECT No. P-1793

SCALE 1:2000 MAY 14, 2024

(1793des42 - REDLINE DRAFT PLAN - PHASE 2 & 3)
X-REF: (1793MAS3 & 1793MTOPO)

KLM DWG. No. - 24:10
PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com

Planning • Design • Development

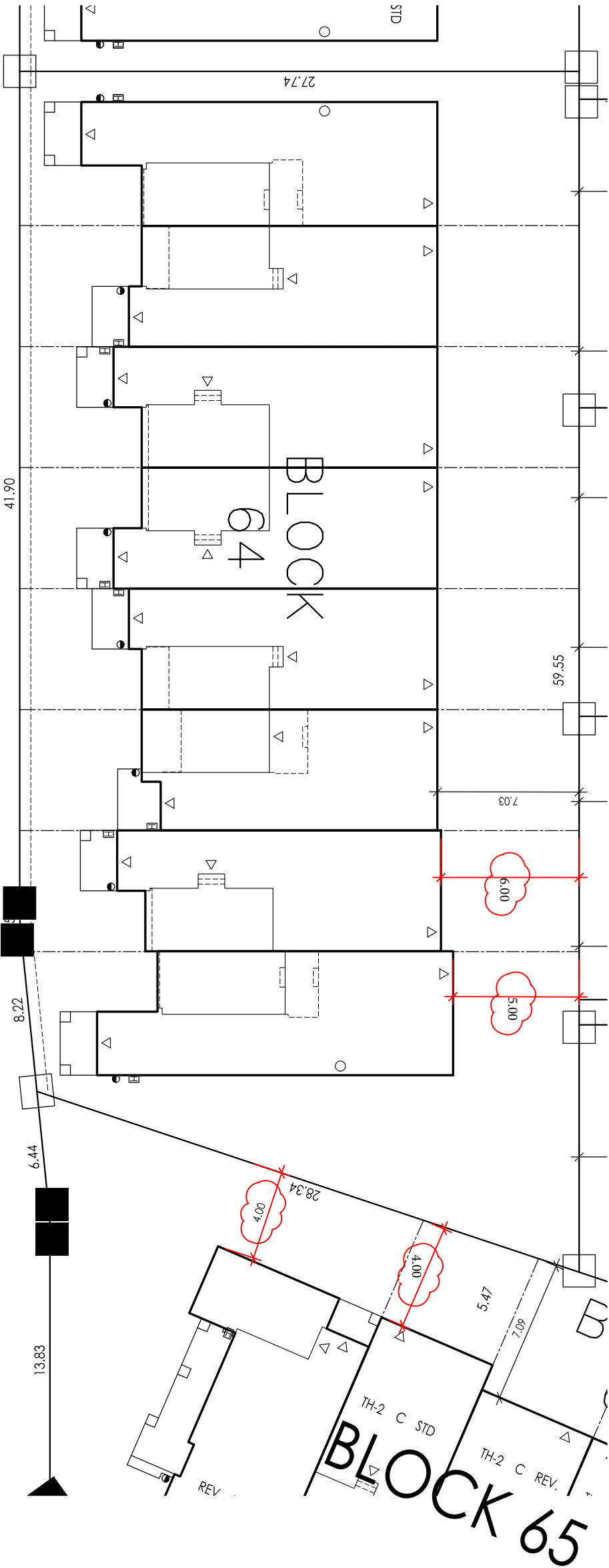


client	SOLMAR DEVELOPMENT CORP.
project	ERIN GLEN ERIN, ON.
title	LOT 15
project #	21016
scale	1:250



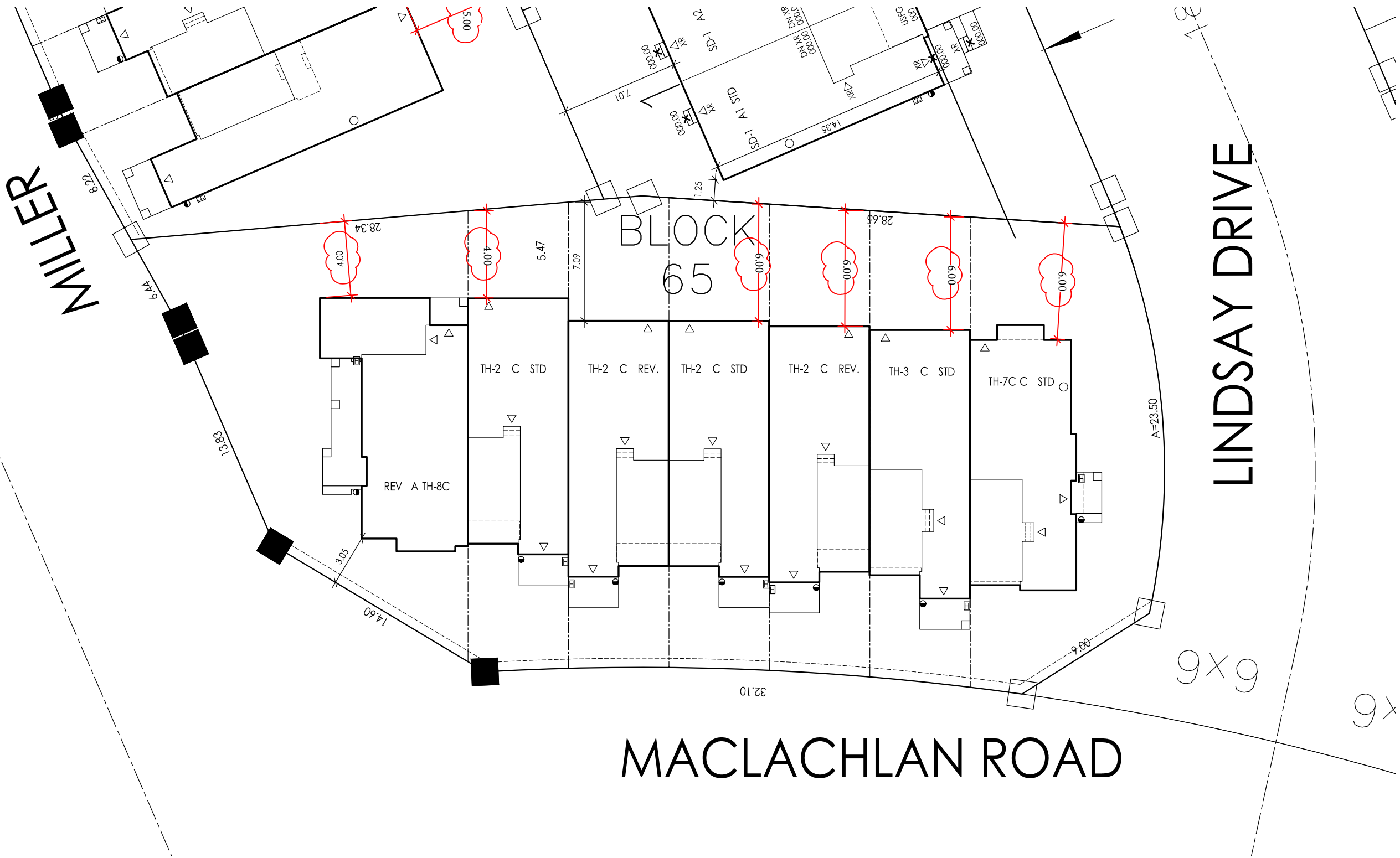
WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

4 3 2 1



MILLER WAY

BLOCK 64



client	SOLMAR DEVELOPMENT CORP.
project	ERIN GLEN ERIN, ON.
title	BLOCK 65
project #	21016
scale	1:250



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