

Decision of Committee of Adjustment
Pursuant to section 45 of the *Planning Act*, R.S.O. 1990

Re: Minor Variance Application: File #A05-25

Location:

- PART OF LOT 17, CONCESSION 10, ERIN, PART 1, 61R21253, SAVE AND EXCEPT PART 1, 61R22840; TOGETHER WITH AN EASEMENT OVER PART OF LOT 17, CONCESSION 10, PART 1, 61R22754 AS IN WC732061; TOWN OF ERIN; and,
- PART LOT 17, CONCESSION 10, ERIN, PART 1, 61R11979; SAVE AND EXCEPT PLAN 61M258 AND 61M261 WEST OF MACLACHLAN ROAD; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 61R22752 AS IN WC734943; TOGETHER WITH AN EASEMENT OVER PART LOT 17, CONCESSION 10, ERIN, PART 2, PLAN 61R22754 AS IN WC732062; TOWN OF ERIN

Subject Properties Zoned:

Highway Commercial (C2-108) and General Industrial (M2)

Zoning By-law: 07-67

Applicant: National Properties Inc. & Northern Capital Corp. C/O Solmar Development Corp.

Date of Decision: August 27, 2025

Purpose and Effect

The purpose and effect of the Minor Variance Application is to seek relief from sections 4.26.4.1, 4.27 – Table 1, 4.27.5 and 7.3.2 of Zoning By-law 07-67, as amended, to permit the construction of a Commercial Plaza.

• **Section 4.26.4.1 Minimum Stall Size (Off Street Parking):** To permit a minimum parking stall size of 2.75 metres x 6.0 metres; whereas the By-law requires a minimum parking stall size of 3.0 metres x 6.0 metres.

• **Section 4.27 – Table 1 – Off Street Parking Requirements (Off-Street Parking for More Than Four Vehicles):** To permit a site-wide parking ratio of 1 parking space per 29 sq. metres of gross floor area, whereas the By-law requires parking rates for specific use / building which are outlined in Table 1.

• **Section 4.27.5 – Off Street Parking (Off-Street Parking for More Than Four Vehicles):** To permit a parking area to be setback a minimum of 3.0 m from the street line and a minimum of 2.2 m from the front lot line and minimum of 3.0 m from all other lot lines, and the area between the street line and the parking area shall be used for no purpose other than landscaping; whereas the By-law requires the parking area to be setback a minimum of 3.0 m from the street line and a minimum of 3.0 m from all other lot lines, and the area between the street line and the parking area shall be used for no purpose other than landscaping.

• **Section 7.3.2 – Lot Requirements (Highway Commercial Zone):**

- To permit a minimum Front Yard setback of 2.2 metres; whereas a minimum Front Yard of 6.0 metres is required.
- To permit a minimum Rear Yard setback of 4.8 metres; whereas a minimum Rear Yard of 7.5 metres is required.
- To permit a minimum Side Yard setback of 2.3 metres; whereas a minimum Side Yard setback of 3.0 metres is required.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to **APPROVE** the Minor Variance Application A05-25, subject to the following condition:

- That the two properties owned by National Properties Inc. and Northern Capital Corp. C/O Solmar Development Corp. merge under common ownership, through a mechanism acceptable to the Town.

The relief requested:

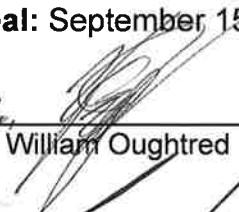
1. Is considered minor in nature;
2. Is desirable for the appropriate development or use of the land, building or structure;
3. Maintains the general intent and purpose of the Zoning By-law; and,
4. Maintains the general intent and purpose of the Official Plan.

Dated this 27th day of August 2025.


Last Date of Appeal: September 15th, 2025.



Robert Fletcher


William Oughtred


Brad Bruce




Wayne Parkinson


Elizabeth Crighton

Certification of the Committee's Decision

I, Justin Grainger being the Secretary-Treasurer of the Committee of Adjustment for The Corporation of the Town of Erin, certify that this is a true copy of the Committee's Decision.


Secretary-Treasurer

August 27/2025
Date

Written and Oral Submissions

Written submissions were received in advance of the hearing and oral submissions were made during the hearing and such submissions were considered by the Committee of Adjustment in making this decision.

Appeals

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this decision may be made by filing a notice of appeal with the Secretary-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting "Erin (Town)" as the Approval Authority or by mail to 5684 Trafalgar Road, Hillsburgh ON N0B 1Z0, no later than 4:30 p.m. on September 15th, 2025.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerks@erin.ca.

Additional Information

Additional information relating to this Minor Variance is available to the public for inspection between the hours of 8:30 a.m. to 4:30 p.m., Monday to Friday (except for designated and statutory holidays) at the Town of Erin Municipal Office, 5684 Trafalgar Road, Hillsburgh, Ontario, N0B 1Z0, or by contacting the Planning Department by email to planning@erin.ca or calling 519-855-4407 ext. 245.