

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

Re: **Minor Variance Application:** File #A02-25  
**Location:** 5673 Wellington Road 23 (Lot 20, Concession 10, Town of Erin)  
**Subject Property Zoned:** Agricultural (A)  
**Zoning By-law:** 07-67  
**Applicant:** Town of Erin  
**Date of Decision:** April 16, 2025

**Purpose and Effect**

The purpose of and effect of the proposed Minor Variance is to seek relief from Section 5.1.2 of Zoning By-law 07-67 to permit:

- The construction of a one-storey municipal building (a well house containing a water treatment and pumping station) with a minimum rear yard setback of 6.0 m; whereas, the minimum rear yard setback of a main building cannot be less than 7.5 m on a lot area less than 10 ha in size.

**Decision and Reasons of the Committee**

It is the decision of the Committee of Adjustment to **Approve** the Minor Variance Application A02-25 as the application meets the *Planning Act* tests for a minor variance being:

1. The requested variance is considered minor in nature;
2. The variance is appropriate for the development or use of the land, building or structure;
3. The general intent and purpose of the Zoning By-law is maintained; and
4. The general intent and purpose of the Official Plan is maintained.

**Dated this 16th day of April 2025.**


**Last Date of Appeal:** May 5th, 2025

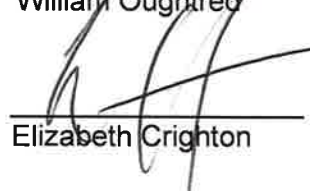


Robert Fletcher

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.

Justin Grainger  
Secretary-Treasurer

Apr 15 / 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 May 5<sup>th</sup>, 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerks@erin.ca](mailto: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](mailto:planning@erin.ca) or calling 519-855-4407 ext. 245.

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

Re: **Minor Variance Application:** File #A03-25  
**Location:** 5666 Winston Churchill Blvd (Part Lot 20, Concession 11; Now Part 1 on Registered Plan 61R-10902)  
**Subject Property Zoned:** Agricultural (A)  
**Zoning By-law:** 07-67  
**Applicant:** Areva Designs Inc.  
**Date of Decision:** May 21, 2025

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**Purpose and Effect**

The purpose of and effect of the proposed Minor Variance is to seek relief from sections 4.2.3, 4.2.4.2, and 5.1.2 of Zoning By-law 07-67 to permit the construction of an addition to the existing detached garage (accessory structure). A Minor Variance application has been submitted concerning the proposal, requesting the following relief:

- Section 4.2.3 (Building Height): an accessory building with a maximum building height of 4.7 m; whereas the maximum building height of an accessory building shall not exceed 4.5 m.
- Section 4.2.4.2 (Lot Coverage): an accessory building with a maximum ground floor area of 372 m<sup>2</sup>; whereas on a lot 0.8 ha (2 ac) in size or less the maximum ground floor area for an accessory building or structure is 116 m<sup>2</sup> (1,250 ft<sup>2</sup>).
- Section 5.1.2 (Rear Yard): an accessory building with a minimum rear yard setback of 2.60 m; whereas the minimum rear yard setback for a Building or Structure located within an Agricultural zone is 7.5 m for Lot Areas less than 10 ha. in size.

**Decision and Reasons of the Committee**

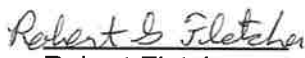
It is the decision of the Committee of Adjustment to **Approve in Part** the Minor Variance Application A03-25 as the variances respecting sections 4.2.3 and 4.2.4.2 of Zoning By-law 07-67, as amended, meet the *Planning Act* tests for a minor variance being:

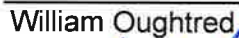
1. The requested variances are considered minor in nature;
2. The variances are desirable for the appropriate development or use of the land, building or structure;
3. The general intent and purpose of the Zoning By-law is maintained; and
4. The general intent and purpose of the Official Plan is maintained.

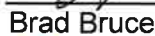
**Dated this 21st day of May 2025.**

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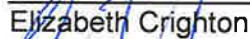
**Last Date of Appeal:** June 9th, 2025

  
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

May 21/2025  
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 June 9<sup>th</sup>, 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerks@erin.ca](mailto:clerks@erin.ca).

**Additional Information**

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**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

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**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:

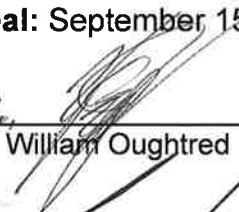
1. Is considered minor in nature;
2. Is desirable for the appropriate development or use of the land, building or structure;
3. Maintains the general intent and purpose of the Zoning By-law; and,
4. Maintains the general intent and purpose of the Official Plan.

**Dated this 27<sup>th</sup> day of August 2025.**


**Last Date of Appeal:** September 15<sup>th</sup>, 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

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