

The Corporation of the Municipality of Leamington

Meeting of Committee of Adjustment

Agenda

Tuesday, January 30th, 2018 commencing at 5:00 PM

Leamington Council Chambers

(A) Call to Order:

(B) Adoption of Minutes

- a. November 28, 2017 Committee of Adjustment Meeting

(C) Disclosure of Pecuniary Interest:

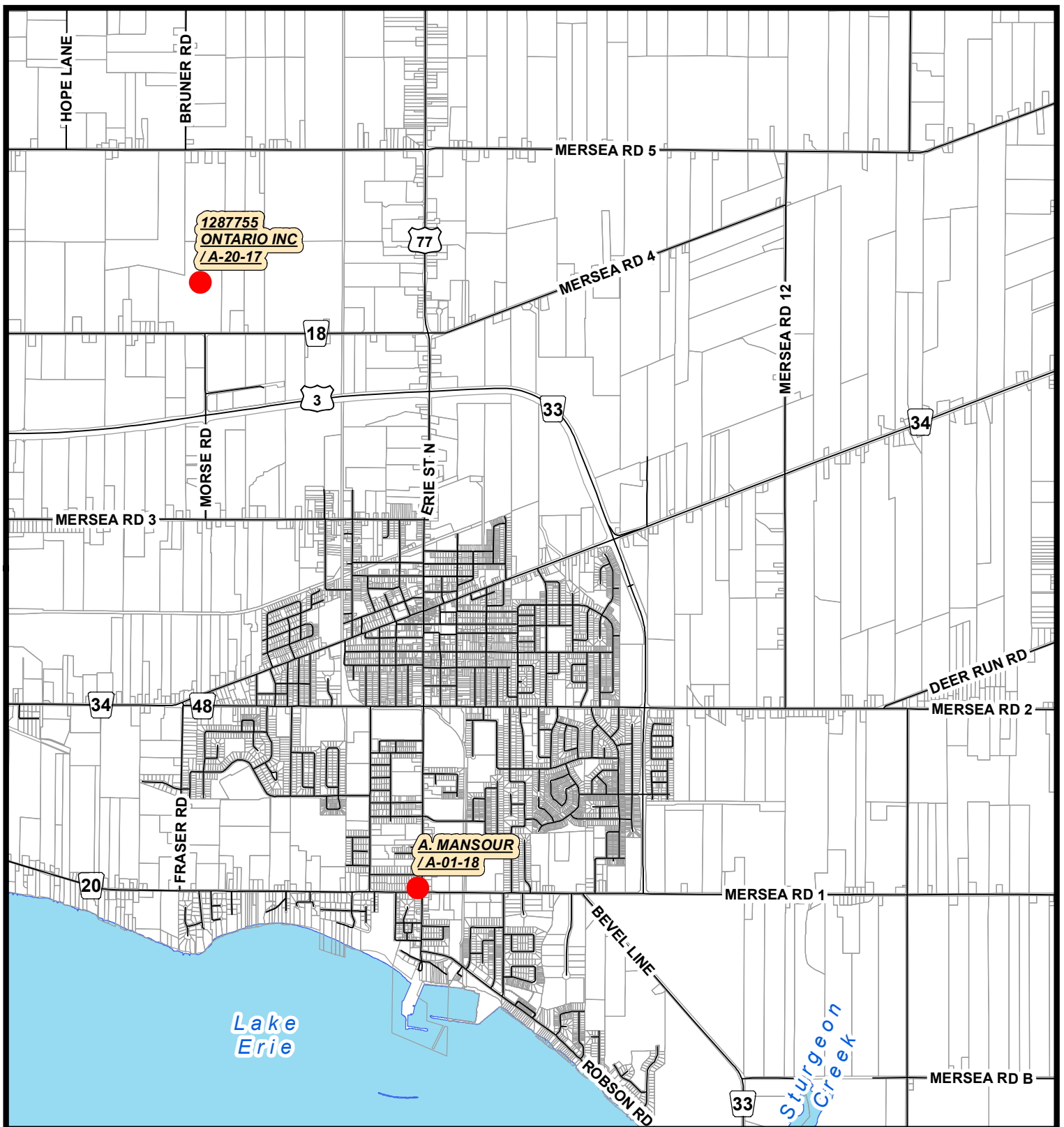
(D) Items for Consideration:

- a. A-20-17 - 1287755 Ontario Inc. (Andrew Koop) - 333-339 County Rd 18 - Reduction to interior side yard setback
- b. A-01-18 - Mariame Daraiche - 323 Erie St. South - Reduction in parking requirements.

(E) New Business:

(F) Adjournment:

(G) Date of Next Meeting: Tuesday, February 27th, 2018



Legend

● SUBJECT LANDS



Title:

JANUARY 2018 COMMITTEE OF ADJUSTMENT APPLICATIONS



Scale: 1:40,000 0 400 800 1,600 Meters

Prepared For: Planning

Date: December 22, 2017

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Prepared By: GIS Services

File No: N/A

Notes:

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111 Erie Street North, Leamington, Ontario N8H 2Z9
TEL: (519) 326-5761 FAX: (519) 326-2481

January 15, 2018

Committee of Adjustment
RESCHEDULED
Notice of Public Hearing of Application for Minor Variance

Applicant: 1287755 Ontario Inc.

Address of property: 333-339 County Road 18 (ARN: 3706-660-000-00800)

Purpose: To obtain relief from Zoning By-law 890-09 in order to permit the expansion of an existing greenhouse operation on the subject lands. Zoning By-law 890-09 requires a minimum interior side yard setback of 15 metres, the proposed expansion is to have a minimum 14.1 metre side yard setback along the north property line of 429 County Road 18.

Take Notice: The application under the above file number will be heard by the Committee as follows:

Date: Tuesday, January 30, 2018 Time: 5:00 PM

Location: Council Chambers Municipal Building
111 Erie Street North
Leamington, Ontario N8H 2Z9

Public Meeting: You are entitled to attend this public meeting in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the address shown below. If you are the owner of any building or land that contains seven or more residential units, you are required to post this notice in a location that is visible to all residents.

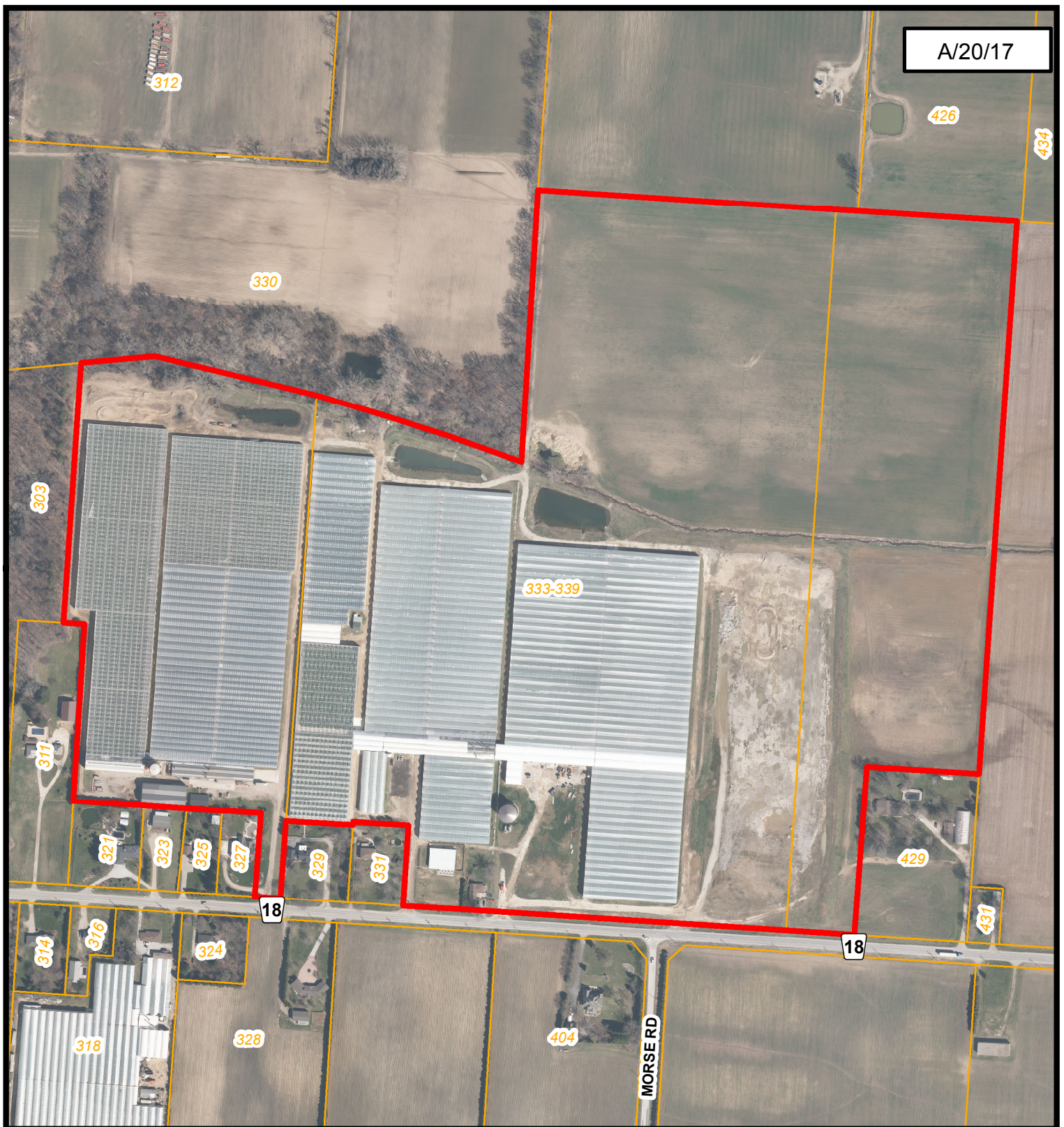
Failure to Attend Meeting: If you do not attend the meeting, it may proceed in your absence and, except as otherwise provided in The Planning Act, you will not be entitled to any further notice in the proceedings.

Notice of Decision: A copy of the Decision of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who has filed with the Secretary-Treasurer a written request for notice of the decision.

Deadline for agency comments: January 26, 2018

For additional information, please contact Madeline Gibson, Junior Planner at 519-326-5761 extension 1406.

Heather (Ross) Jablonski, MCIP, RPP, BES
Secretary-Treasurer
Leamington Committee of Adjustment
111 Erie St. N., Leamington, Ont., N8H 2Z9



A/20/17

Legend

Subject Lands



-2017 AERIAL PHOTOGRAPHY

Title:

FIGURE 1

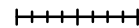


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Scale: 1:5,000

0 20 40 80 Meters



Prepared For: 1287755 ONTARIO INC

Date: November 28, 2017

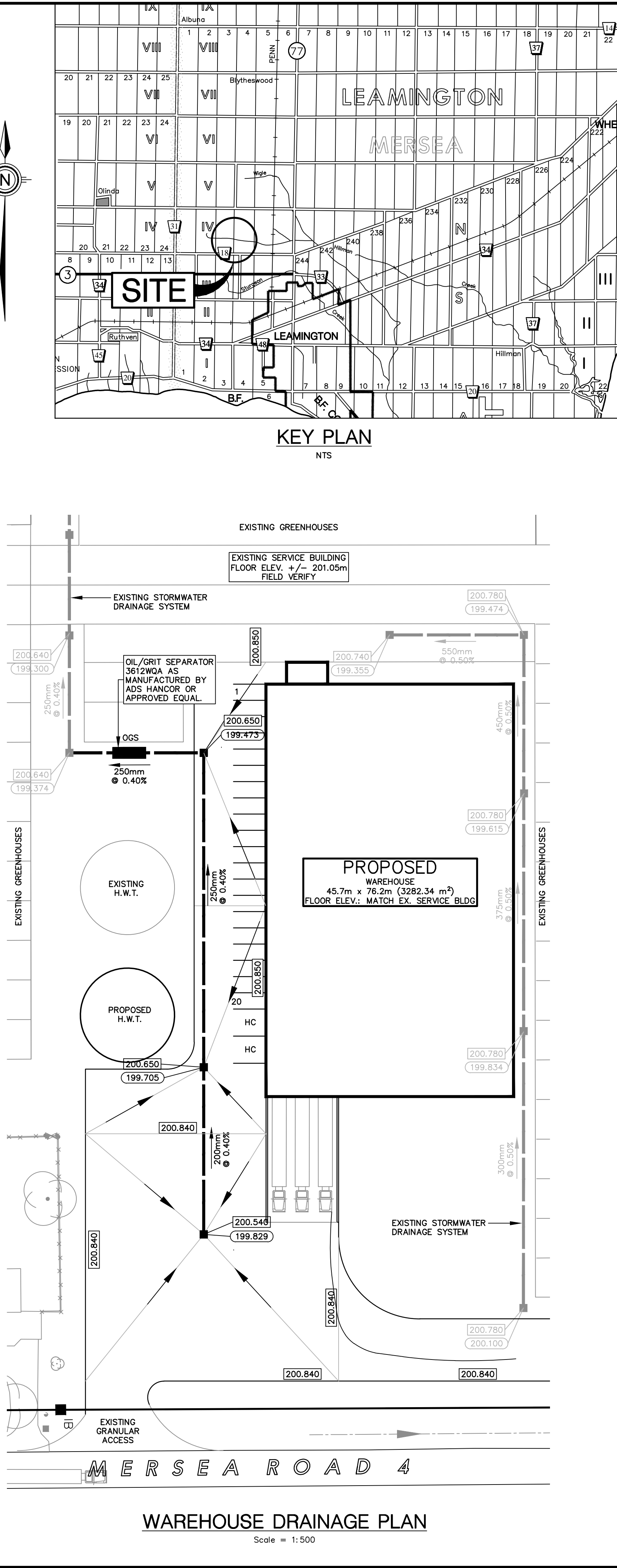
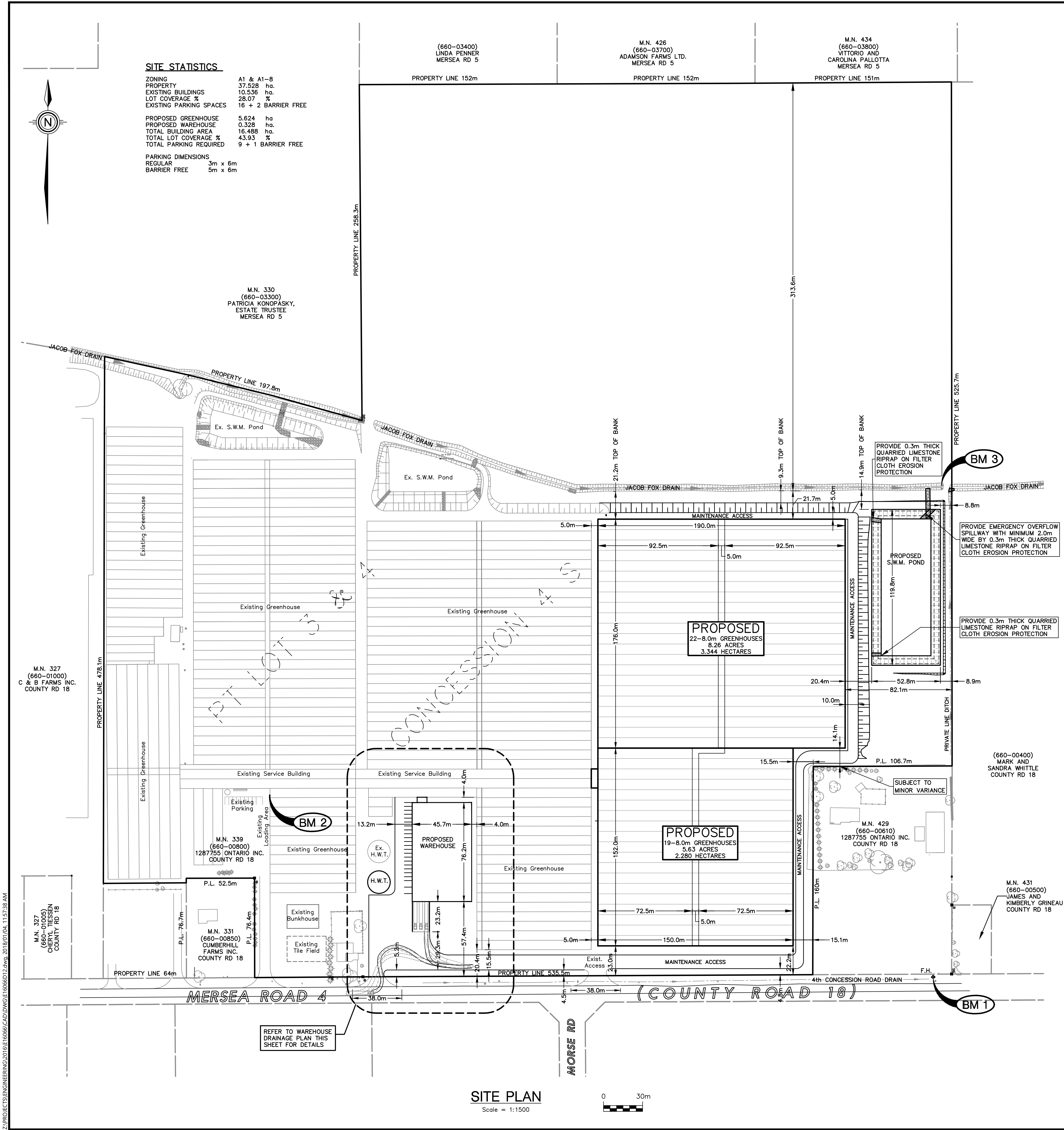
Prepared By: GIS Services

File No: A/20/17

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Mariame Daraiche
A-01-18
3706-230-000-08100

January 15, 2017

**Committee of Adjustment
Notice of Public Hearing of Application for Minor Variance**

Applicant: Mariame Daraiche

Address of property: 323 Erie St. South

Roll Number: 3706-230-000-08100

Purpose: To obtain relief from Zoning Bylaw 890-09, as amended, in order to reduce the minimum number of standard parking spaces for a fast-food/take-out restaurant from 31 spaces to 10 spaces.

Take Notice: The application under the above file number will be heard by the Committee as follows:

Date: Tuesday, January 30, 2017 Time: 5:00 p.m.

Location: Council Chambers Municipal Building
111 Erie Street North
Leamington, Ontario N8H 2Z9

Public Meeting: You are entitled to attend this public meeting in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary-Treasurer of the Committee at the address shown below. If you are the owner of any building or land that contains seven or more residential units, you are required to post this notice in a location that is visible to all residents.

Failure to Attend Meeting: If you do not attend the meeting, it may proceed in your absence and, except as otherwise provided in The Planning Act, you will not be entitled to any further notice in the proceedings.

Notice of Decision: A copy of the Decision of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who has filed with the Secretary-Treasurer a written request for notice of the decision.

Deadline for agency comments: January 26, 2017

For additional information, please contact Madeline Gibson, Junior Planner at 519-326-5761 extension 1406.

Heather (Ross) Jablonski, MCIP, RPP, BES
Secretary-Treasurer
Leamington Committee of Adjustment
111 Erie St. N., Leamington, Ont., N8H 2Z9



A/01/18

Legend

Subject Lands



-2017 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:600

0 3 6 12 Meters
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Prepared For: A. MANSOUR

Date: December 21, 2017

Prepared By: GIS Services

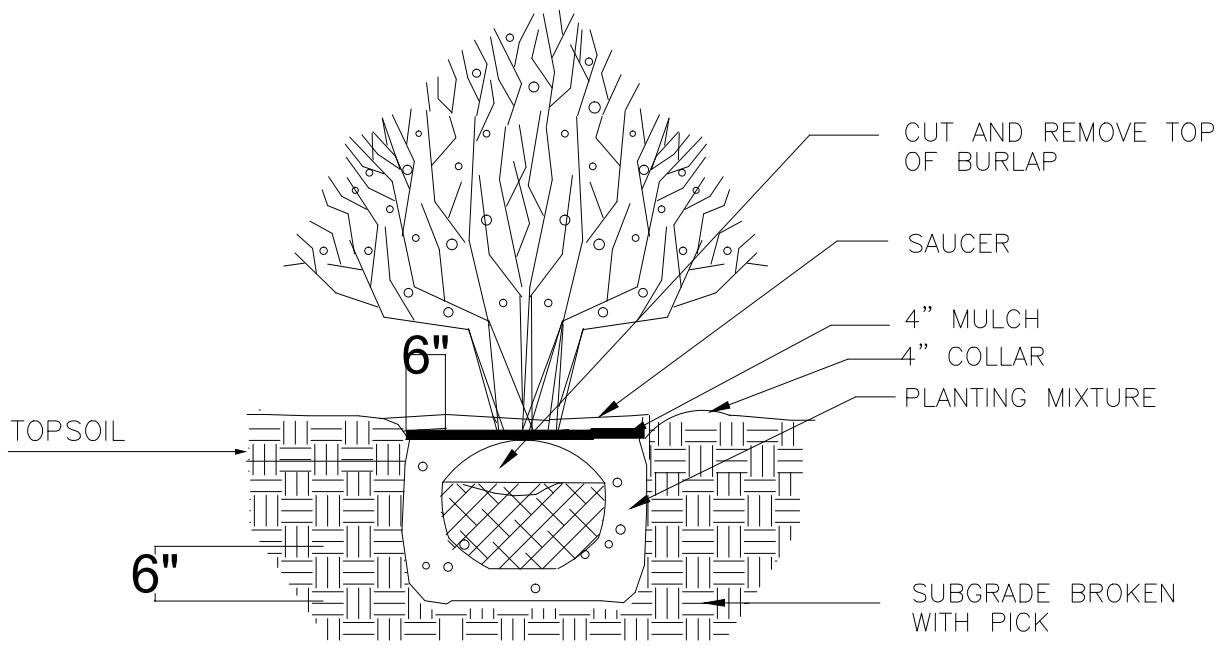
File No: A/01/18

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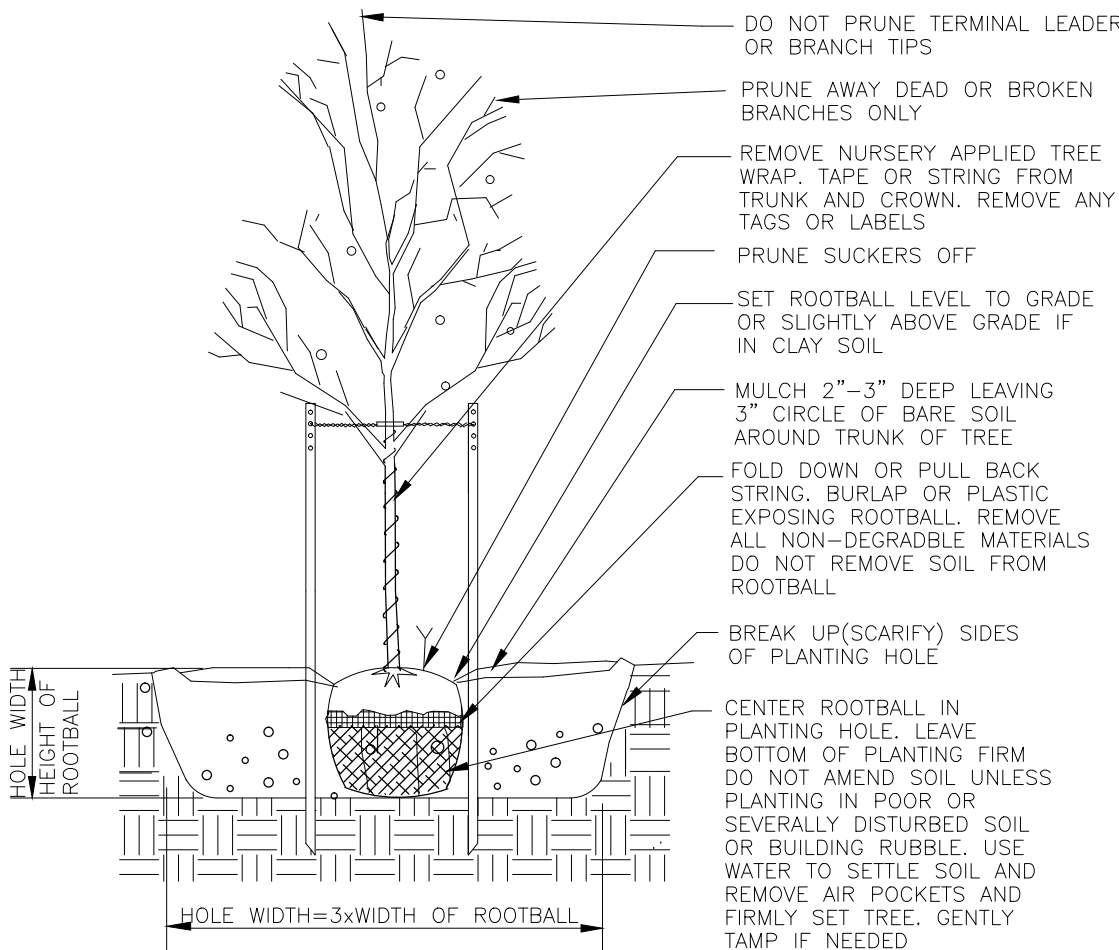
LANDSCAPING SCHEDULE

TYPE	SYMBOL	SIZE	QUANTITY
DECIDUOUS SUGAR MAPLE		2 1/2' B.B	2
ANGELICA BLUE LOW RISE JUNIPER SHRUB			12

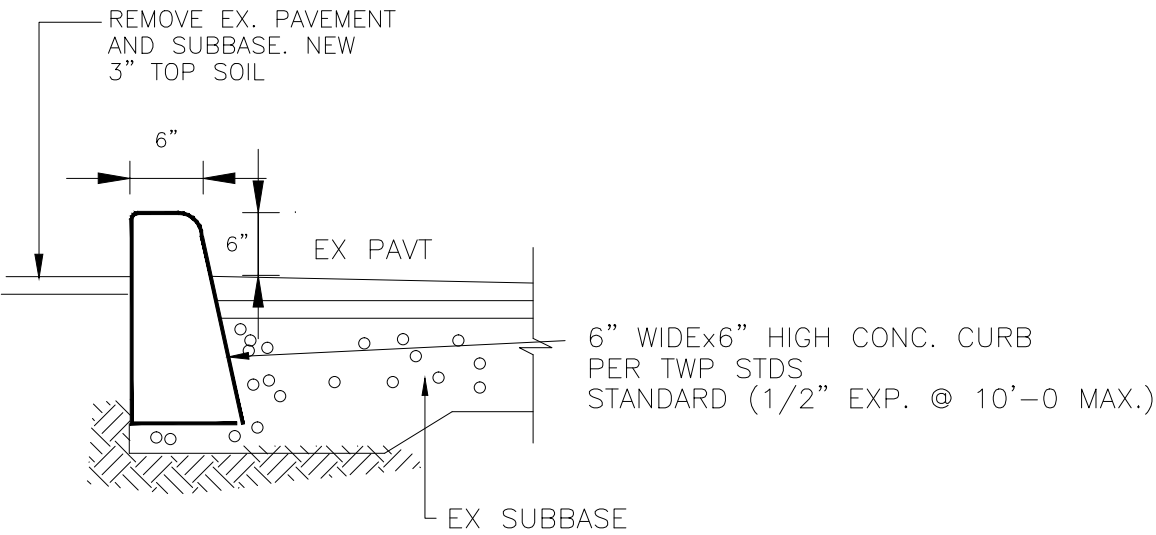


Shrub Planting

NTS



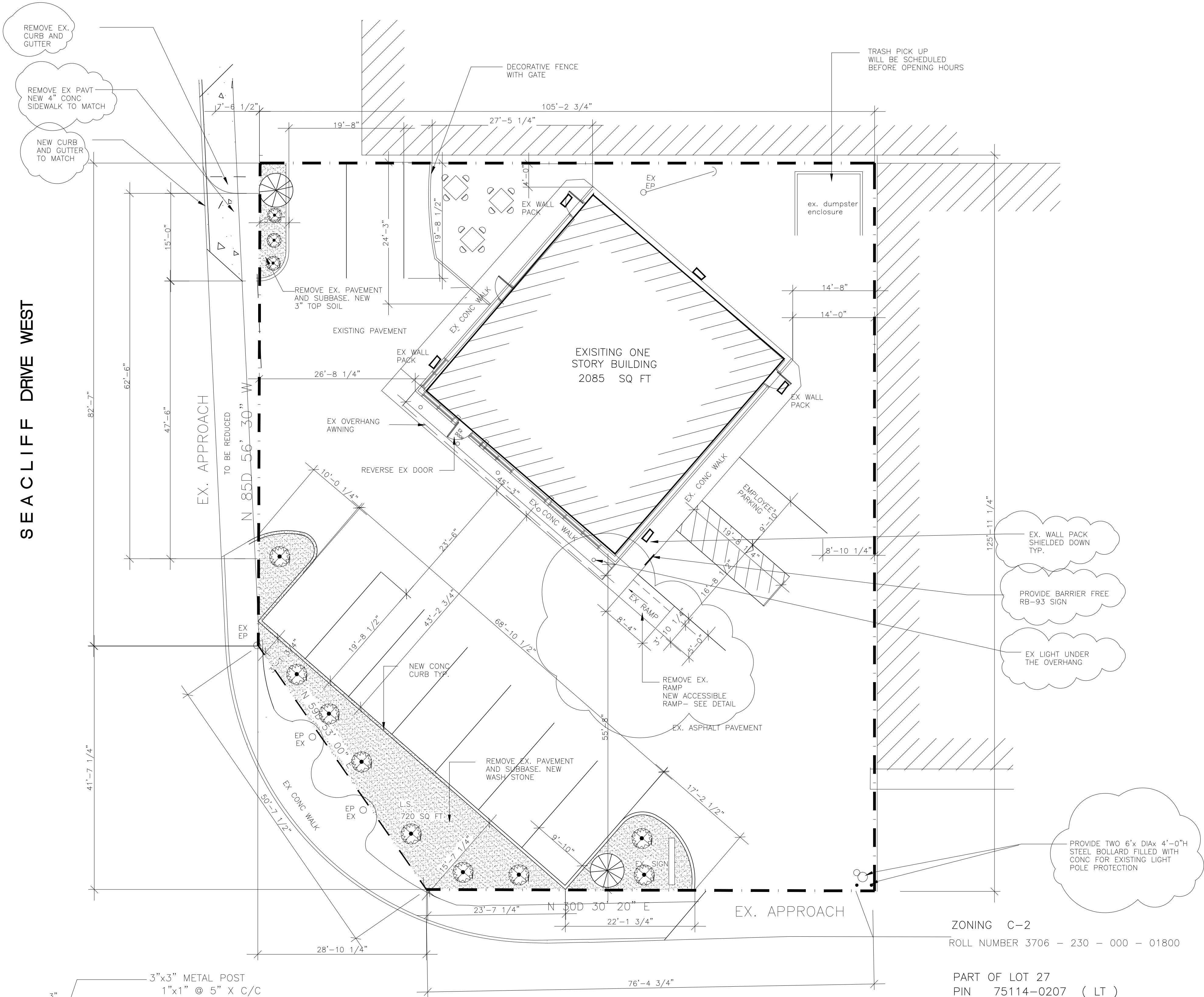
Deciduous Tree Planting Detail



CURB DETAIL /PAVEMENT SECTION
INTERIOR CURB

3.190 PARKING SPACE, shall mean an area not smaller than 3 m (9.84 ft) by 6 m (19.68 ft), exclusive of aisles or driveways, enclosed in a building, or unenclosed, and set aside for the parking of a vehicle. Barrier free parking spaces shall mean an area not less than

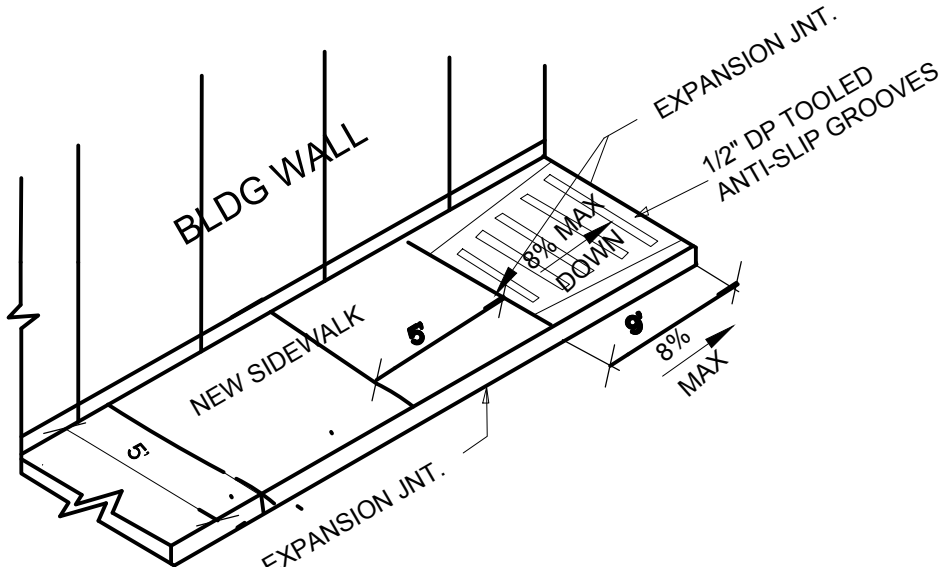
5 m (16.40 ft) by 6 m (19.68 ft).



ERIE STREET SOUTH

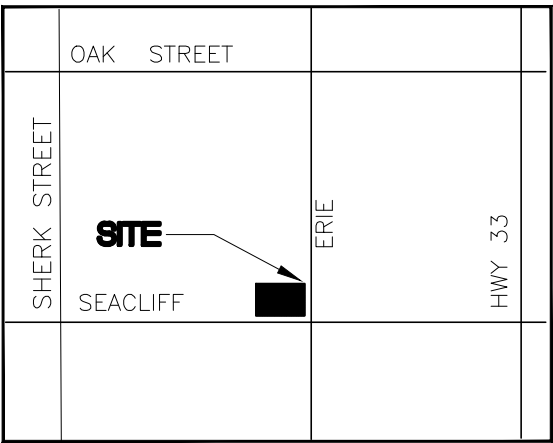
SITE PLAN

SCALE: 1"=10'-0"

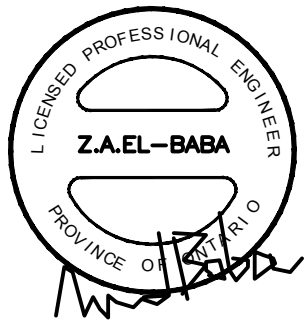
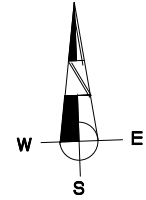


HANDICAP RAMP DETAIL

NO SCALE



KEY PLAN



ZIAD EL-BABA
ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA

CELL - 313-938-8767
MOBILE - 519-796-9882
FAX - 519-979-3535

DATE	REV. NO.	ISSUED FOR
AUG.24.17		PERMIT
NOV.10.17		MINOR VARIANCE
NOV.26.17		MINOR VARIANCE
DEC.2.17		MINOR VARIANCE
DEC.15.17		MINOR VARIANCE

Project:

NEW RESTAURANT
323 ERIE
LEAMINGTON ONT

OWNER

323 ERIE
LEAMINGTON ONT

Drawing Title:
SITE PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

SP-1

ZONING C-2
ROLL NUMBER 3706 - 230 - 000 - 01800

PART OF LOT 27
PIN 75114-0207 (LT)
EXISTING SITE 12764 SQ FT
EXISTING BUILDING AREA 2085 SQ FT

LOT COVERAGE = 2085/12764 = 16.3 % < 50 % MAX
MIN LANDSCAPED OPEN SPACE = 30%*12764 = 3829 SQ FT

REQUIRED PARKING
15/1001.07 2085/1001.07 = 30 SPACES

PROVIDED 11 SPACES
MINOR VARIANCE IS REQUESTED

PARKING SPACES
3m x 6m (9.84 FTx19.68 FT)
BARRIER FREE
5m x 6m (16.4 FTx19.68 FT)