

The Corporation of the Municipality of Leamington

Meeting of Committee of Adjustment

Agenda

Tuesday August 29th, 2017 commencing at 5:00 PM

Leamington Council Chambers

(A) Call to Order:

(B) Adoption of Minutes

(C) Disclosure of Pecuniary Interest:

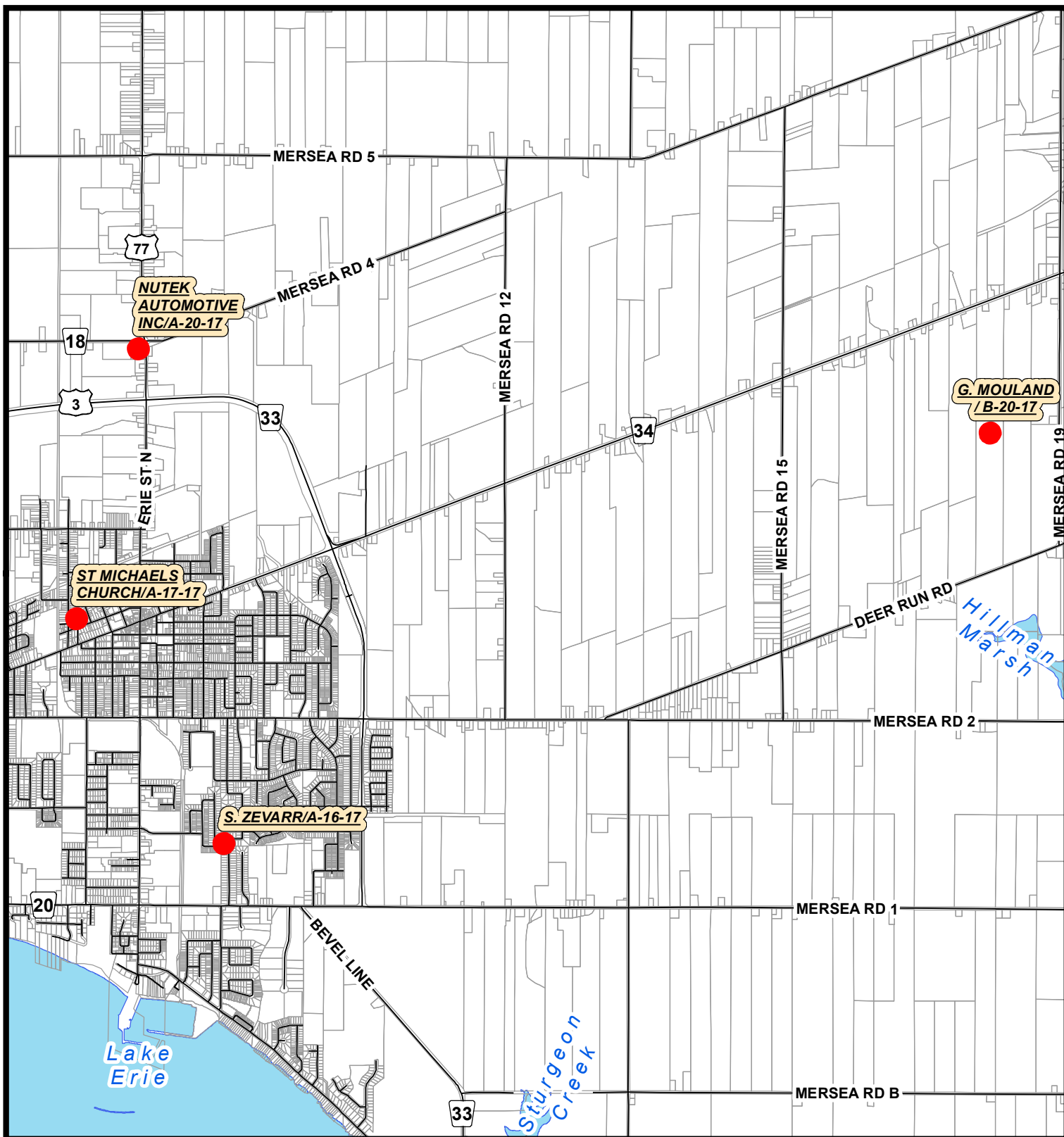
(D) Items for Consideration:

1. A-15-17 - Nutek Automotive Inc. - 373 Highway 77 - To allow automobile repair garage and accessory retail on site.
2. A-16-17 - Steffan Zevarr - 107 Danforth Avenue - To permit shed in southwest corner of lot with 1.5 m side yard setback.
3. A-17-17 - The Roman Episcopal Corporation of the Diocese of London - 9 and 11 Baird Avenue - Variances to permit existing dwellings on lots that were severed from the St. Michael's Church property on July 25, 2017.
4. B-20-17 - Gary Moulard - 602 Talbot Road East - Farm Split.

(E) New Business:

(F) Adjournment:

(G) Date of Next Meeting: Tuesday September 26, 2017



Legend

● SUBJECT LANDS



Title:

AUGUST 2017 COMMITTEE OF ADJUSTMENT APPLICATIONS



Scale: 1:40,000 0 180360 720 Meters
+++++

Prepared For: Planning

Date: August 1, 2017

Prepared By: GIS Services

File No: N/A

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Notes:

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



1495646 Ontario Limited
A-15-17
3706-650-000-08000

August 15, 2017

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

Applicant: 1495646 Ontario Limited

Address of property: 373 Highway 77

Roll Number: 3706-650-000-08000

Purpose: To request that an automobile repair garage and accessory retail sales use be deemed to be similar to other automotive uses permitted in the Commercial Industrial (C4) zone.

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

Date: Tuesday August 29, 2017 **Time:** 5:00 p.m.

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

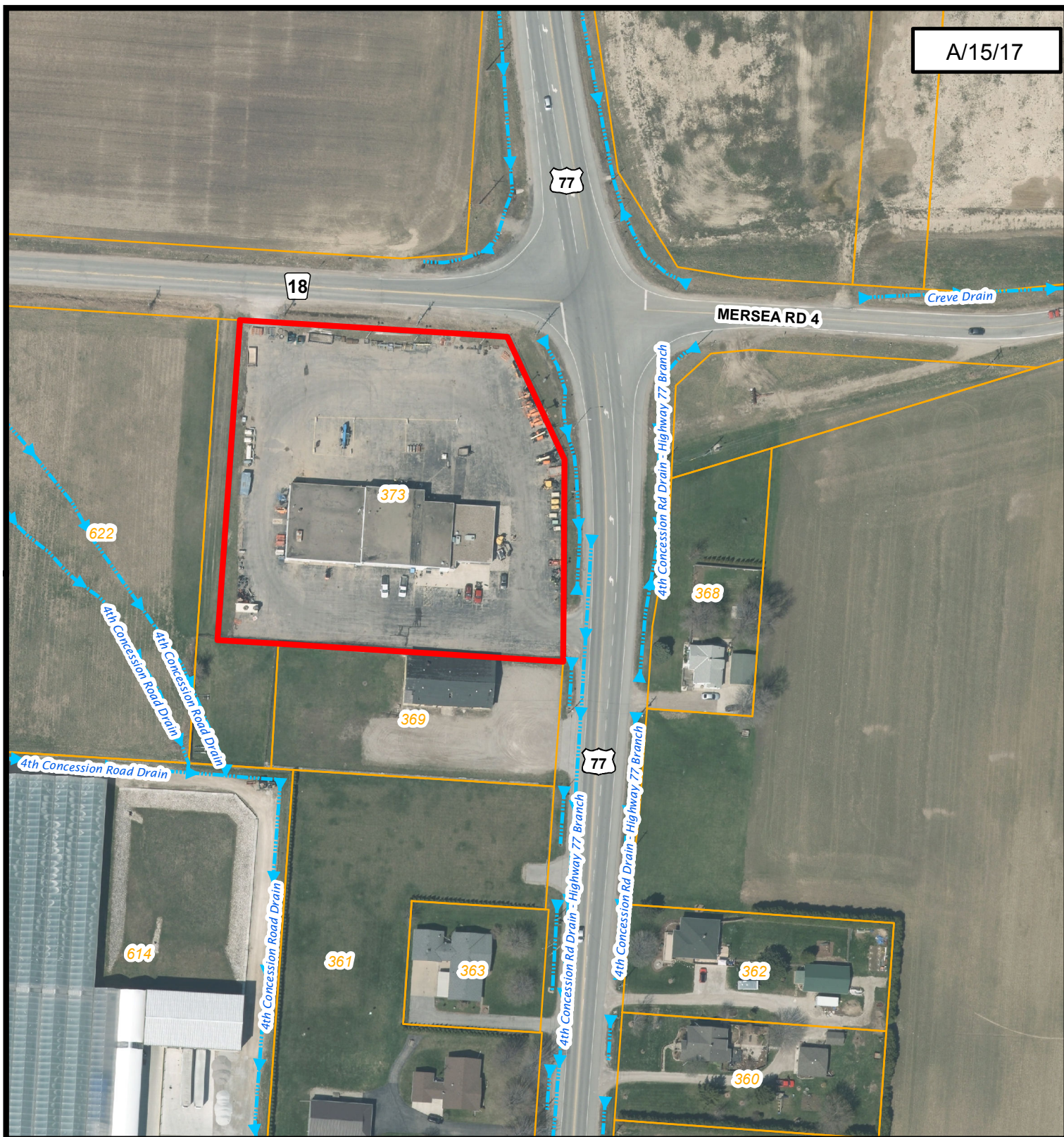
Public Meeting: You are entitled to attend this public meeting in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are 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: August 24, 2017

Heather (Ross) Jablonski, MCIP, RPP, BES
Secretary-Treasurer, Committee of Adjustment
Municipality of Leamington
111 Erie Street North
Leamington, Ontario N8H 2Z9
519-326-5761 extension 1415



A/15/17

Legend

-  MUNICIPAL DRAINS
-  SUBJECT PROPERTY



-2015 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:1,500 0 7.5 15 30 Meters

Prepared For: Nutek Automotive Inc Date: August 1, 2017

Prepared By: GIS Services File No: A/15/17

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Steffan Zevarr
A-16-17
3706-290-000-5000

August 15, 2017

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

Applicant: Steffan Zevarr

Address of property: 107 Danforth Avenue

Roll Number: 3706-290-000-5000

Purpose: To obtain relief from the minimum required exterior side yard setback of 4.5 metres (14.79 feet) in order to permit the construction of a shed with a side yard setback of 1.5 metres (5 feet).

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

Date: Tuesday August 29, 2017 **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: August 24, 2017

Heather (Ross) Jablonski, MCIP, RPP, BES
Secretary-Treasurer, Committee of Adjustment
Municipality of Leamington
111 Erie Street North
Leamington, Ontario N8H 2Z9
519-326-5761 extension 1415



A/16/17

Legend

-  MUNICIPAL DRAINS
-  SUBJECT PROPERTY



-2015 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:500

0 2.5 5 10 Meters
|-----|

Prepared For: S. ZEVARR

Date: August 1, 2017

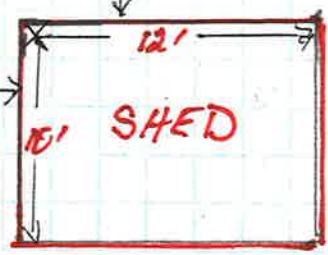
Prepared By: GIS Services

File No: A/16/17

Notes:

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
1 sq = 2 feet



← Carolina Woods Road → (Grass)

Grass area

22 feet

Gravel
62 inches

Gravel

15 feet

2 feet

Grass

(House)

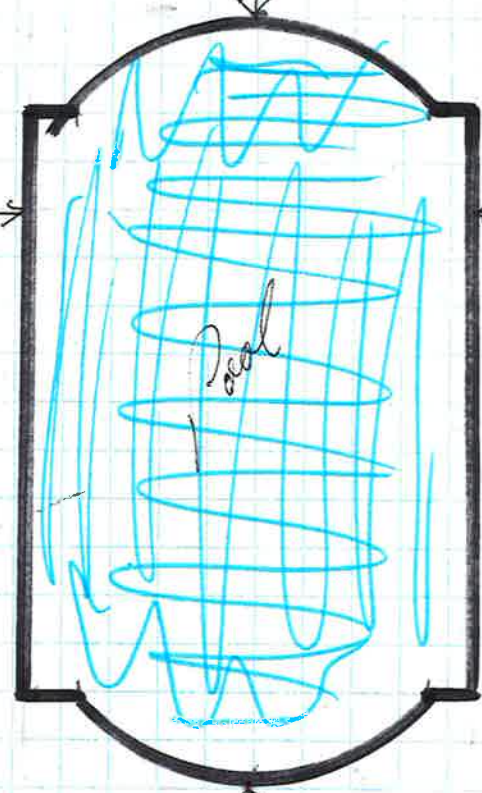
← Danforth Avenue →

Gravel

11 feet

51 inches

Grass



10' 7 1/2"

58 inches

concrete area

13 feet

Gravel 15 feet



The Roman Catholic Episcopal Corporation of the
Diocese of London in Ontario
A-17-17
3706-020-000-12400

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

Applicant: The Roman Catholic Episcopal Corporation of the Diocese of London in Ontario

Address of property: 9 & 11 Baird Avenue (Part of 21-31 Elliott St)

Roll Number: 3706-020-000-12400

Purpose: To obtain relief from the minimum required lot frontage, interior side yard setback and landscaped open space and from the maximum permitted lot coverage in order to permit the existing single detached dwellings and accessory buildings to be retained on the lots created by consent approval on July 25, 2017.

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

Date: Tuesday August 29, 2017 **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: August 24, 2017



Heather (Ross) Jablonski, MCIP, RPP, BES
Secretary-Treasurer, Committee of Adjustment
Municipality of Leamington
111 Erie Street North
Leamington, Ontario N8H 2Z9
519-326-5761 extension 1415

August 15, 2017



A/17/17

Legend

-  MUNICIPAL DRAINS
-  SUBJECT PROPERTIES



-2015 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:800

0 5 10 20 Meters

Prepared For: ST MICHAELS CHURCH

Date: August 2, 2017

Prepared By: GIS Services

File No: A/17/17

Notes:

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

Notice of Public Hearing

An Application By: Gary Mouland

Take Notice: An application for consent (severance) under the above-noted file will be heard by the Committee of Adjustment in Council Chambers, Leamington Municipal Building 111 Erie Street North, Leamington, Ontario.

Date: Tuesday August 29, 2017 at 5:00 PM

Purpose: This is a Public Meeting called for the purpose of hearing evidence in support of or in opposition to the application for severance of property as noted below.

Further Information: Can be obtained by contacting the undersigned. If you have comments on this application, they may be forwarded in writing to the Secretary-Treasurer at the address shown below. Your comments will then be conveyed to the Committee of Adjustment members for consideration at the meeting.

Failure to Attend: If you do not attend and are not represented at this Hearing, the Committee may proceed in your absence (including possible amendments to the original request) and you will not be entitled to any further notice of the proceedings. The applicant is encouraged to attend the meeting. The Committee will render a decision on the application at this meeting.

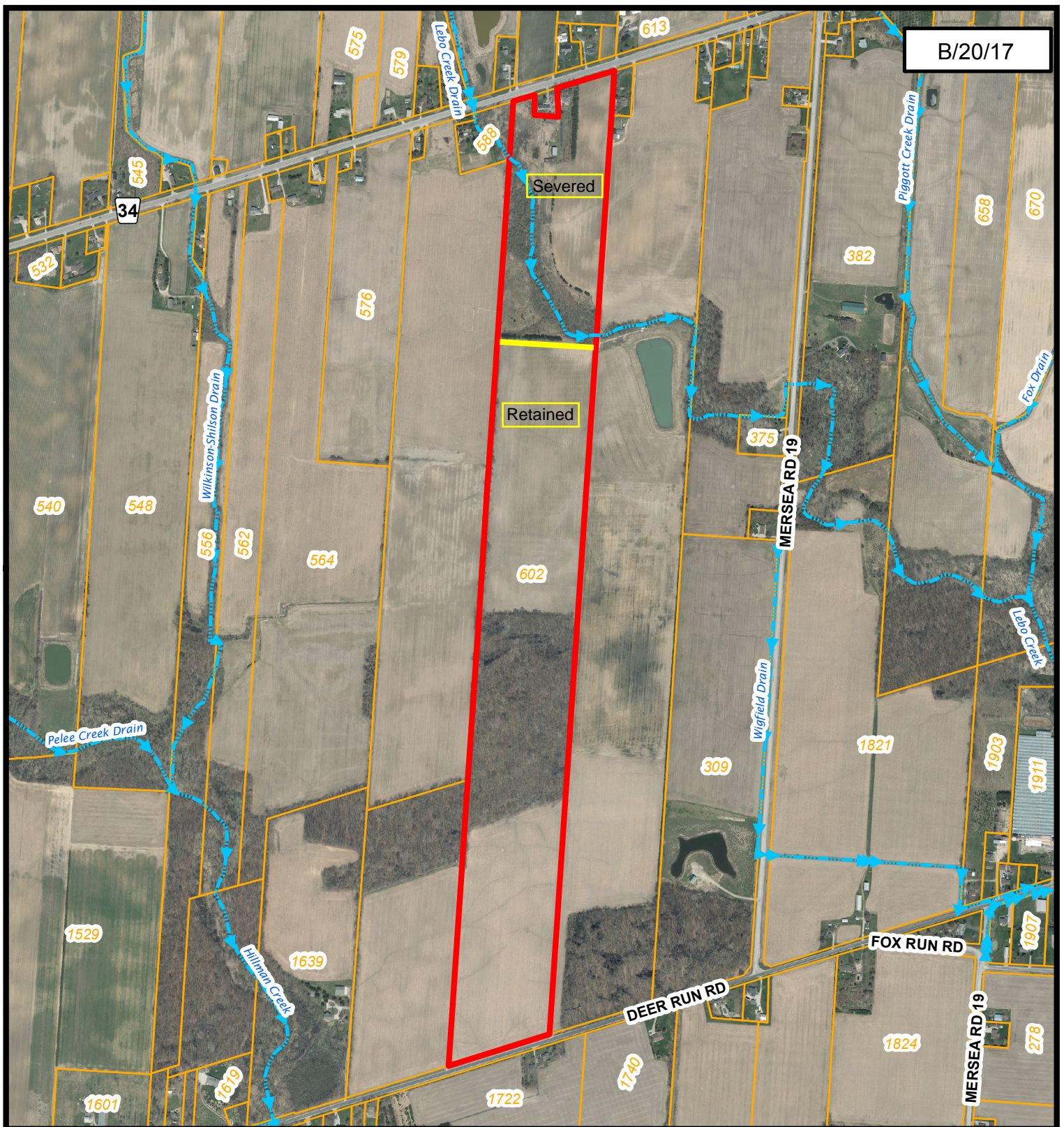
Notice: A copy of the Decision of the Committee together with a Notice of Right to Appeal will be sent to the applicant and/or agent. All others who wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent must make a written request to the Secretary-Treasurer at the address shown below.

Appeal: If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.



| | |
|--------------------------------------|---|
| Applicant: | Gary Mouland |
| Purpose of Application: | To obtain consent to sever a +/-10.76 hectare (+/-26.6 acre) farm lot from the existing 41.2 hectare (101.8 acre) farm located at 602 Talbot Road East. |
| Municipal Address: | 602 Talbot Road East - East Part of Lot 229, Concession SSR (Parts 1, 3 & 4 on Plan 12R-7435) |
| Roll Number: | 3706-570-000-06500 |
| Deadline for Agency Comments: | August 24, 2017 |

Heather (Ross) Jablonski, MCIP, RPP
Secretary-Treasurer, Committee of Adjustment
Municipality of Leamington, 111 Erie St. N.,
Leamington, Ont. N8H 2Z9 Phone: 519-326-5761, ext 1415

August 14, 2017



Legend

-  MUNICIPAL DRAINS
-  SUBJECT PROPERTY



-2015 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:11,000

0 55 110 220 Meters
|-----|

Prepared For: G. Moulard

Date: August 1, 2017

Prepared By: GIS Services

File No: B/20/17

Notes:

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