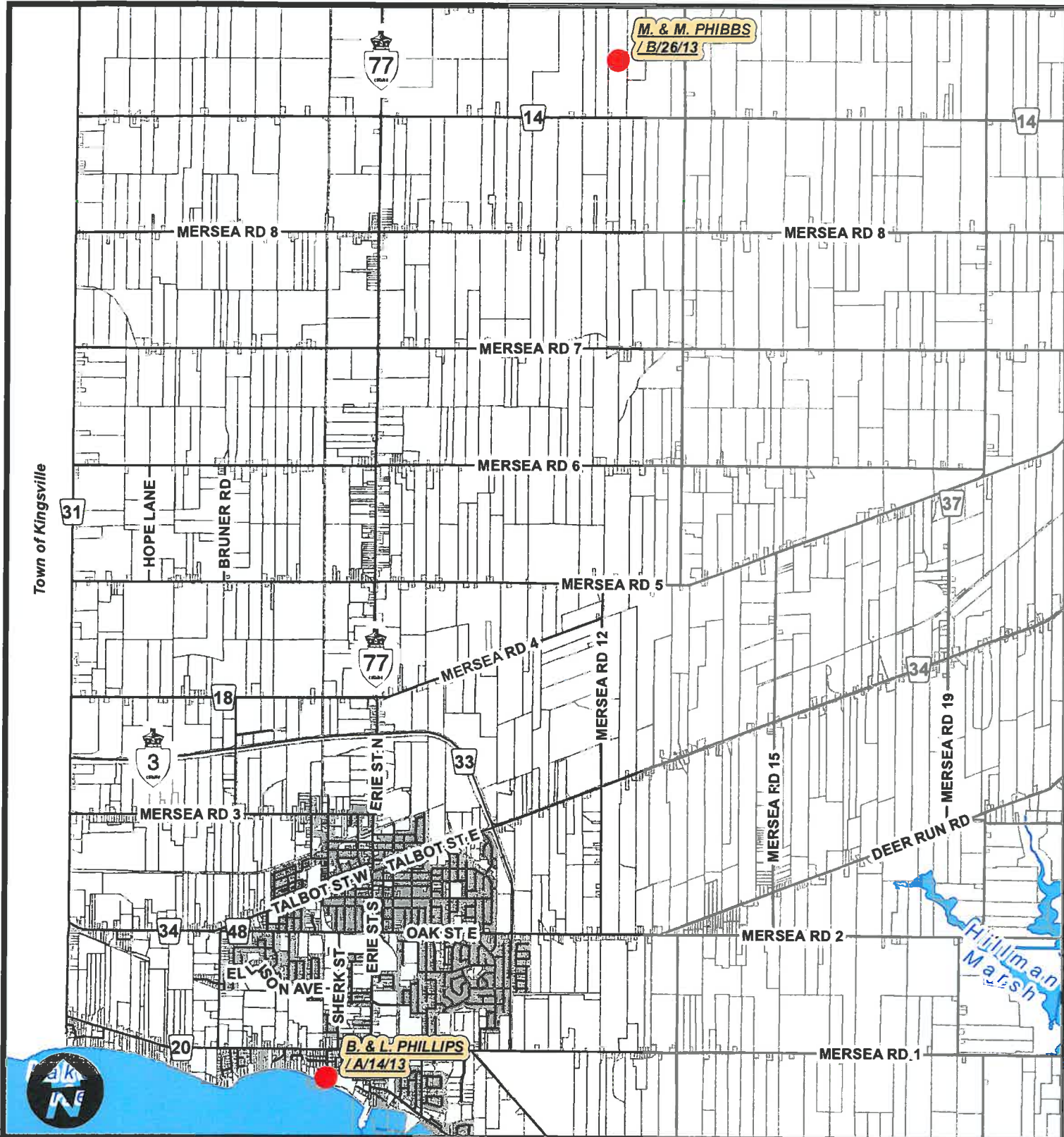




**AGENDA**  
**LEAMINGTON COMMITTEE OF ADJUSTMENT**  
**TUESDAY, OCTOBER 29, 2013**  
**LEAMINGTON COUNCIL CHAMBERS**

	<u>TIME</u>	<u>FILE #</u>	<u>NAME</u>
1.	5:00 P.M.	B/26/13	PHIBBS, MICHELLE & MATTHEW 3706 830 000 00200 1139 COUNTY RD. 14
2.	5:00 P.M.	A/14/13	PHILLIPS, BRYCE & LIZ 3706 530 000 30000 LOWER ROAD



## Legend

● SUBJECT LANDS

Title:

## OCTOBER 2013 COMMITTEE OF ADJUSTMENT APPLICATIONS



### COPYRIGHT

This document is not a Legal Plan of Survey and the user of this map assumes all risks associated with it. All efforts have been made to ensure completeness and accuracy, however no guarantees can be made.

Scale: 1:64,000

0 475 950 1,900 Meters

Prepared For: Planning

Date: October 4, 2013

Prepared By: GIS Services

File No: N/A

Notes:

This map is the property of the Corporation of the Municipality of Leamington and may not be reproduced without expressed permission and authorization.  
111 Erie Street North, Leamington, Ontario N8H 2Z9  
TEL: (519) 326-5761 FAX: (519) 326-2481

**NOTICE OF PUBLIC HEARING**

IN THE MATTER OF *THE PLANNING ACT*, R.S.O. 1990, AS AMENDED; AND, IN THE MATTER OF AN APPLICATION FOR CONSENT BY:

**Matthew & Michele Phibbs**

TAKE NOTICE THAT an application for consent (severance) under the above-noted file will be heard by the MUNICIPALITY OF LEAMINGTON COMMITTEE OF ADJUSTMENT at the

COUNCIL CHAMBERS, LEAMINGTON MUNICIPAL BUILDING  
111 ERIE STREET NORTH, LEAMINGTON, ONTARIO  
ON

**TUESDAY, October 29, 2013@ 5:00 p.m.**

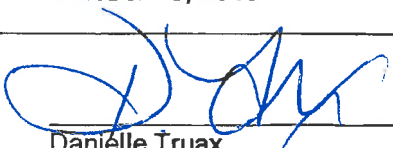
1. This is a Public Meeting called for the purpose of hearing evidence in support of or in opposition to the above-noted application for severance of property as outlined below.
2. Further information on this application may be obtained by contacting the undersigned. If you have comments on this application, 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.
3. 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.
4. 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.
5. 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.

---

**Purpose of Application:** For the addition of a parcel of land measuring 696.8m<sup>2</sup> (7500 sq. ft) in area to the residential lot at 1121 County Rd. 14 from the abutting farm at 1139 County Rd. 14.  
**Legal Description:** 1139 County Rd. 14  
**Roll Number:** 3760 830 000 00200  
**Date of Notice:** October 9, 2013  
**DEADLINE FOR AGENCY COMMENTS:** October 18, 2013

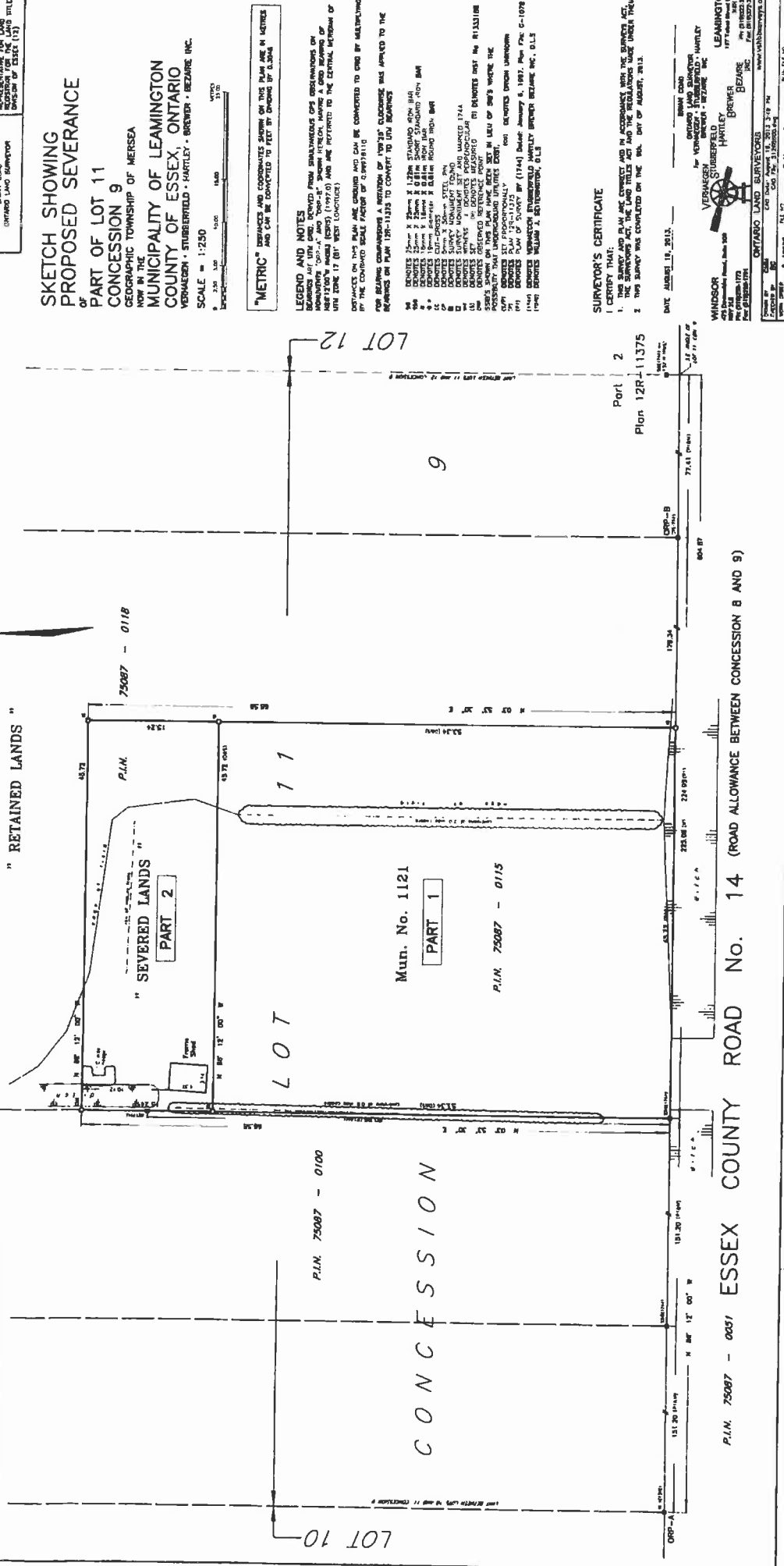
---

DATED: October 9, 2013

  
Danielle Truax  
Secretary-Treasurer  
Committee of Adjustment  
Municipal Building, 111 Erie St. N.,  
Leamington, Ont. N8H 2Z9 Phone: 519-326-5761

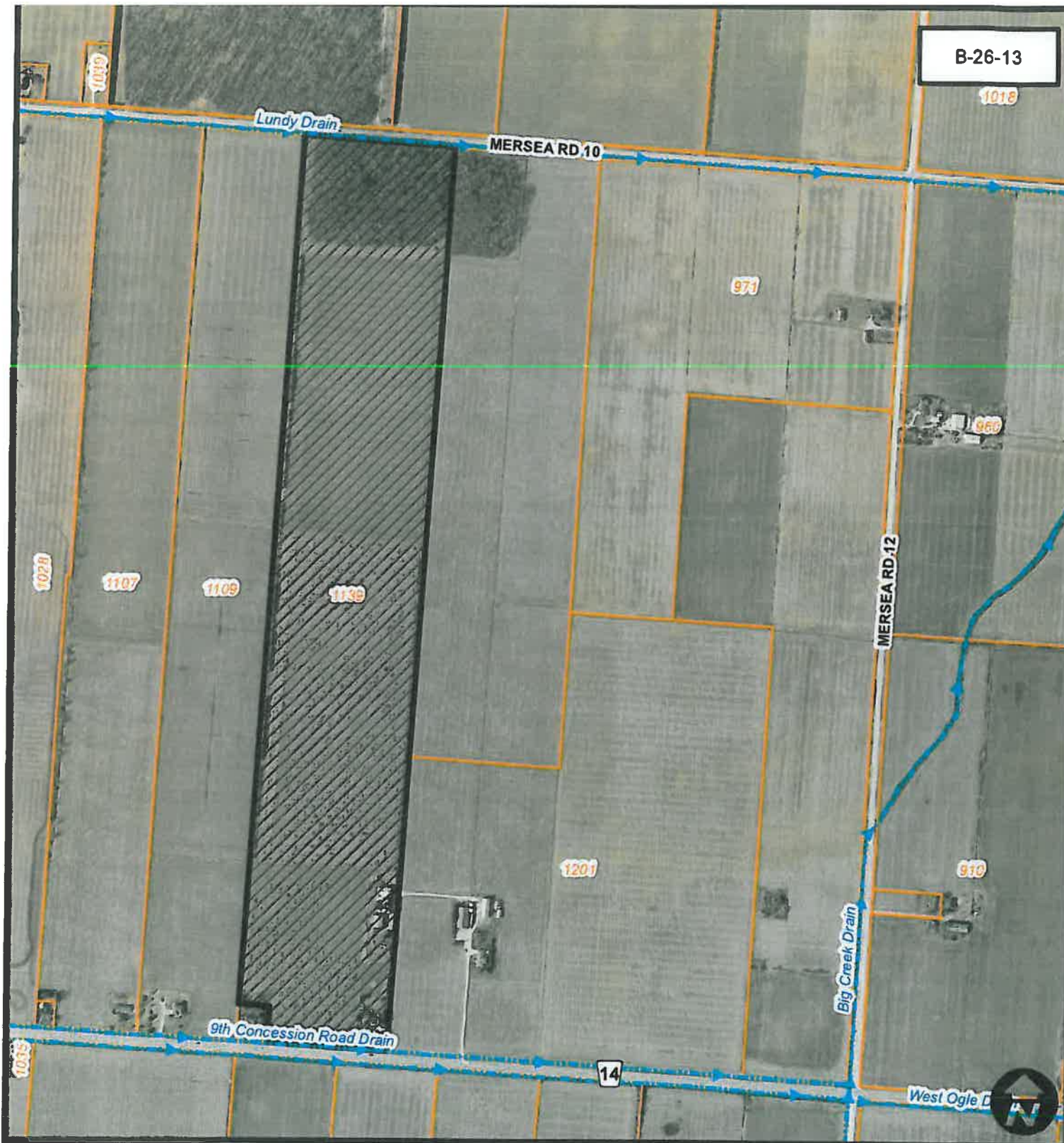
1. INCLUDE THIS PLAN TO BE DEPOSITED WITH THE LAND TRUST ACT	DATE <u>AUGUST 18, 2013.</u>	RECEIVED AND DEPOSITED DATE _____	RECEIVED BY THE LAND TRUST ACT DEPOSIT OF \$500 (2)
CONFIDENTIAL	TRUST CO.	PLAN 12R-	RECEIVED BY THE LAND TRUST ACT DEPOSIT OF \$500 (2)

	AREA
3	74.387
4	699.8

[illegible]



B-26-13

**Legend**

-  **SUBJECT LAND**
-  **MUNICIPAL DRAINS**

Title:

**FIGURE 1****COPYRIGHT**

This document is not a Legal Plan of Survey and the user of this map assumes all risks associated with it. All efforts have been made to ensure completeness and accuracy, however no guarantees can be made.

Scale: 1:8,000

0 45 90 180 Meters



Prepared For: M. &amp; M. MATTHEW

Date: October 4, 2013

Prepared By: GIS Services

File No: B-26-13

Notes:

This map is the property of the Corporation of the Municipality of Leamington and may not be reproduced without expressed permission and authorization  
111 Ene Street North, Leamington, Ontario N8H 2Z8  
TEL: (519) 326-5761 FAX: (519) 326-2461

Scale is correct if original paper size of letter is still intact and has not changed in any way The Municipality of Leamington will not be held responsible for any damages due to scale errors from paper size changes



Committee of Adjustment

**NOTICE OF PUBLIC HEARING  
OF APPLICATION FOR MINOR VARIANCE**  
Planning Act, 1990, c.P.13, Sec. 45(5)

**MUNICIPALITY OF LEAMINGTON COMMITTEE OF ADJUSTMENT**

RE AN APPLICATION BY: Bryce and Liz Phillips  
MUNICIPAL ADDRESS: Lower Road  
ROLL NUMBER: 3706 530 000 30000

PURPOSE OF APPLICATION: To obtain relief from the site specific zone provisions of the R1-19 Zone to allow a reduction to the setback requirement from the north property line of the subject property from 40m (131 ft.) to 21.08m (69.16 ft.) to allow for the construction of a single detached dwelling.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, and the time and place shown below.

DATE: Tuesday, October 29, 2013 TIME: 5:00 pm

PLACE AND ADDRESS: COUNCIL CHAMBERS, MUNICIPAL BUILDING  
111 Erie Street North  
Leamington, Ontario N8H 2Z9

**PUBLIC HEARING** - You are entitled to attend this public hearing 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.

**FAILURE TO ATTEND HEARING** - If you do not attend the hearing, 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.

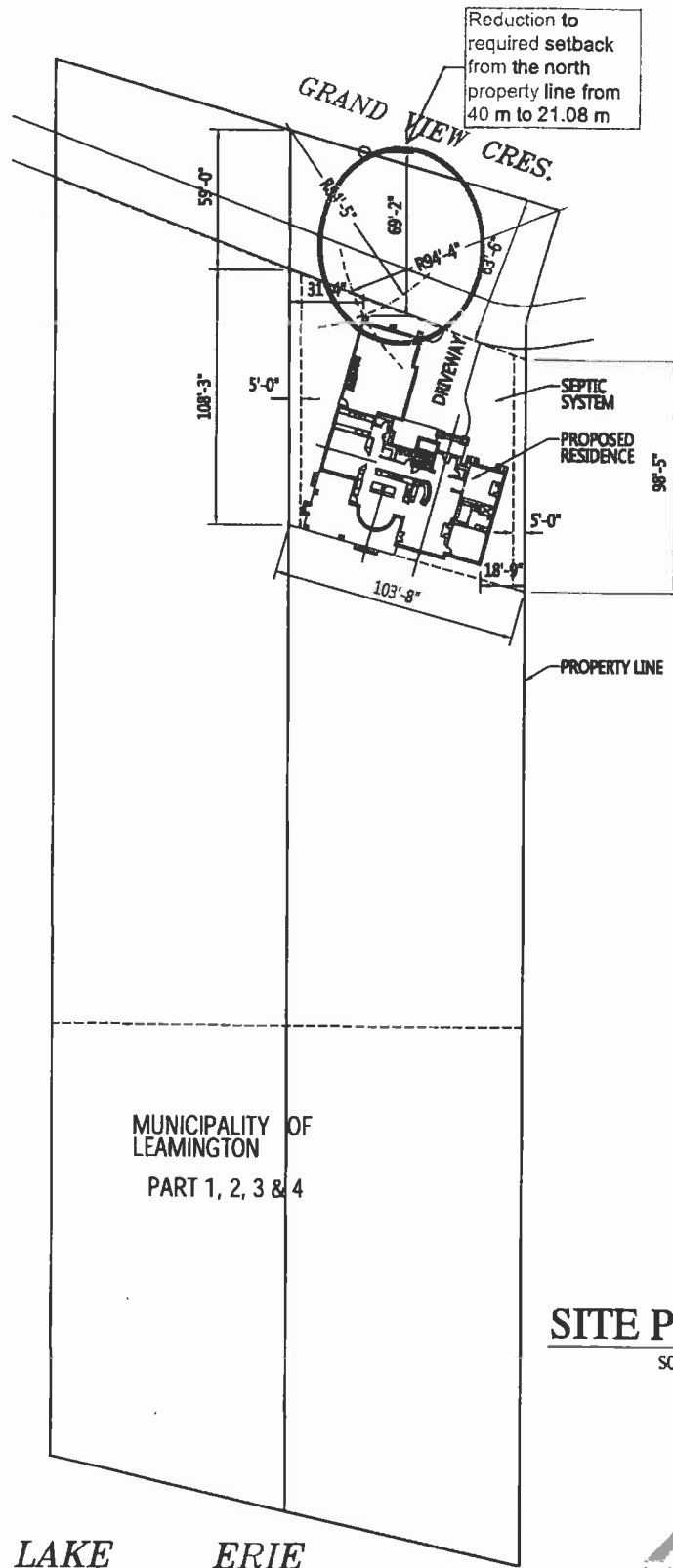
**NOTICE OF DECISION** - A copy of the Decision of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who has filed with the Secretary-Treasurer a written request for notice of the decision.

A handwritten signature in blue ink, appearing to read "Danielle Truax", is written over a horizontal line.

Danielle Truax  
Secretary-Treasurer  
Municipality of Leamington  
Committee of Adjustment  
111 Erie Street North  
Leamington, Ontario N8H 2Z9

Dated: October 9, 2013

**DEADLINE FOR AGENCY COMMENTS:** October 18, 2013



## SITE PLAN

SCALE: 1" = 50'

LAKE ERIE

# PHILLIPS RESIDENCE

PROJECT:

**Montemurri & Associates**  
PLANNING DESIGN INTERIORS

Windsor, Ontario  
tel: 519 972 6329  
email: tim252@gmail.com

SEPTEMBER 30, 2013





A-14-13

## Legend

-  SUBJECT LAND
-  MUNICIPAL DRAINS

Title:

## FIGURE 1



### COPYRIGHT

This document is not a Legal Plan of Survey and the user of this map assumes all risks associated with it. All efforts have been made to ensure completeness and accuracy, however no guarantees can be made.

Scale: 1:2,000

0 10 20 40 Meters



Prepared For: B. & L. PHILLIPS

Date: October 4, 2013

Prepared By: GIS Services

File No: A-14-13

Notes:

This map is the property of the Corporation of the Municipality of Leamington and may not be reproduced without expressed permission and authorization.  
111 Erie Street North, Leamington, Ontario N6H 2Z9  
TEL: (519) 326-5761 FAX: (519) 326-2481