

# **The Corporation of the Municipality of Leamington**

## **Meeting of Committee of Adjustment**

### **Agenda**

**Tuesday, February 27<sup>th</sup>, 2018 commencing at 5:00 PM**

**Leamington Council Chambers**

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**(A) Call to Order:**

**(B) Adoption of Minutes**

- a. January 30<sup>th</sup>, 2018 Committee of Adjustment Meeting

**(C) Disclosure of Pecuniary Interest:**

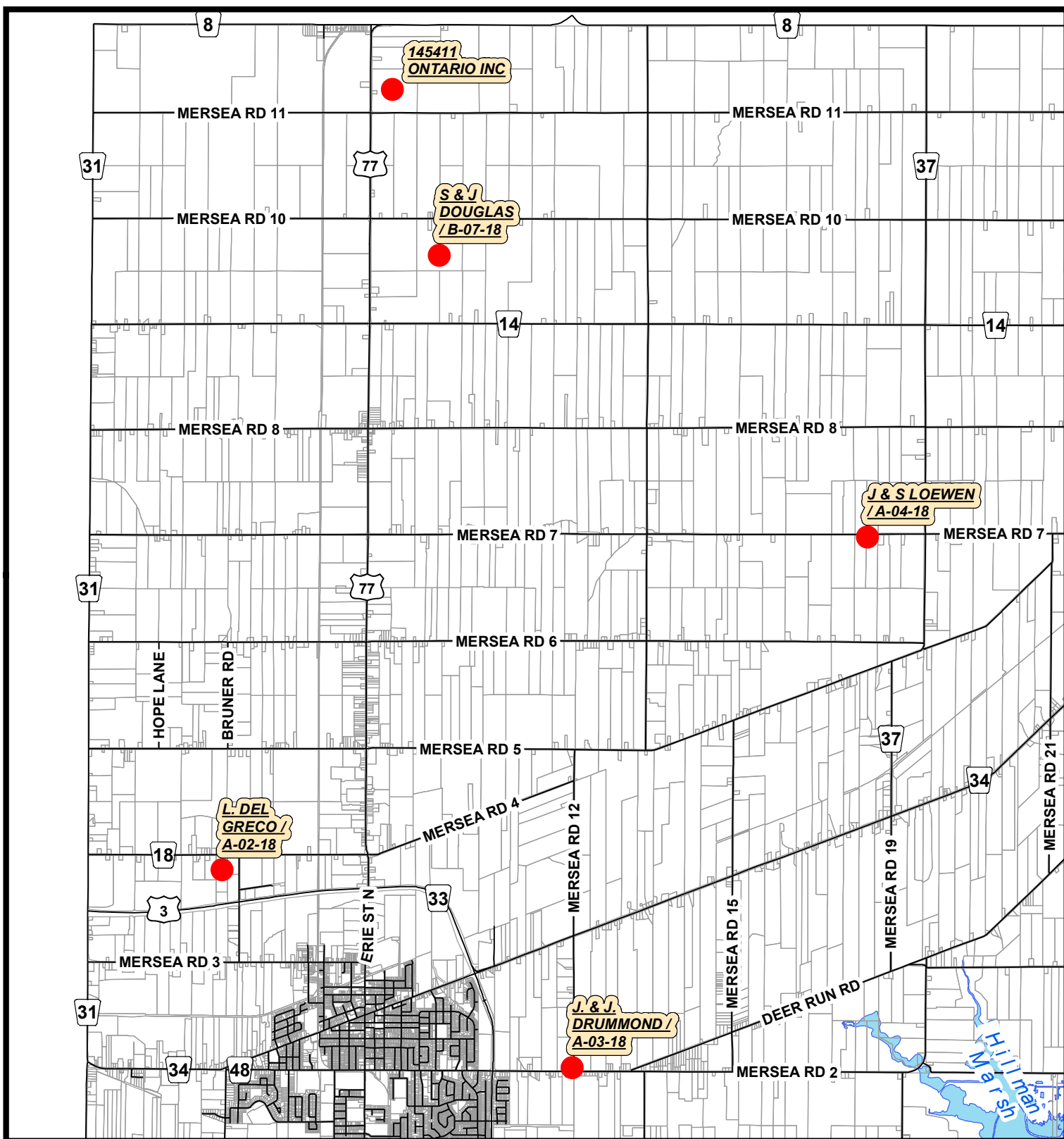
**(D) Items for Consideration**

1. A-02-18 - Laura Del Greco - 338 Essex Road 18
  - Increase the maximum building height of an accessory building
2. A-03-18 - Jason & Jordyn Drummond - 201 Mersea Road 12
  - Reduction of minimum exterior side yard setback
  - Increase maximum lot coverage for an accessory building
3. A-04-18 - Jacob & Susie Loewen - 1728 Mersea Road 7
  - Increase maximum lot coverage for an accessory building
4. B-07-18 - Scott & Jennifer Douglas - SS Mersea Road 10 (Surrounding 800 Mersea Road 10)
  - 96.282 acre vacant farm split
5. A-05-18 - 1454411 Ontario Inc. (Heritage Farms) - 709 Mersea Road 11
  - Reduction of minimum interior side yard setback

**(E) New Business:**

**(F) Adjournment:**

**(G) Date of Next Meeting: Tuesday, March 27<sup>th</sup>, 2018**



## Legend

● SUBJECT LANDS



Title:

## FEBRUARY 2018 COMMITTEE OF ADJUSTMENT APPLICATIONS



Scale: 1:69,916 0 400 800 1,600 Meters

Prepared For: Planning

Date: February 8, 2018

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Prepared By: GIS Services

File No: N/A

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TEL: (519) 326-5761 FAX: (519) 326-2481

February 9, 2018

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

**Applicant:** Laura Del Greco

**Address of property:** 338 Essex Road 18

**Roll Number:** 3706-650-000-06700

**Purpose:** The purpose of this application is to obtain relief from Zoning Bylaw 890-09 in order to permit an increase in the maximum building height for an accessory building. The Zoning By-law permits a maximum height of 1 storey, however, the applicant is proposing a section of the accessory building to be 2 storeys. Accordingly, a minor variance has been requested.

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

**Date:** Tuesday, February 27, 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.

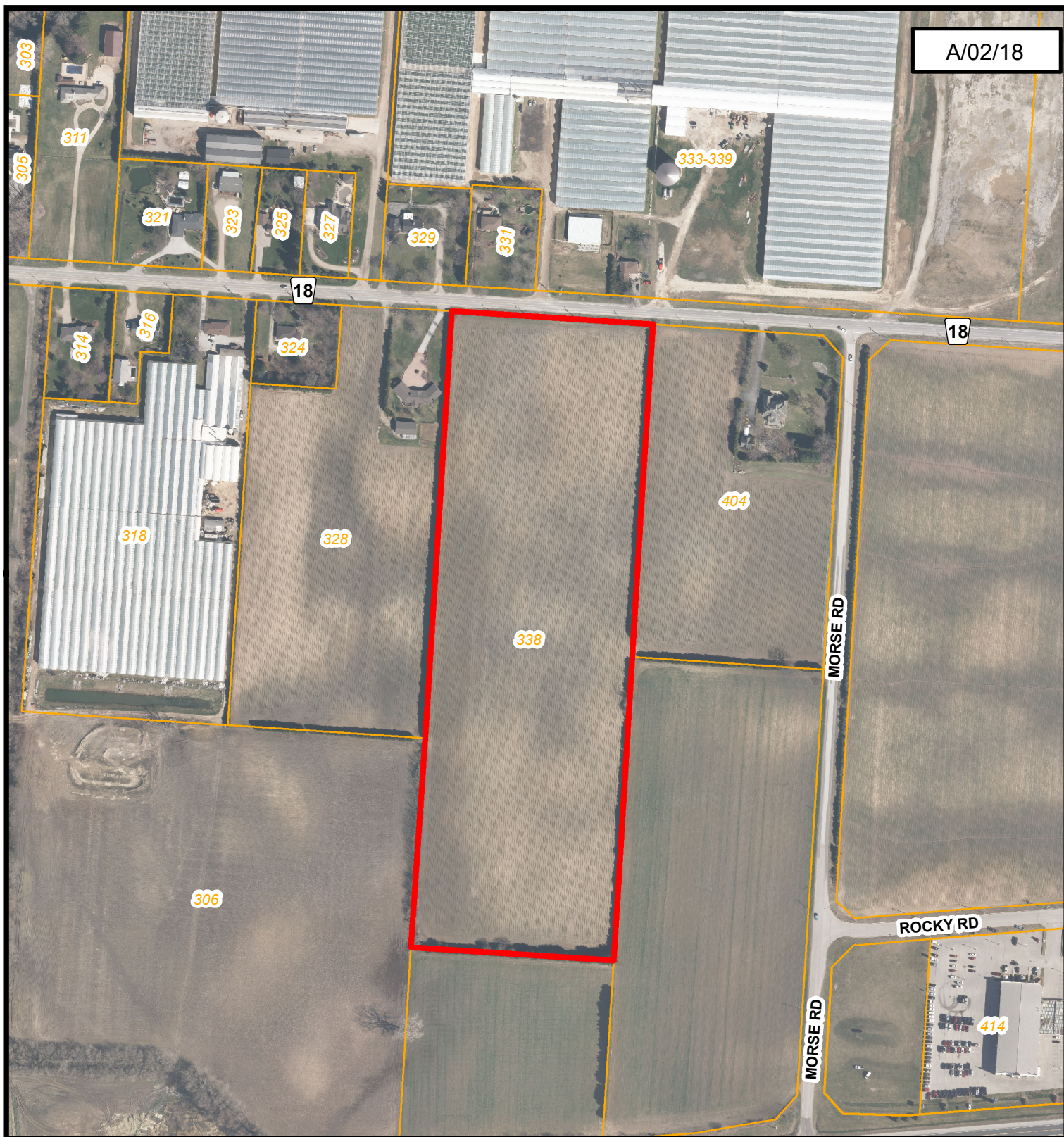
**Failure to Attend Meeting:** If you do not attend the meeting, it may proceed in your absence and, except as otherwise provided in The Planning Act, you will not be entitled to any further notice in the proceedings.

**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:** February 19, 2018


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/02/18

### Legend

 Subject Lands



-2017 AERIAL PHOTOGRAPHY

Title:

## FIGURE 1



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Scale: 1:4,000

0 20 40 80 Meters  
|-----|

Prepared For: L. DEL GRECO

Date: February 5, 2018

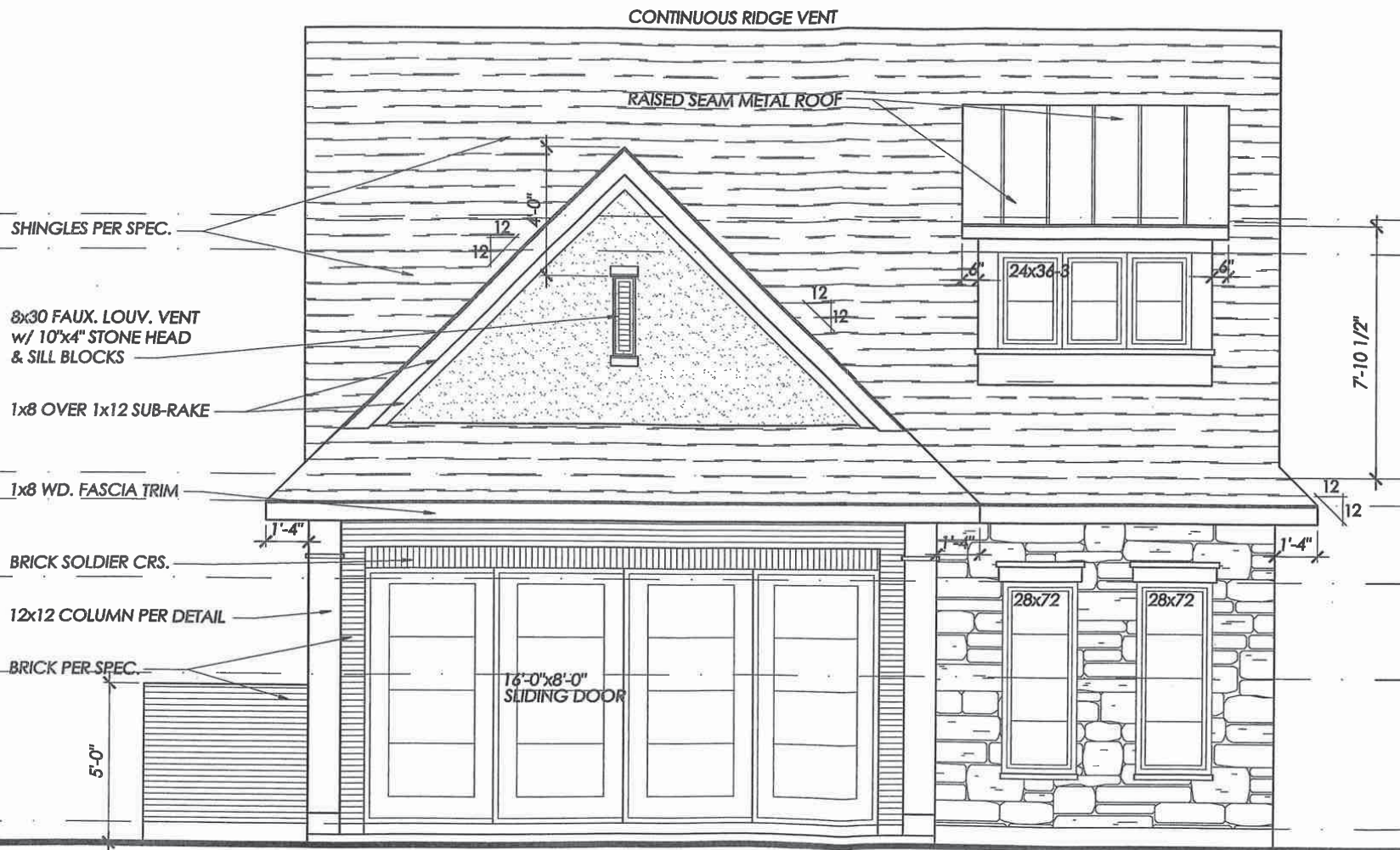
Prepared By: GIS Services

File No: A/02/18

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**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

February 9, 2018

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

**Applicant:** Jason & Jordyn Drummond

**Address of property:** 201 Mersea Road 12

**Roll Number:** 3706-520-000-05205

**Purpose:** The purpose of this application is to obtain relief from Zoning Bylaw 890-09 in order to reduce the minimum required exterior side yard setback from 15 metres (49.21 feet) to 7.92 metres (26 feet) to permit the construction of an accessory building. The applicant is also proposing to increase the maximum lot coverage for the proposed accessory building from 10% to 10.08%.

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

**Date:** Tuesday, February 27, 2018      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.

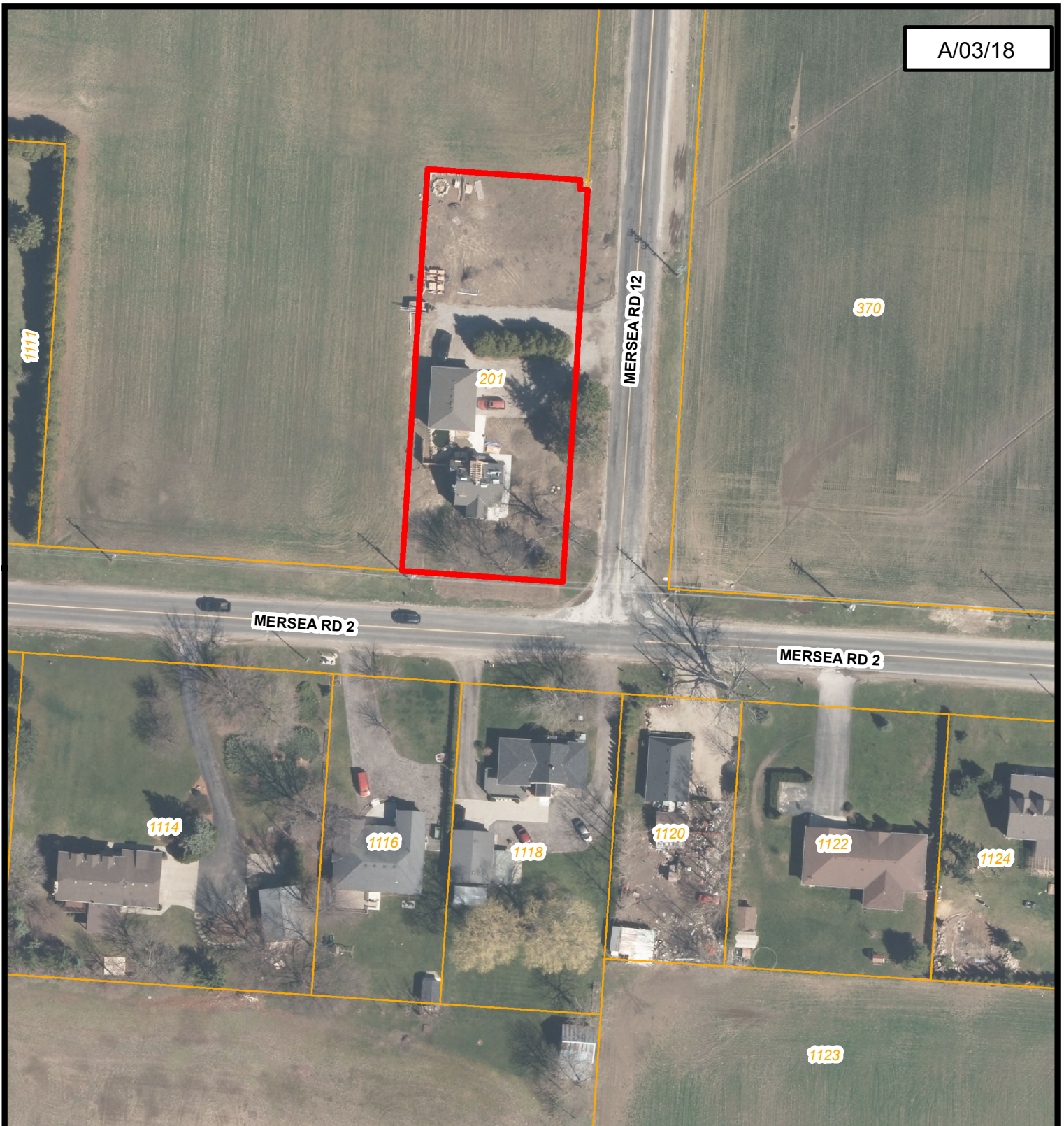
**Notice of Decision:** A copy of the Decision of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who has filed with the Secretary-Treasurer a written request for notice of the decision.

**Deadline for agency comments:** February 19, 2018


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/03/18



## Legend

 Subject Lands



-2017 AERIAL PHOTOGRAPHY

Title:

## FIGURE 1



### COPYRIGHT

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Scale: 1:1,000

0 5 10 20 Meters  
|-----|

Prepared For: J & J DRUMMOND

Date: February 5, 2018

Prepared By: GIS Services

File No: A/03/18

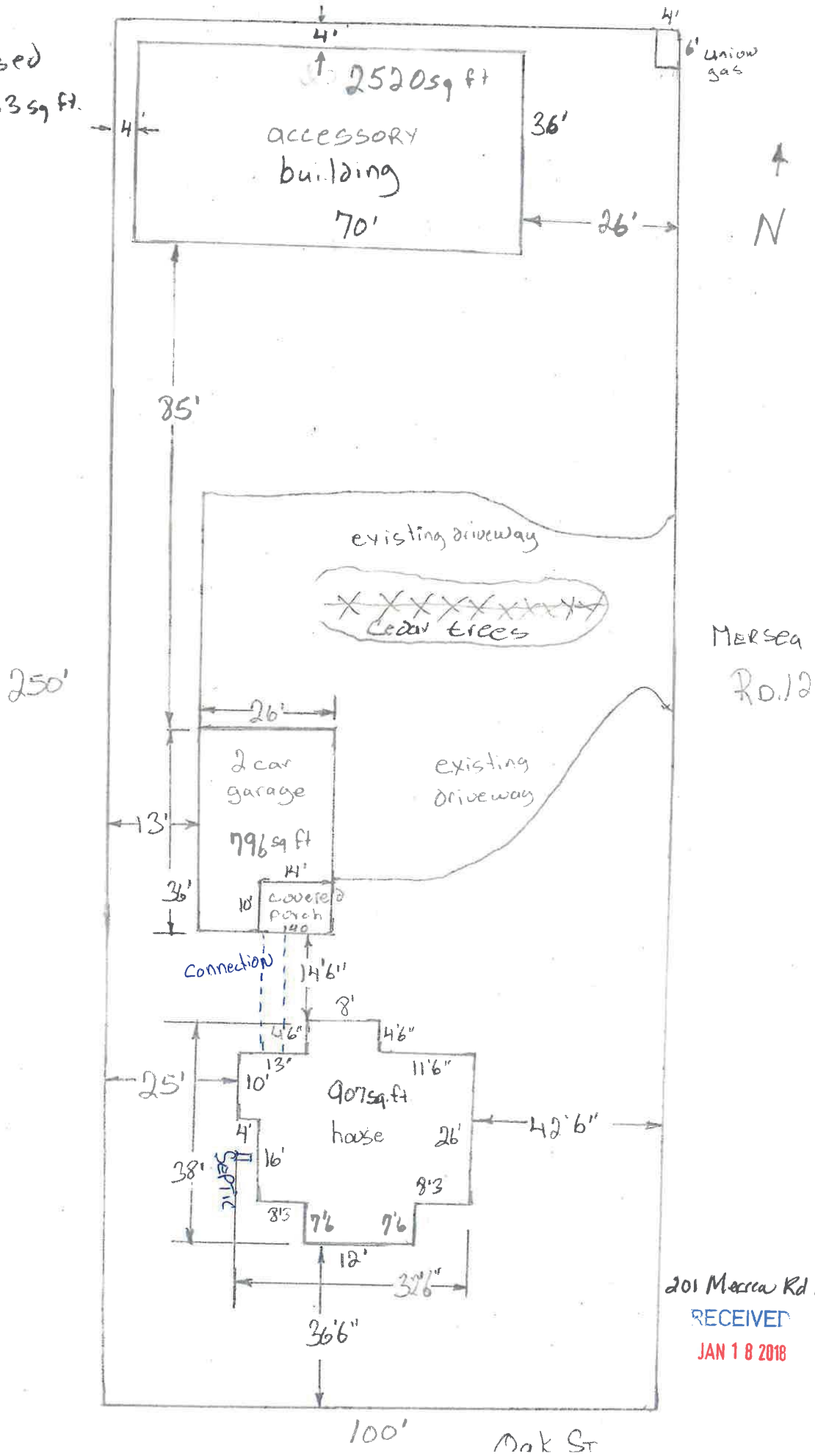
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TOTAL Lot Coverage 35%  
8750 sq. ft

Proposed  
4363 sq. ft.



201 Mersea Rd 12  
RECEIVED  
JAN 18 2018



February 9, 2018

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

**Applicant:** Jacob & Susie Loewen

**Address of property:** 1728 Mersea Road 7

**Roll Number:** 3706-700-000-02701

**Purpose:** The purpose of this application is to obtain relief from Zoning Bylaw 890-09 in order to permit an increase in the maximum lot coverage permitted for an accessory building. The Zoning Bylaw allows a maximum coverage of 10 % of the lot area, however, the applicant is proposing a lot coverage of 11.44 %. Accordingly, a minor variance has been requested.

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

**Date:** Tuesday, February 27, 2018      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.

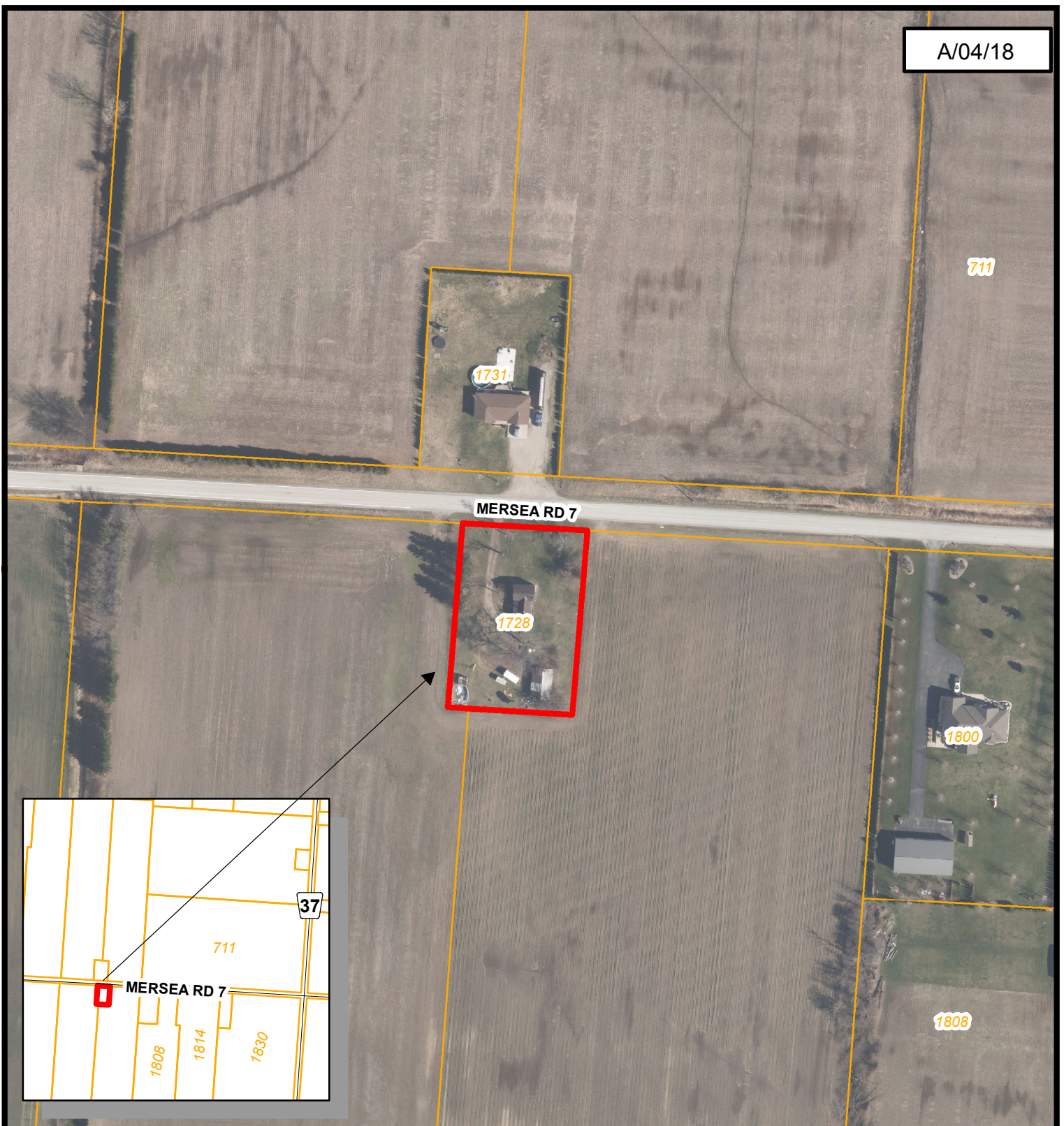
**Failure to Attend Meeting:** If you do not attend the meeting, it may proceed in your absence and, except as otherwise provided in The Planning Act, you will not be entitled to any further notice in the proceedings.

**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:** February 19, 2018

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/04/18



## Legend

 Subject Lands



-2017 AERIAL PHOTOGRAPHY

Title:

## FIGURE 1



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Scale: 1:2,000

0 10 20 40 Meters  
|-----|

Prepared For: J & S LOEWEN

Date: February 5, 2018

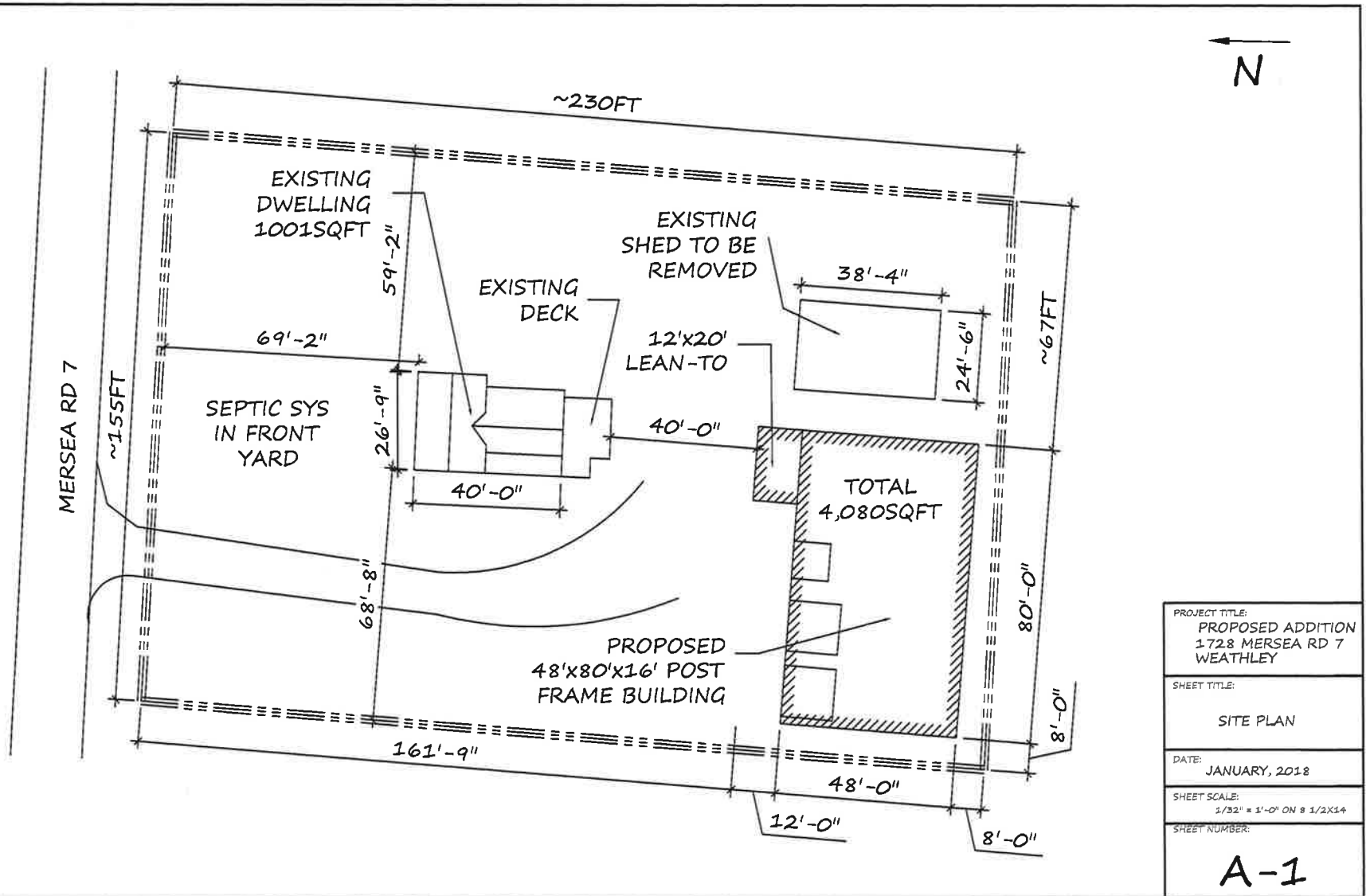
Prepared By: GIS Services

File No: A/04/18

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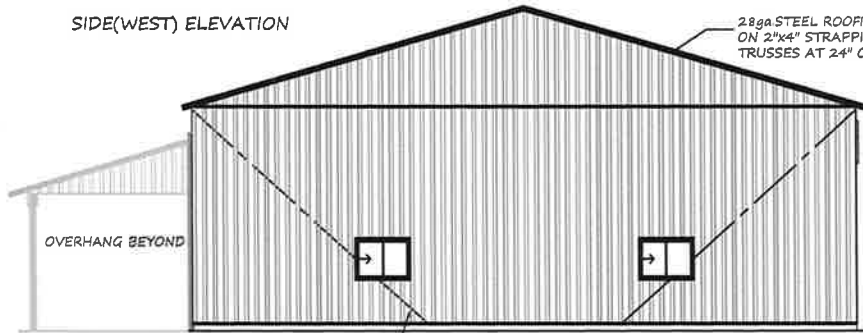
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PROJECT TITLE: PROPOSED ADDITION 1728 MERSEA RD 7 WEATHLEY
SHEET TITLE:  SITE PLAN
DATE: JANUARY, 2018
SHEET SCALE: 1/32" = 1'-0" ON 8 1/2X14
SHEET NUMBER:  A-1

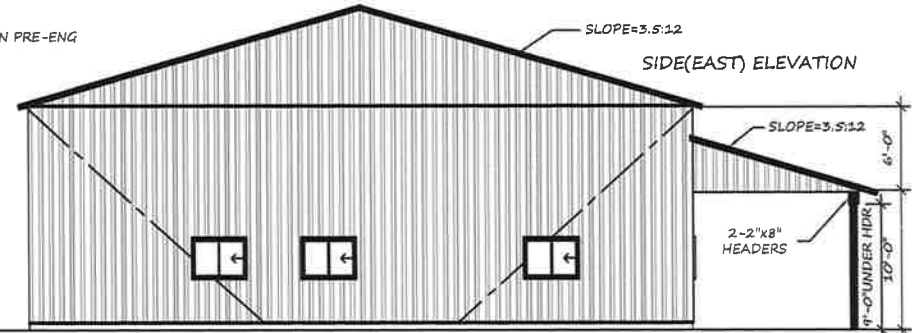


SIDE(WEST) ELEVATION



28ga STEEL ROOFING  
ON 2"x4" STRAPPING ON PRE-ENG  
TRUSSES AT 24" O.C.

SIDE(EAST) ELEVATION



SLOPE=3.5:12

SLOPE=3.5:12

2-2"x8" HEADERS

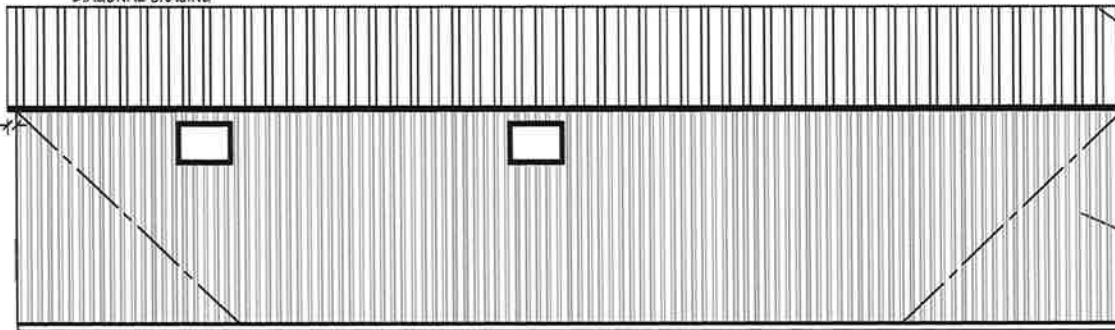
9'-0" UNDER HDR  
6'-0"

2"x6" CORNER  
DIAGONAL BRACING

CONTINUOUS RIDGE VENT

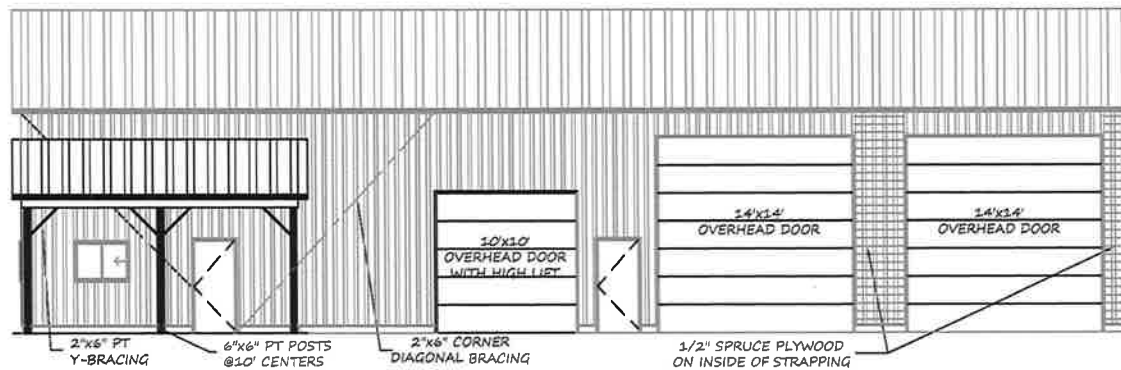
8" TYP.

REAR(SOUTH) ELEVATION



STEEL  
SIDING ON  
2"x4"  
STRAPPING

FRONT(NORTH) ELEVATION



2"x6" PT  
Y-BRACING

6"x6" PT POSTS  
@10' CENTERS

2"x6" CORNER  
DIAGONAL BRACING

10'x10'  
OVERHEAD DOOR  
WITH HIGH LIFT

14'x14'  
OVERHEAD DOOR

14'x14'  
OVERHEAD DOOR

1/2" SPRUCE PLYWOOD  
ON INSIDE OF STRAPPING

PROJECT TITLE:

PROPOSED ADDITION  
1728 MERSEA RD 7  
WEATHLEY

SHEET TITLE:

ELEVATIONS

DATE:

JANUARY, 2018

SHEET SCALE:

3/32" = 1'-0" ON 8 1/2X14

SHEET NUMBER:

A-3

## Notice of Public Hearing

### An Application By: Scott & Jennifer Douglas

**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, February 27, 2018 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.

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<b>Applicant:</b>	Scott & Jennifer Douglas
<b>Purpose of Application:</b>	To obtain consent to sever a 19.290 ha (47.667 ac) farm lot on the south side of Mersea Road 10, east of Highway 77, and retain 19.674 ha (48.615 ac) of vacant farmland.
<b>Municipal Address:</b>	SS Mersea Road 10 - CON 9 W PT LT 8; 12R-11004 PT 2
<b>Roll Number:</b>	3706-830-000-01500

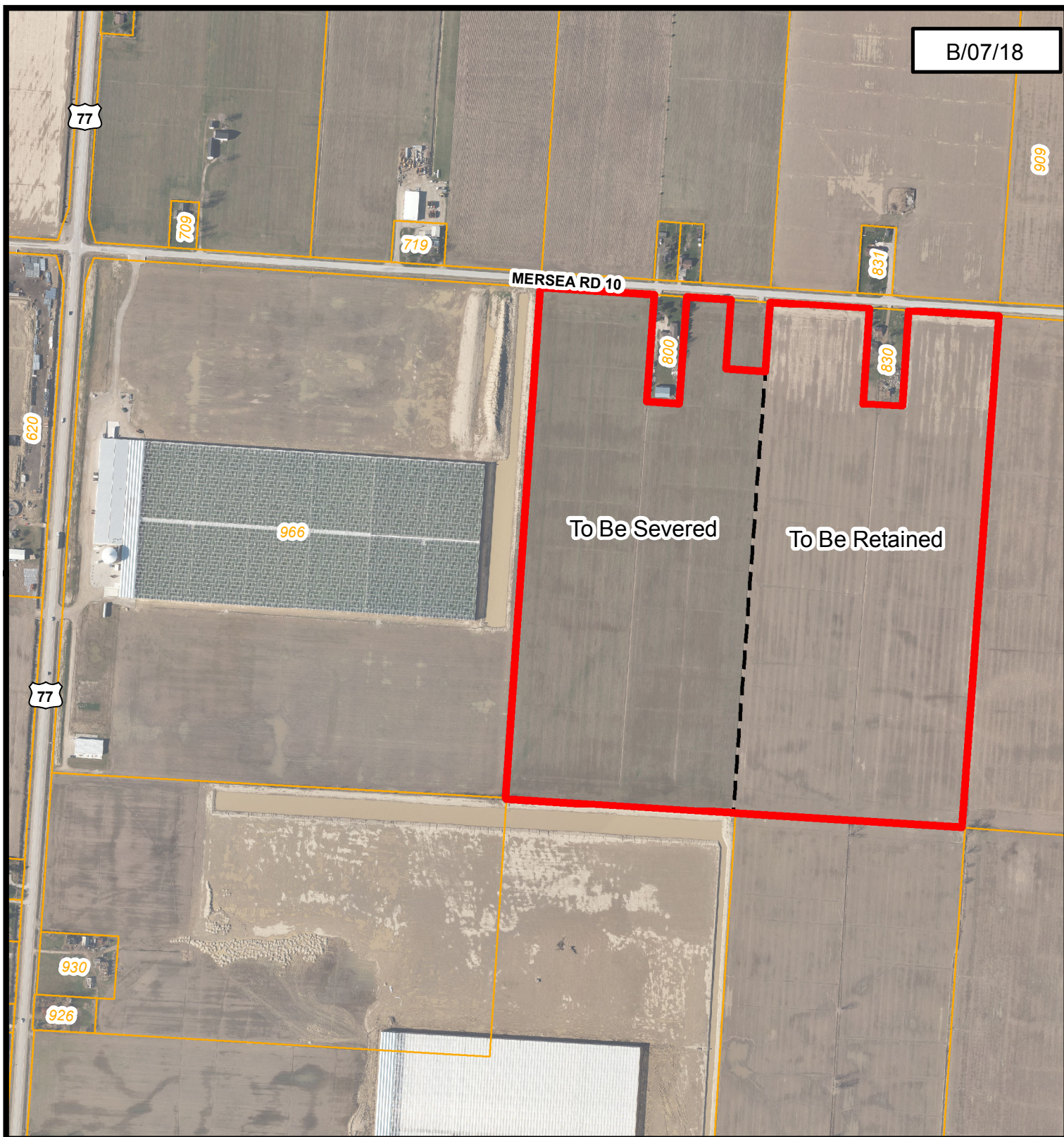
**Deadline for Agency Comments:** February 19, 2018

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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


February 9, 2018





B/07/18

**Legend**

 Subject Lands



-2017 AERIAL PHOTOGRAPHY

Title:

**FIGURE 1**



Scale: 1:7,000 0 35 70 140 Meters

Prepared For: S & J DOUGLAS Date: February 5, 2018

Prepared By: GIS Services File No: B/07/18

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February 9, 2018

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

**Applicant:** 1454411 Ontario Inc.

**Address of property:** 709 Mersea Rd 11

**Roll Number:** 3706-910-000-00700

**Purpose:** To obtain relief from Zoning Bylaw 890-09, as amended, Section 22.1.4 in order to reduce the minimum interior side yard setback along the north property line from 15 m (49.2 ft) to 14.09 m (46.2 ft).

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

**Date:** Tuesday, February 27, 2018      **Time:** 5:00 PM

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

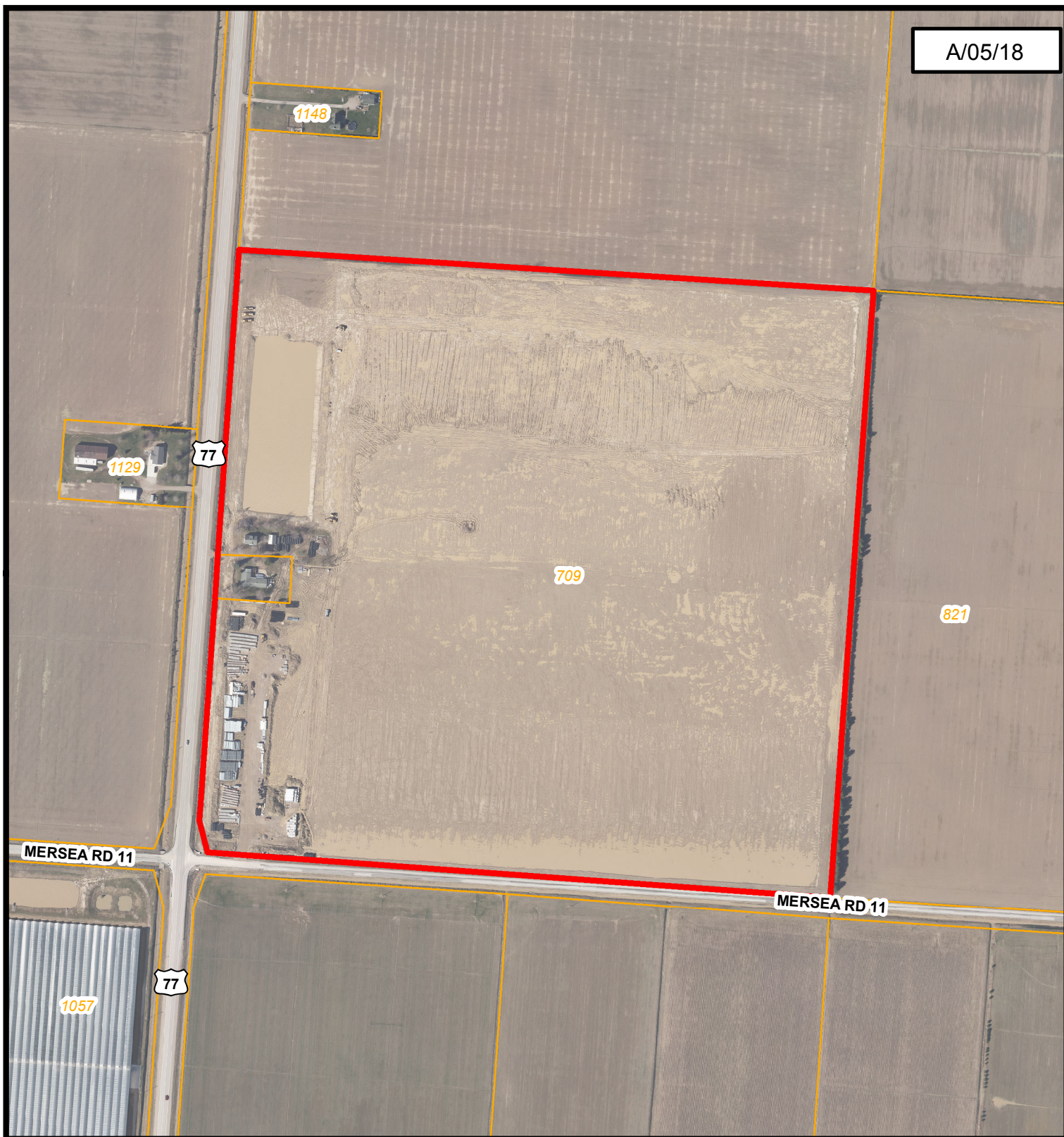
**Public Meeting:** You are entitled to attend this public meeting in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you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

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**Deadline for agency comments:** February 19, 2018

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/05/18

1148

1129

77

709

821


MERSEA RD 11

MERSEA RD 11

1057

77

# Legend

 Subject Lands



-2017 AERIAL PHOTOGRAPHY

Title: **FIGURE 1**

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	<p>Prepared For: 145411 ONTARIO INC.</p>	<p>Date: February 8, 2018</p>
	<p>Prepared By: GIS Services</p>	<p>File No: A/05/18</p>
	<p>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</p>	

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