

**The Corporation of the Municipality of Leamington**

**Meeting of Committee of Adjustment**

**Agenda**

**Tuesday, March 28, 2017 Commencing at 5:00 PM**

**Leamington Council Chambers**

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**(A) Call to Order:**

**(B) Adoption of Minutes:**

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

**(D) Items for Consideration:**

1. A/03/17- 433 Kent Road 1 - WJI Farms Ltd.
  - a. Reduction to rear and side yard setbacks for a greenhouse
2. A/04/17- 63 Princess St. -R. & R. Canas
  - a. Reduction to required on-site parking spaces for home occupation

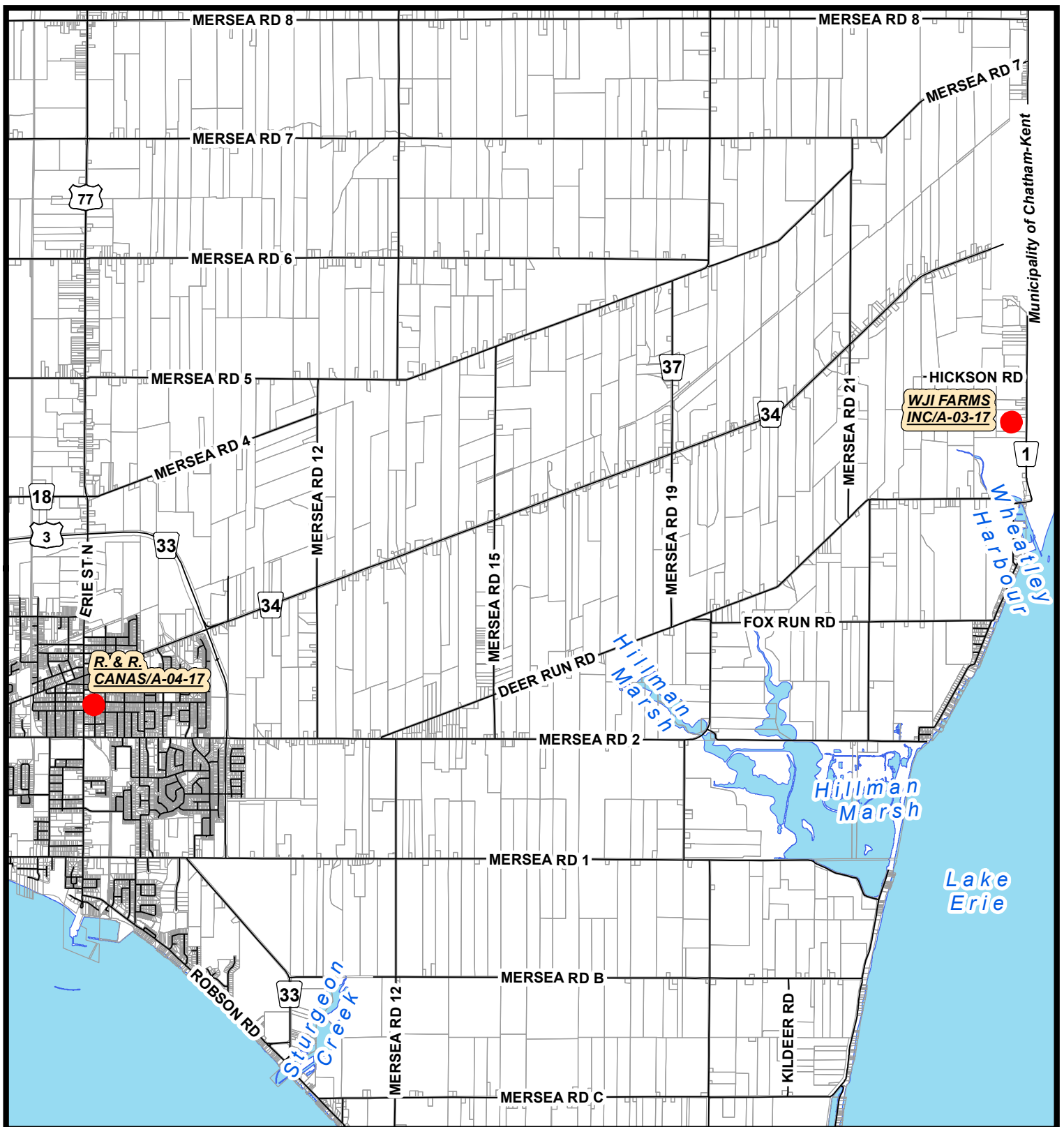
**(E) New Business:**

**(F) Adjournment:**

**(G) Date of Next Meeting: Tuesday, April 25, 2017**

dt

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## Legend

● SUBJECT LANDS



Title:

## MARCH 2017 COMMITTEE OF ADJUSTMENT APPLICATIONS



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Scale: 1:62,000 0 310 620 1,240 Meters

Prepared For: Planning

Date: March 14, 2017

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

March 14, 2017

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

**Applicant:** WJI Farms Inc.

**Address of property:** 433 Kent Rd 1

**Roll Number:** 3706-550-000-064

**Purpose:** To permit reductions in the minimum setbacks required under Section 23.1.4 of Zoning Bylaw 890-09, as amended, as follows:

- i) North side yard from 15 metres to 12.1 metres;
- ii) South side yard from 15 metres to 8.5 metres;
- iii) Rear yard from 15 metres to 12.9 metres.

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

**Date:** Tuesday March 28, 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.

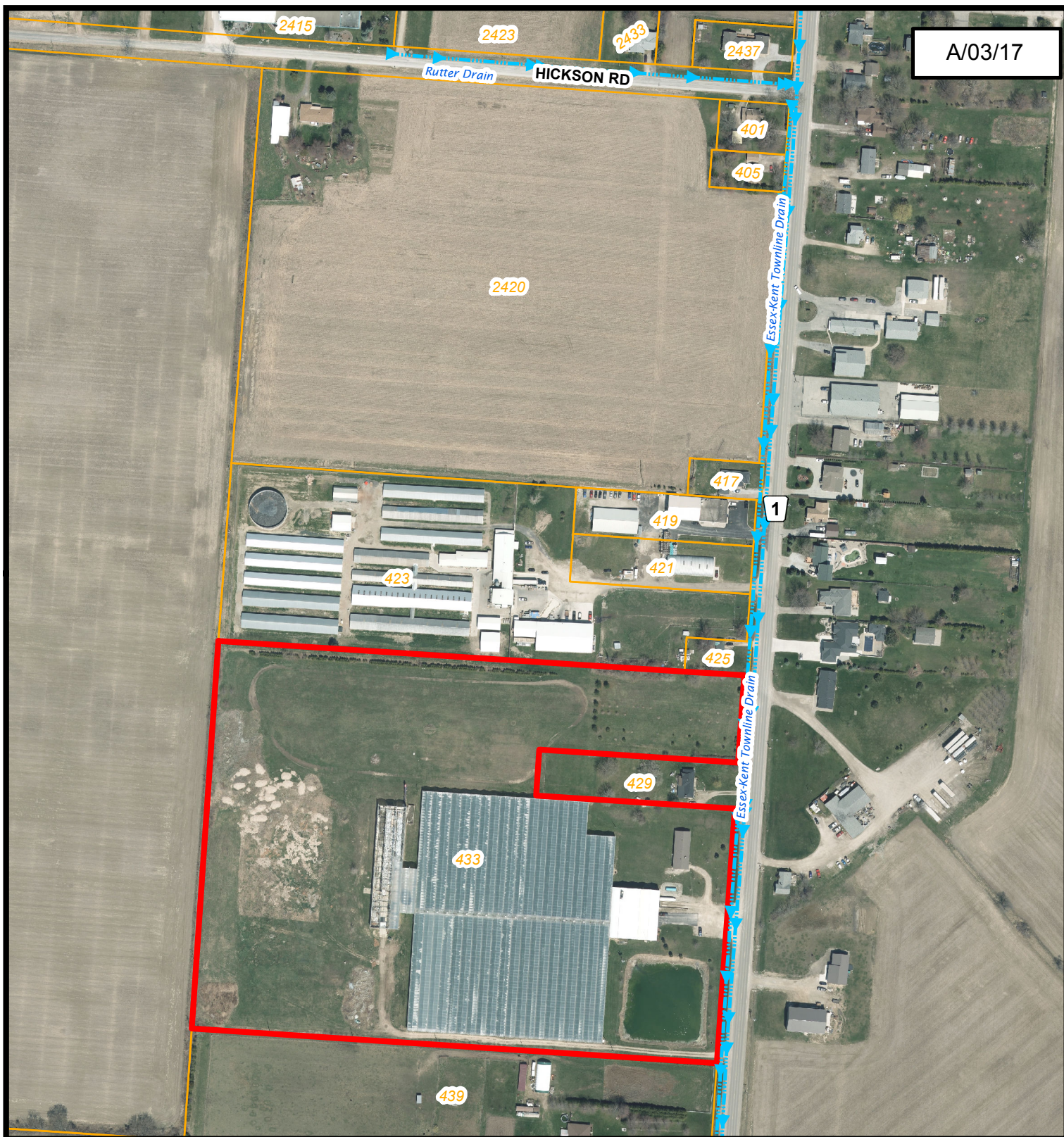
**Failure to Attend Meeting:** If you do not attend the meeting, it may proceed in your absence and, except as otherwise provided in The Planning Act, you will not be entitled to any further notice in the proceedings.

**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:** March 23, 2017

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





## Legend

 MUNICIPAL DRAINS

 SUBJECT LAND



-2015 AERIAL PHOTOGRAPHY

Title:

## FIGURE 1

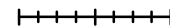


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Scale: 1:3,500

0 17.5 35 70 Meters



Prepared For: WJI FARMS INC

Date: March 14, 2017

Prepared By: GIS Services

File No: A/03/17

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March 17, 2017

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

**Applicant:** Regino & Rosa Canas

**Address of property:** 63 Princess St

**Roll Number:** 3706-120-000-051

**Purpose:** To permit a reduction in the number of required on-site parking spaces for a home occupation (office) from 2 to 0.

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

**Date:** Tuesday March 28, 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.

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**Deadline for agency comments:** March 23, 2017

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



## Legend

 MUNICIPAL DRAINS

 SUBJECT LAND



-2015 AERIAL PHOTOGRAPHY

Title:

## FIGURE 1

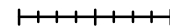


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Scale: 1:500

0 2.5 5 10 Meters



Prepared For: R. & R. CANAS

Date: March 14, 2017

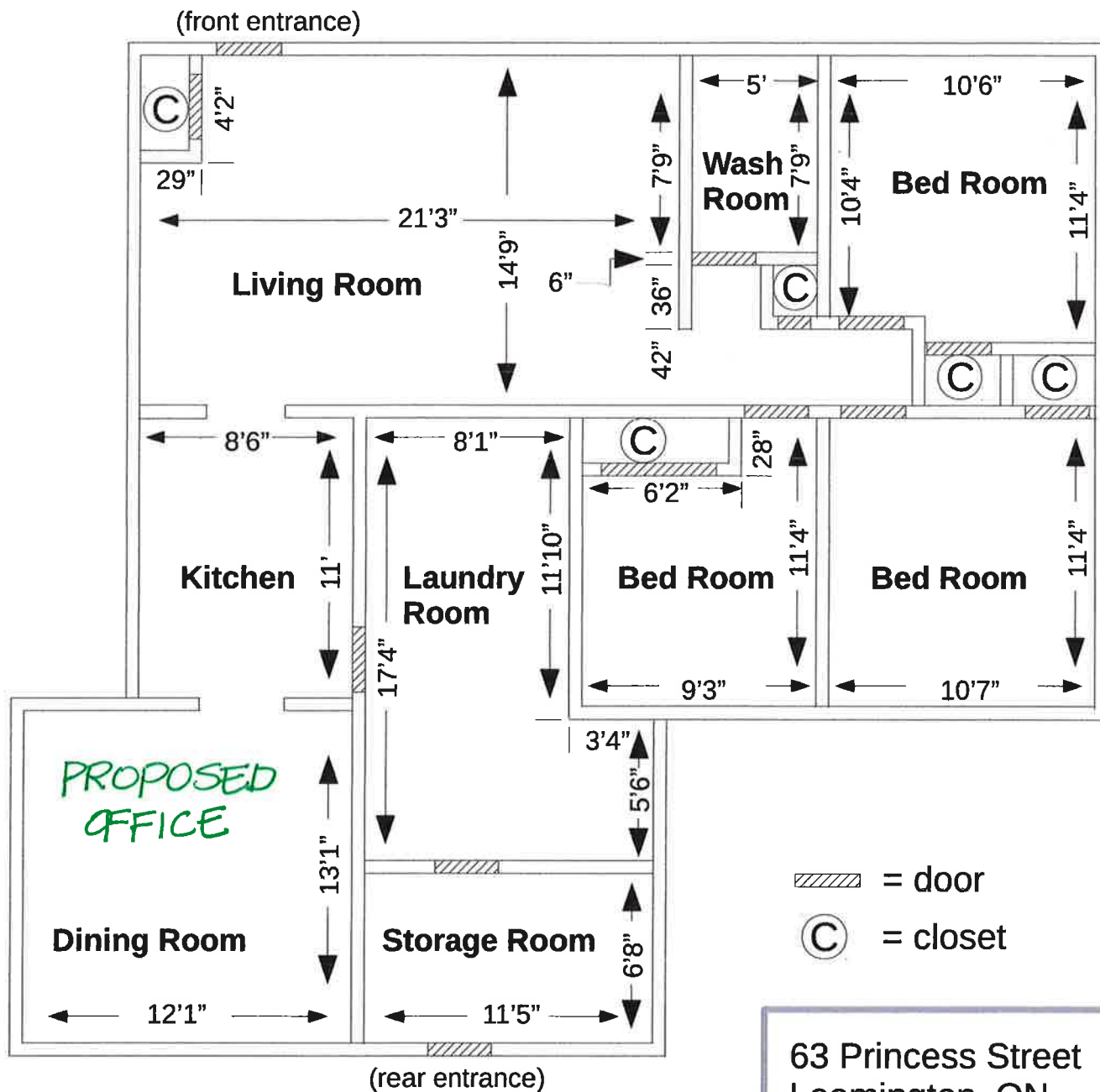
Prepared By: GIS Services

File No: A/04/17

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63 Princess Street  
 Leamington, ON  
 N8H 2Y5

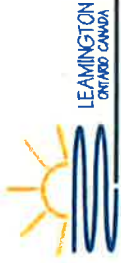
RECEIVED

FEB 27 2017





# Interactive Mapping Site



Legend  
Parcel

Actual size  
per MPAC;  
1,263 sq. ft.

1:148



Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

7.5 0 3.76 7.5 Meters

2/16/2017 3:28 PM



Google Maps 63 Princess St



Image capture: Jun 2014 © 2017 Google

Leamington, Ontario

Street View - Jun 2014