

The Corporation of the Municipality of Leamington

Meeting of Committee of Adjustment

Agenda

Tuesday, October 27, 2015 Commencing at 5:00 PM

Leamington Council Chambers

(A) Call to Order:

(B) Adoption of Minutes:

Minutes of the September 29, 2015 meeting.

(C) Disclosures of Pecuniary Interest:

(D) Items for Consideration:

A/16/15 - Bill and Nancy Wells

752 Point Pelee Drive ARN - 3706 440 000 23800

Pages 3-5

B/22/23/24/25/15 - 1522068 Ontario Ltd.

81-97 Carolina Woods ARN - 3706 270 000 12900 - 3706 270 000 13700

Pages 6-8

B/26/15 - Uni-Fab

602 Mersea Rd. 5 - ARN - 3706 660 000 04100

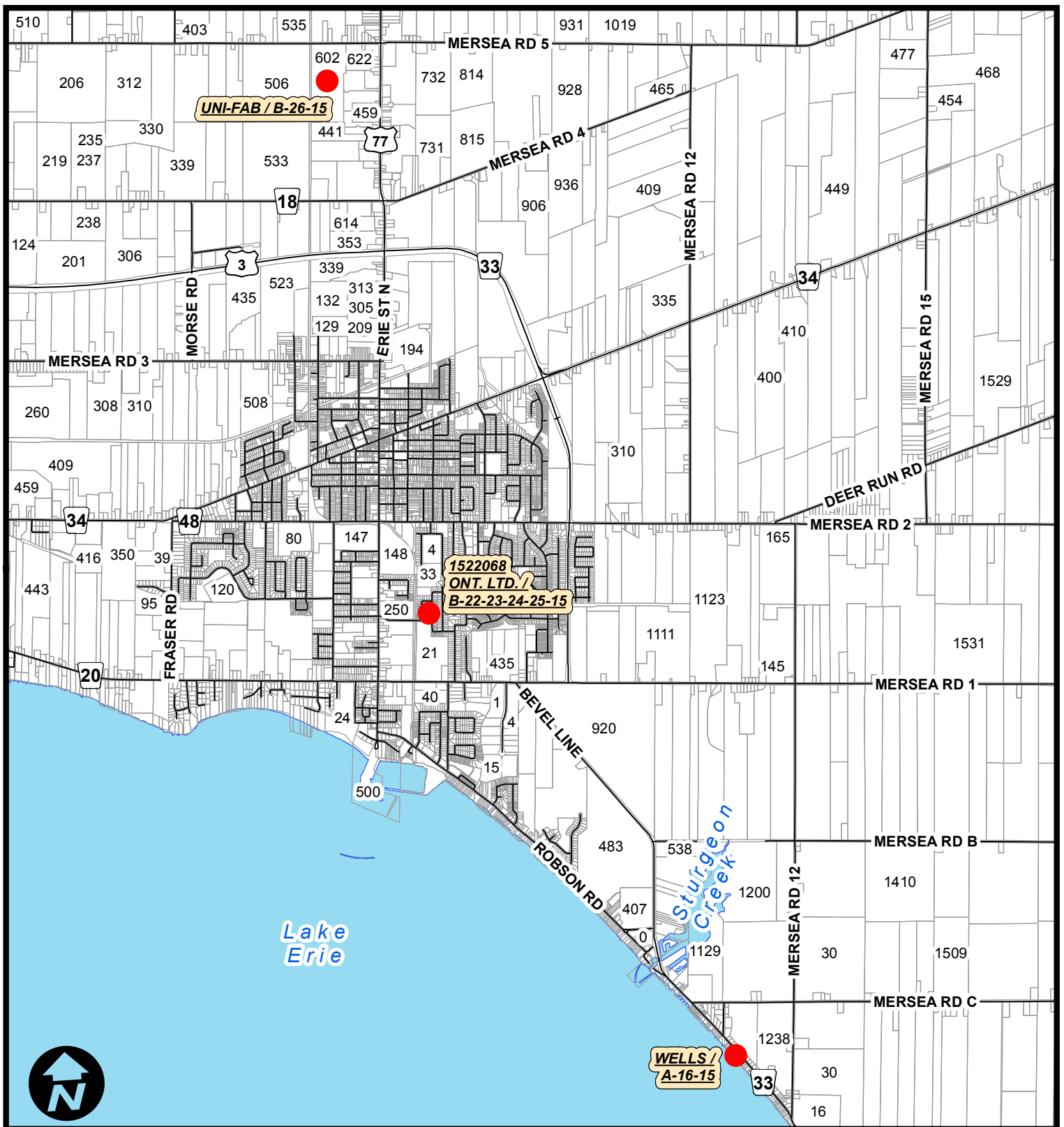
Pages 9-11

(E) New Business:

(F) Adjournment:

(G) Date of Next Meeting: Tuesday, November 24, 2015

/cd



Legend

● SUBJECT LANDS

Title:

OCTOBER 2015 COMMITTEE OF ADJUSTMENT APPLICATIONS



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Scale: 1:46,672 0 15000 600 Meters
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Prepared For: Planning

Date: October 6, 2015

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



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: Bill and Nancy Wells

MUNICIPAL ADDRESS: 725 Point Pelee Drive

ROLL NUMBER: 3706 440 000 23800

PURPOSE OF APPLICATION: To obtain relief from the following sections of Zoning By-law 890-09 to permit the construction of a new carport and porch:

Section 6.1.3 - to reduce the minimum interior side yard setback from the south property line from 1.5 metres to 0.84 metres; and

Section 6.1.3 - to reduce the minimum front yard setback from 15 metres to 14.58 metres

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 27, 2015 **TIME:** 5:00 p.m.

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.

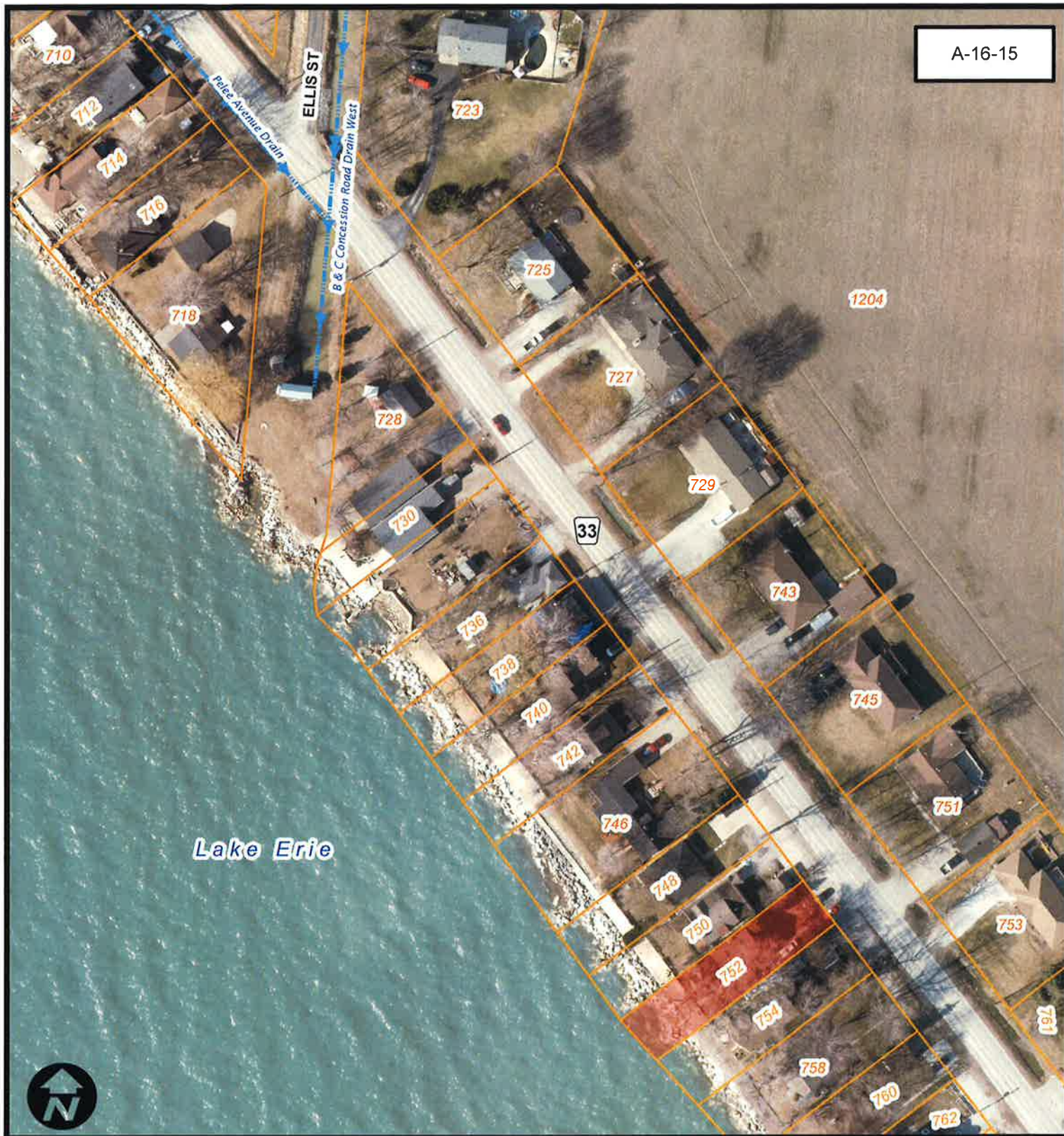
NOTICE OF DECISION - A copy of the Decision of the Committee will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who has filed with the Secretary-Treasurer a written request for notice of the decision.

Danielle Truax

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

Dated: October 6, 2015

DEADLINE FOR AGENCY COMMENTS: October 17, 2015



Legend

 MUNICIPAL DRAINS

 SUBJECT LAND

-2013 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:1,200

0 7.5 15 30 Meters

Prepared For: B. & N. WELLS

Date: October 6, 2015

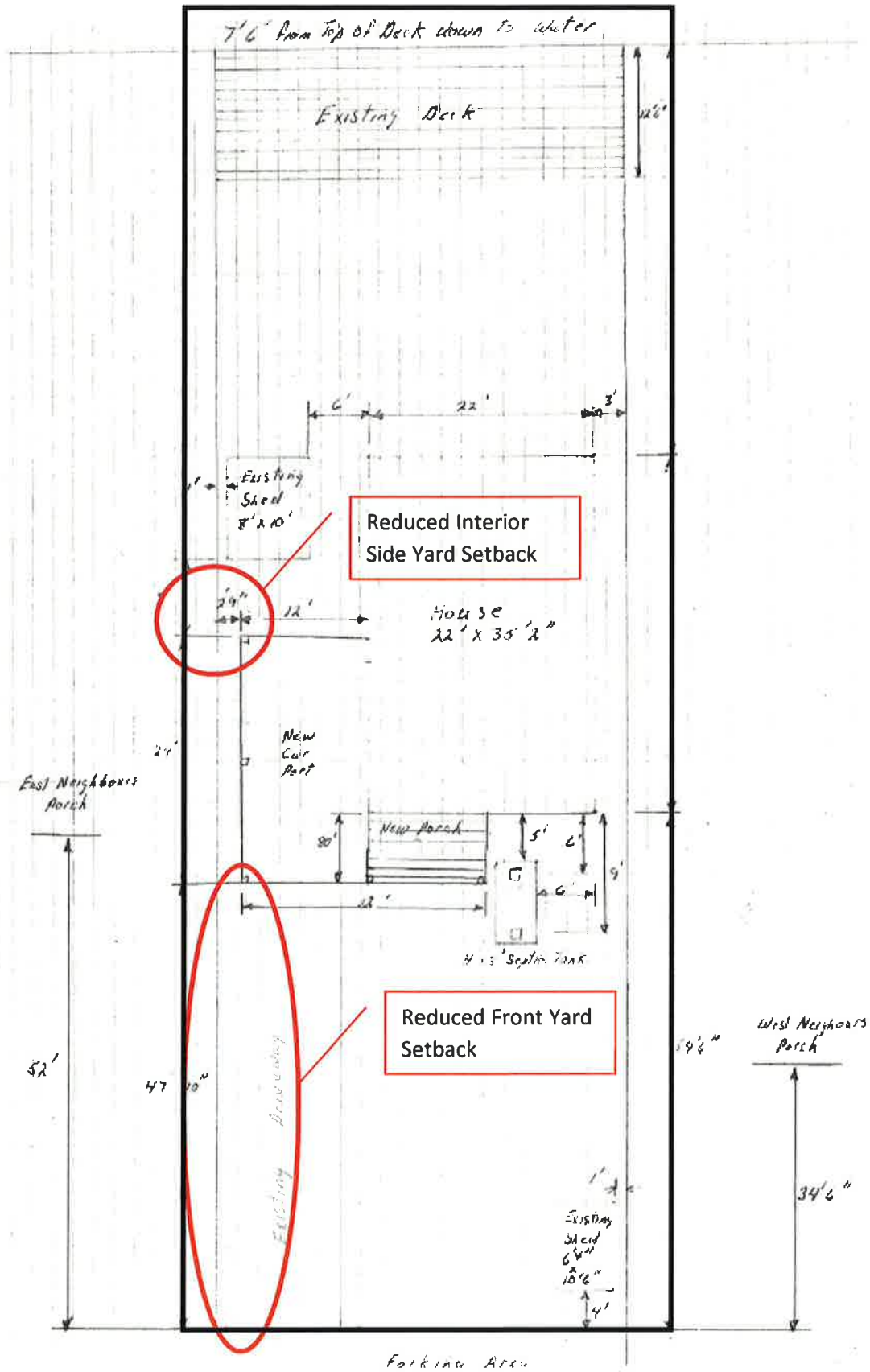
Prepared By: GIS Services

File No: A-16-15

Notes:

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Sketch



1522068 Ontario Limited
B-22-23-24-25-15
3706 3706 270 000 12900 - 3706
270 000 13700



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:

1522068 Ontario Limited

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

Date: Tuesday, October 27, 2015 Time: 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.

Applicant: 1522068 Ontario Limited

Purpose of Application: To establish individual lots for the creation of semi-detached units known as 81-83, 85-87, 91-93 95-97 Carolina Woods Crescent.

Municipal Address: 81-97 Carolina Woods

Roll Number: 3706 270 000 12900 - 3706 270 000 13700

DEADLINE FOR AGENCY COMMENTS: October 17, 2015

Danielle Truax
Secretary-Treasurer, Committee of Adjustment
Municipality of Leamington, 111 Erie St. N.,
Leamington, Ont. N8H 2Z9 Phone: 519-326-5761 ext. 1405

DATED: October 7, 2015



Legend

- MUNICIPAL DRAINS
- SUBJECT LAND

-2013 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:1,000

0 7.5 15 30 Meters

Prepared For: 1522068 ONT. LTD

Date: October 6, 2015

Prepared By: GIS Services

File No: B-22/23/24/25-15

Notes:

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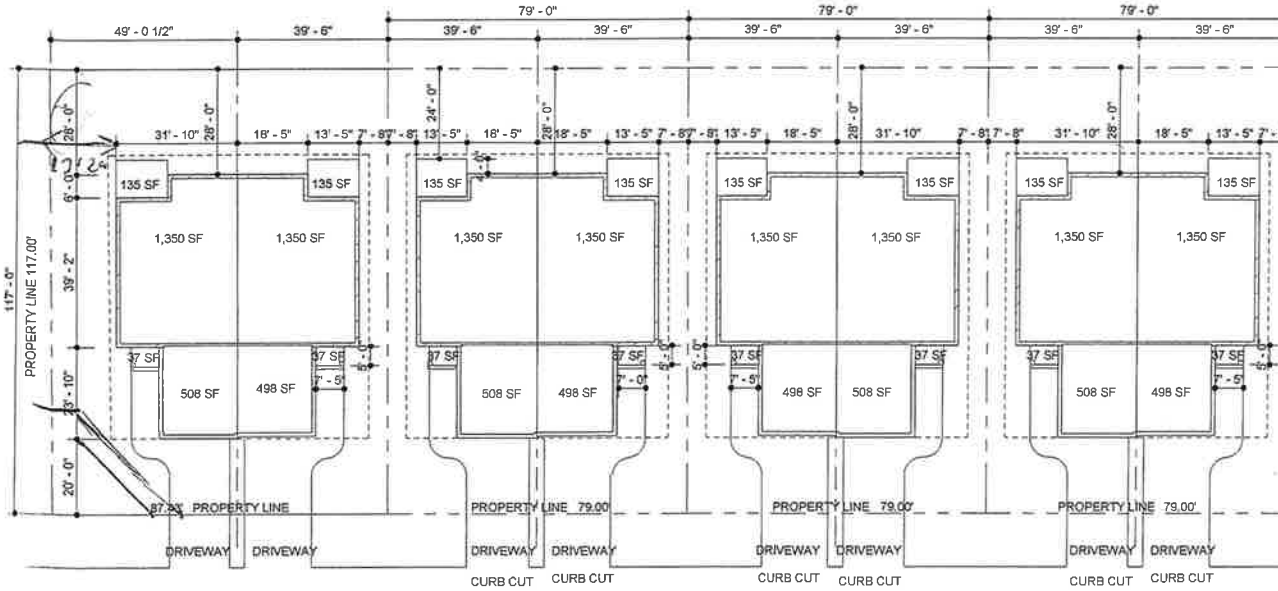
Scale is correct if original paper size of letter is still intact and has not changed in any way. The Municipality of Leamington will not be held responsible for any damages due to scale errors from paper size changes.

PULFORD STREET

CONNECT SANITARY,
STORM AND WATER
SERVICES TO MUNICIPAL
SERVICES

GENERAL NOTES
1- GRADING TO BE DESIGNED BY
REGISTERED LAND SURVEYOR
2- LATEST REVISION OF ONTARIO
BUILDING CODE IS THE BASIS OF
THIS DESIGN
3- REPORT ANY DISCREPANCIES TO
CONSULTANT BEFORE PROCEEDING
WITH WORK

Lot Area 5,673 SF	Lot Area 4,620 SF	Lot Area 4,620 SF	Lot Area 4,620 SF	Lot Area 4,620 SF	Lot Area 4,620 SF	Lot Area 4,620 SF	Lot Area 4,620 SF
House Area = 1,350 SF	House Area = 1,350 SF	House Area = 1,350 SF	House Area = 1,350 SF	House Area = 1,350 SF	House Area = 1,350 SF	House Area = 1,350 SF	House Area = 1,350 SF
Garage Area = 508 SF	Garage Area = 498 SF	Garage Area = 508 SF	Garage Area = 498 SF	Garage Area = 498 SF	Garage Area = 508 SF	Garage Area = 498 SF	Garage Area = 498 SF
Front Porch = 37 SF	Front Porch = 37 SF	Front Porch = 37 SF	Front Porch = 37 SF	Front Porch = 37 SF	Front Porch = 37 SF	Front Porch = 37 SF	Front Porch = 37 SF
Back Porch = 135 SF	Back Porch = 135 SF	Back Porch = 135 SF	Back Porch = 135 SF	Back Porch = 135 SF	Back Porch = 135 SF	Back Porch = 135 SF	Back Porch = 135 SF
Total = 2,030 SF	Total = 2,020 SF	Total = 2,030 SF	Total = 2,020 SF	Total = 2,020 SF	Total = 2,030 SF	Total = 2,020 SF	Total = 2,020 SF
Lot Coverage 35.6%	Lot Coverage 43.7%	Lot Coverage 44%	Lot Coverage 43.7%	Lot Coverage 43.7%	Lot Coverage 44%	Lot Coverage 44%	Lot Coverage 43.7%



CAROLINA WOODS CRESCENT

Maged Basilious, Architect
www.magedbasilious.ca
333 Riverside Drive West, Unit 104, Wexham, ON, M9A 1C3
Telephone: (905) 947-1008 Fax: (905) 947-9517

Millennium Homes
New Bungalow Townhouse
Leamington ON

Site Plan
C1
Project number 592
Date May 29, 2015
Drawn by A.B.
Checked by M.B.
Scale 1:300

2015-05-28 1:50:54 PM

1068412 Ontario Ltd.

B/26/15

3706 660 000 01400



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:

1068412 Ontario Ltd.

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

Date: Tuesday, October 27, 2015 Time: 5:00 p.m.

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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.

Applicant: 1068412 Ontario Ltd.

Purpose of Application: To add a parcel of land measuring 1.85 ha (4.57 acres) in area from the east portion of the farm located at 602 Mersea Road 5 to the abutting industrial parcel known as 477 Highway 77.

Municipal Address: 602 Mersea Rd. 5 -

Roll Number: 3706 660 000 01400

DEADLINE FOR AGENCY COMMENTS: October 17, 2015



Danielle Truax

Secretary-Treasurer, Committee of Adjustment

Municipality of Leamington, 111 Erie St. N.,

Leamington, Ont. N8H 2Z9 Phone: 519-326-5761 ext. 1405

DATED: October 7, 2015



B-26-15

Legend

-  MUNICIPAL DRAINS
-  SUBJECT LAND

-2013 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:5,000

0 25 50 100 Meters

Prepared For: UNI-FAB

Date: October 6, 2015

Prepared By: GIS Services

File No: B-26-15

Notes:

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