



**COMMITTEE OF ADJUSTMENT
 MINOR VARIANCE APPLICATION**

Notice of Public Hearing

The Committee of Adjustment for the Corporation of the Township of East Garafraxa will be considering the following proposed minor variance to Zoning By-Law 60-2004, as amended, pursuant to Section 45 of the Planning Act, R.S.O. 1990, C. P.13.

Hearing Date: January 28, 2025, at 3:30 p.m.

This meeting will be held as a hybrid meeting, with Members of the Committee participating either in-person in the Council Chambers at the Township Administration Office or remotely.

Members of the public are invited to attend the meeting in-person or remotely by registering for the meeting. The Zoom registration link can be found on the Township website in the [Council Calendar](#) under the applicable date.

Application Number: A3-24

Related Applications: N/A

Owner(s): Rob (Robert) and Joanne VanSydenborgh

Applicant(s): Derek Knot, Ironwood Carpentry

The applicant or any authorized person acting on behalf of the applicant should attend the meeting.

Purpose and Effect:

Location:	152179 12 th Line, Concession 13, West Part Lot 13, RP 7R4215; Part 1 and Part 2
Zoning:	Rural Residential
Purpose:	<p>Minor Variance Application: To permit a maximum gross floor area (GFA) of 80% for a proposed accessory attached dwelling unit, whereas Zoning By-Law Amendment 26-2023, permits a maximum gross floor area of an accessory attached dwelling unit to be no more than 50% of the gross floor area of the main dwelling.</p> <p>The proposed accessory attached dwelling unit will be contained within the existing dwelling. There are no proposed changes to the existing footprint of the dwelling.</p> <p>The variance application will also recognize an interior side yard of 3.6 m for the existing dwelling, whereas Section 4.3 - Rural Residential Zone, Zoning By-Law 60-2004, as amended, requires a minimum interior side yard of 6 m. The reduced interior side yard is an existing condition and no changes to the side yard are proposed.</p>

Variance required to Zoning By-Law 60-2004, as amended:

By-Law Section	Permitted	Proposed	Variance
3.14.2 Accessory Attached Dwelling Units (amended per By-Law 26-2023)	Max. 126.65 m ² (Max. 50% GFA of the Main Dwelling)	200.67 m ²	74.02 m ²
4.3.2 (iii) b) Interior Side Yard (by-law 60-2004)	Min. 6 m	3.6 m (Existing condition)	2.4 m



CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

065371 Dufferin County Road 3, Unit 2 • East Garafraxa ON • L9W 7J8

T: 226-259-9400 • Toll Free: 877-868-5967 • F: 1-226-212-9812

clerks@eastgarafraxa.ca • www.eastgarafraxa.ca

Additional Information: Additional information regarding the application is available as of the date of this notice and can be obtained by contacting the Secretary-Treasurer of the Committee of Adjustment. Please direct inquiries to the Secretary-Treasurer via phone: 226-259-9400 ext. 204, or Toll Free: 877-868-5967, or email clerks@eastgarafraxa.ca.

In accordance with Ontario Regulation 200/96, written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by mail or email prior to the above-noted hearing date. Such written comments will become part of the public record. Due to the anticipated delay in mail service from Canada Post it is recommended that comments be submitted by email to ensure they are received in time.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance does not make written submission to the Committee of Adjustment before it approves or refuses the request for a minor variance, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the Decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer, Committee of Adjustment by mail or email.

If you wish to speak to the Committee of Adjustment at the hearing by electronic participation, please register at the link included on the Township website in the Calendar on the applicable meeting date.

Ontario Land Tribunal (OLT):

The applicant, the Minister or a specified person or public body that has an interest in the matter may, within 20 days of the making of the decision, appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

For more information on the prescribed fee and to obtain a copy of the appeal form, please visit the OLT website at: <https://olt.gov.on.ca/appeals-process/>.

Dated at the Township of East Garafraxa December 19, 2024.



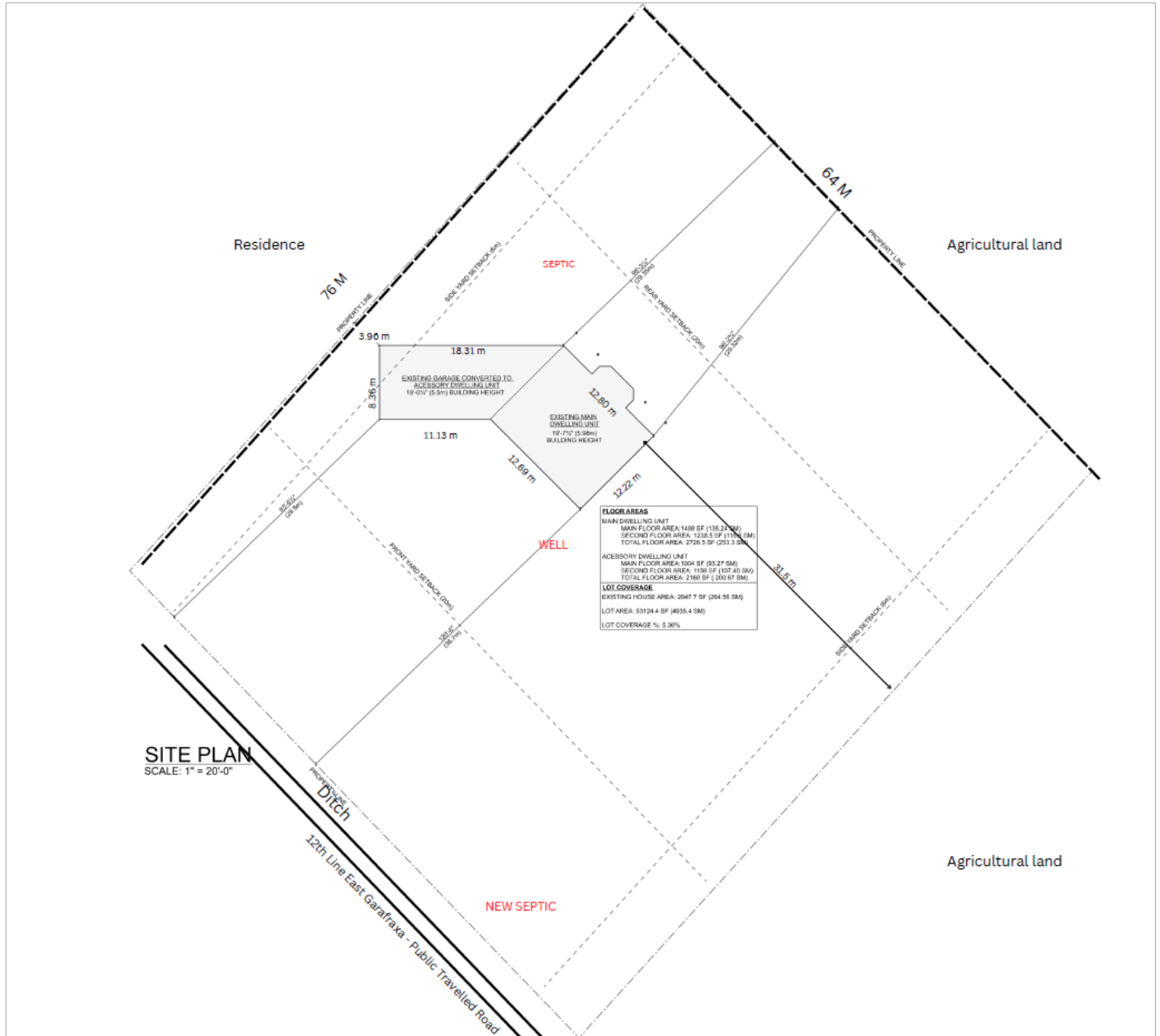
Location Map



For illustration purposes. This is not a plan of survey.



Figure 1: Site Plan



For illustration purposes. This is not a plan of survey.