



**AGENDA
COMMITTEE OF ADJUSTMENTS**

Wednesday, June 9, 2021, 4:00 PM

Virtual Meeting

Contact the Secretary Treasurer to Register

613-658-3055 ext 101

wvankeulen@twpec.ca

- 1. Welcome and Introductions**
Chair, Tim Nason
- 2. Disclosure of Pecuniary Interest & the General Nature Thereof**
- 3. Review and Discussion of Minor Variance**
- 4. Decision on Minor Variance**
- 5. Adjournment**



TOWNSHIP OF EDWARDSBURGH CARDINAL DISCUSSION ITEM

Committee: Committee of Adjustments

Date: June 9, 2021

Department: Community Development

Topic: Application for Minor Variance on McNeilly Rd (A-03-21)

Background: Iurie Balaur, owner of the subject lands at the corner of McNeilly Road and County Road 44, is constructing a home and detached garage on the 3.65 acre vacant lot south of the village of Spencerville. The surrounding land uses are residential, with some vacant lots. The land is zoned Rural and is located within the Rural Policy Area of our official plan. The lot was created by severance in 2017, application B-34-17. Note that the subject land is made up of parts 2 and 3 of the site plan submitted with the application.

The applicant has applied for a minor variance, requesting relief from the maximum height permitted for an accessory building. The maximum height for an accessory building in the Rural zone is 6metres (19.6feet), measured to the midpoint of the roof. The application proposes an accessory building with a height of 7.47metres (24.5feet), measured to the midpoint of the roof. The requested variance would allow the owner to construct a garage, as an accessory to the main dwelling, that would be suitable to store an RV. The owner's recreational vehicle would not fit in a garage that met the maximum height.

The proposed dwelling and garage on the property are sited an additional 13m back from the required 20m front yard setback and the requested 7.47 metre height for the accessory building remains under the maximum height of 11m for the main dwelling.

As part of a pre-consultation, the United Counties of Leeds and Grenville commented: "This is well removed from the intersection, being on the south side of the property, and complies with the front yard setback and as such the height variance will not present a concern." A permit for the entranceway on County Road 44 has already been obtained.

No additional comments were received at the time this report was written.

A handwritten signature in blue ink, appearing to read 'Nancy K. K...' followed by a horizontal line.

Community Development Coordinator

NOTICE OF APPLICATION FOR

☒ Minor Variance –s. 45(1) ☐ Permission –s. 45(2)

Name of Committee: Township of Edwardsburgh Cardinal Committee of Adjustment

Application Submitted by: Iurie Balaur

Property Location: Part Lot 24 Concession 3 Edwardsburgh, Parts 2-3 Plan 15R8446 Township of Edwardsburgh/Cardinal. Roll Number: 070170103013504

COMMITTEE OF ADJUSTMENT **VIRTUAL** PUBLIC HEARING

Date: June 9th, 2021
Time: 4:00 pm
Place: Virtually by electronic meeting or teleconferencing.

Please register with the Secretary-Treasurer of the Committee of Adjustment before noon on the date of the public hearing. A conference call line will be available for the duration of the hearing for the public to be provided an opportunity to actively participate. Please contact 613-658-3055 ext. 101 or email wvankeulen@twpec.ca to register, or for further information and conference call details.

Purpose and Effect of the Proposed Application:

The purpose of this application is to allow an increase to the maximum height permitted for an accessory building on the subject land identified in the Key Map. The maximum height for an accessory building in the Rural zone is 6metres (19.6feet), measured to the midpoint of the roof. The application proposes an accessory building with a height of 7.47metres (24.5feet), measured to the midpoint of the roof.

The effect of this variance would allow the owner to construct a garage, as an accessory to the main dwelling, that would be suitable to store an RV.

Other applications under the Planning Act: None.

Additional information regarding the application will be available to the public for inspection by calling the Secretary-Treasurer (613-658-3055 x101) during regular business hours Monday-Friday 8:30am-4:30pm; or by emailing wvankeulen@twpec.ca.

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed variance, you must make a written request to: Township of Edwardsburgh Cardinal c/o: Wendy Van Keulen, PO Box 129, 18 Centre St, Spencerville, ON K0E 1X0 or by email at wvankeulen@twpec.ca.

You are entitled to attend this virtual public meeting or you may be represented by counsel or an agent to give evidence about this application. Signed, written submissions that relate to an application shall be accepted by the Secretary-Treasurer before or during the hearing of the application above and shall be available to any interested person for inspection at the hearing.

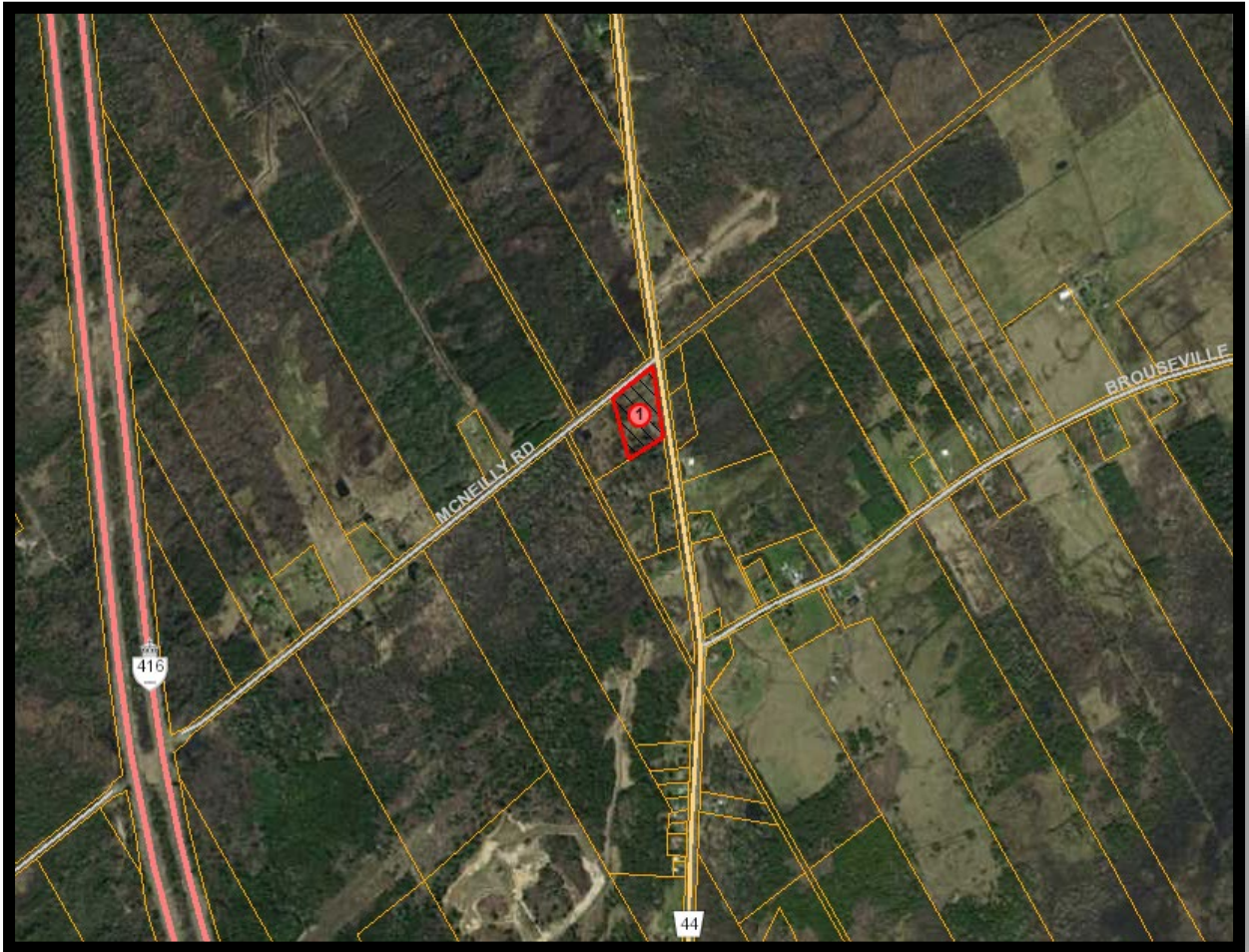
If you do not attend this public hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Edwardsburgh Cardinal to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before or during the hearing, the person or public body is not entitled to appeal the decision and the person or public body may not be added as a party to a hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purposes of that Act. Questions should be directed to the Clerk conducting procedures under the Act.

Notice of Decision: A certified copy of the Decision, together with a notice of the last day for appealing to the Land Planning Appeal Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who appeared in person or by counsel at the hearing and who filed with the Secretary-Treasurer a written request for notice of the decision.

Key Map:



Dated at the Township of Edwardsburgh Cardinal this 17th day of May, 2021

Wendy Van Keulen
Secretary-Treasurer of Committee of Adjustment
Township of Edwardsburgh/Cardinal
PO Box 129
18 Centre Street
Spencerville ON K0E 1X0
Tel: 613-658-3055 x 101

Good day,

We would like to request the approval of Minor Variance for the detached garage to be constructed to a maximum of 24'6 , measured to the midpoint of the roof.

We are requesting this because we would like to store our RV and pick-up truck inside the garage. This is essential as these vehicles last longer when protected from snow and harsh weather conditions.

Thank you for your consideration.

Have a great day,

Regards,
Iurie Balaur

Tel. [REDACTED]
Cell: [REDACTED]

RECEIVED

"Municipal World" - Form 1050
Reg. T.M. in Canada, Municipal World Inc.
Multicopy Form - PRESS FIRMLY

APPLICATION FOR

Planning Act, R.S.O. 1990, c. P.13, s. 45
O.Reg. 200/96, Schedule

File No.

MAY 05 2021

TOWNSHIP OF
EDWARDSBURGH/CARDINAL

☒ MINOR VARIANCE - s. 45 (1) ☐ PERMISSION - s. 45 (2)

I, the undersigned hereby applies to the Committee of Adjustment for the
..... under section 45
(name of municipality)
of the Planning Act for relief, as described in this application, from By-law No. (as amended).

NAME OF OWNER JURIE BALAUR	NAME OF AGENT (if applicant is an agent authorized by the owner)
ADDRESS [REDACTED]	ADDRESS
OTTAWA ON, K2F 3Z2	
TELEPHONE [REDACTED]	TELEPHONE
OFFICIAL PLAN - current designation of the subject land: Residential	
ZONING BY-LAW - current zoning of the subject land: RU	
RELIEF - nature and extent of relief from the zoning by-law: I will need a Minor Variance to enable the garage to be constructed to a maximum height of 24' 6" measured to the midpoint of the roof.	
REASON why the proposed use cannot comply with the provisions of the zoning by-law: We are requesting this because we would like to store our RV and pick-up truck inside the garage. The RV will not fit in the permitted height of an accessory building in a rural area (19' 6")	
LEGAL DESCRIPTION of subject land (such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number): PART LOT 24 CONCESSION 3 EDWARDSBURGH PARTS 2-3 Plan 1SR8446 TOWNSHIP OF EDWARDSBURGH/CARDINAL	
Note: See reverse of page 3 for details of sketch required.	
DIMENSIONS OF LAND affected: Frontage: 370.01 Depth: 513.72 Area: 148,757 M²	
ACCESS - Access to the subject land is by: <input type="checkbox"/> Provincial highway <input type="checkbox"/> Municipal road - seasonal <input type="checkbox"/> Municipal road - year round <input type="checkbox"/> Right-of-way <input checked="" type="checkbox"/> Other public road (specify) County Rd 44 <input type="checkbox"/> Water	

ORIGINAL - Office

COPY - Applicant

SUBMIT COPIES OF APPLICATION AND PLANS

PAGE 1 OF 3

WATER ACCESS - Where access to the subject land is by water only:	
Docking facilities (specify)	Parking facilities (specify)
distance from subject land	distance from subject land
distance from nearest public road	distance from nearest public road

EXISTING USES of the subject land:	LENGTH OF TIME the existing uses of the subject land have continued:
Vacant Lot Residential	

EXISTING BUILDINGS - STRUCTURES - Where there are any buildings or structures on the subject land, indicate for each:			
TYPE	Front lot line setback:	Height in metres:	
	Rear lot line setback:	Dimensions:	
DATE CONSTRUCTED	Side lot line setback:	Floor area:	
	Side lot line setback:		
TYPE	Front lot line setback:	Height in metres:	
	Rear lot line setback:	Dimensions:	
DATE CONSTRUCTED	Side lot line setback:	Floor area:	
	Side lot line setback:		
attach additional page if necessary			

PROPOSED USES of the subject land:
RESIDENTIAL

PROPOSED BUILDINGS - STRUCTURES - Where any buildings or structures are proposed to be built on the subject land, indicate for each:			
TYPE	Front lot line setback: 105'	Height in metres: 8.13 m	
	Rear lot line setback: 123'	Dimensions: 80'-0" X 56'-0"	
	Side lot line setback: Left side 70'	Floor area: 2190 sq. ft.	
	Side lot line setback: Right side 100' to end of Part 3		
TYPE	Front lot line setback: 110'	Height in metres: 7.62 m	
	Rear lot line setback: 125'	Dimensions: 30'-0" X 50'-0"	
	Side lot line setback: Left side 20'	Floor area: 1500 sq. ft.	
	Side lot line setback: 200' to end of Part 3		
attach additional page if necessary			

DATE - Subject land was acquired by current owner on: November 30, 2020
--

WATER is provided to the subject land by:	
<input type="checkbox"/> Publicly-owned/operated piped water system	<input type="checkbox"/> Lake or other water body
<input checked="" type="checkbox"/> Privately-owned/operated individual well	<input type="checkbox"/> Other means (specify)
<input type="checkbox"/> Privately-owned/operated communal well	

SEWAGE DISPOSAL is provided to the subject land by:	
<input type="checkbox"/> Publicly-owned/operated sanitary sewage system	<input checked="" type="checkbox"/> Privately-owned/operated individual septic system
<input type="checkbox"/> Privately-owned/operated communal septic system	<input type="checkbox"/> Privy
<input type="checkbox"/> Other means (specify)	

STORM DRAINAGE is provided to the subject land by:

☐ Sewers ☒ Ditches ☐ Swales ☐ Other means (specify)

OTHER APPLICATIONS - If known, indicate if the subject land is the subject of an application under the Act for:

☐ Approval of a plan of subdivision (under section 51) File # Status
☐ Consent (under section 53) File # Status
☐ Previous application (under section 45) File # Status

AUTHORIZATION BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize
to be the applicant in the submission of this application.

.....
Signature of owner

.....
Signature of witness

.....
Date

DECLARATION OF APPLICANT

I, IRIE BALAUR of the of
..... in the of
solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn
declaration conscientiously believing it to be true and knowing that it is of the same force and effect
as if made under oath.

DECLARED before me at the

of

in the of

this 5th day of

.....
Signature of applicant

Melanie Stubbs
Signature of commissioner, etc.

Melanie Stubbs, Treasurer and by virtue of this
Office is a Commissioner etc., United Counties of
Leeds and Grenville, for the Corporation of the
Township of Edwardsburgh/Cardinal.

It is required this application be accompanied by a fee of \$ in cash or by cheque made payable to the Treasurer of
the

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of responding to the initial application.
Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

PLANS REQUIRED
IT WILL BE NECESSARY TO SUBMIT PRELIMINARY SITE PLANS
FOR THE DEVELOPMENT AT THE TIME OF THE FILING OF THIS APPLICATION.

Minimum requirements will be a sketch showing the following

- i. The boundaries and dimensions of the subject land.
- ii. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv. The current uses on land that is adjacent to the subject land.
- v. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. The location and nature of any easement affecting the subject land.

FOR OFFICE USE ONLY

Name of Owner	Address
Name of Agent	Address
Date of receipt of completed application	Checked by
Zoning By-law No.	Passed
As amended by By-law No.	Passed
And By-law No.	Passed
Sections	Zone
Official Plan Designation	
.....	
Agricultural Land Use Classification in Canada: Land Inventory	
Site visit carried out by staff or committee member:	YES <input type="checkbox"/> NO <input type="checkbox"/>
Authorization of owner received (if required)	YES <input type="checkbox"/> NO <input type="checkbox"/>
Conformity with the Agricultural Code of Practice (if applicable)	YES <input type="checkbox"/> NO <input type="checkbox"/>
Committee File No.	Committee Submission No.
Hearing Date	Adjourned Hearing Date
General comments:	
.....	

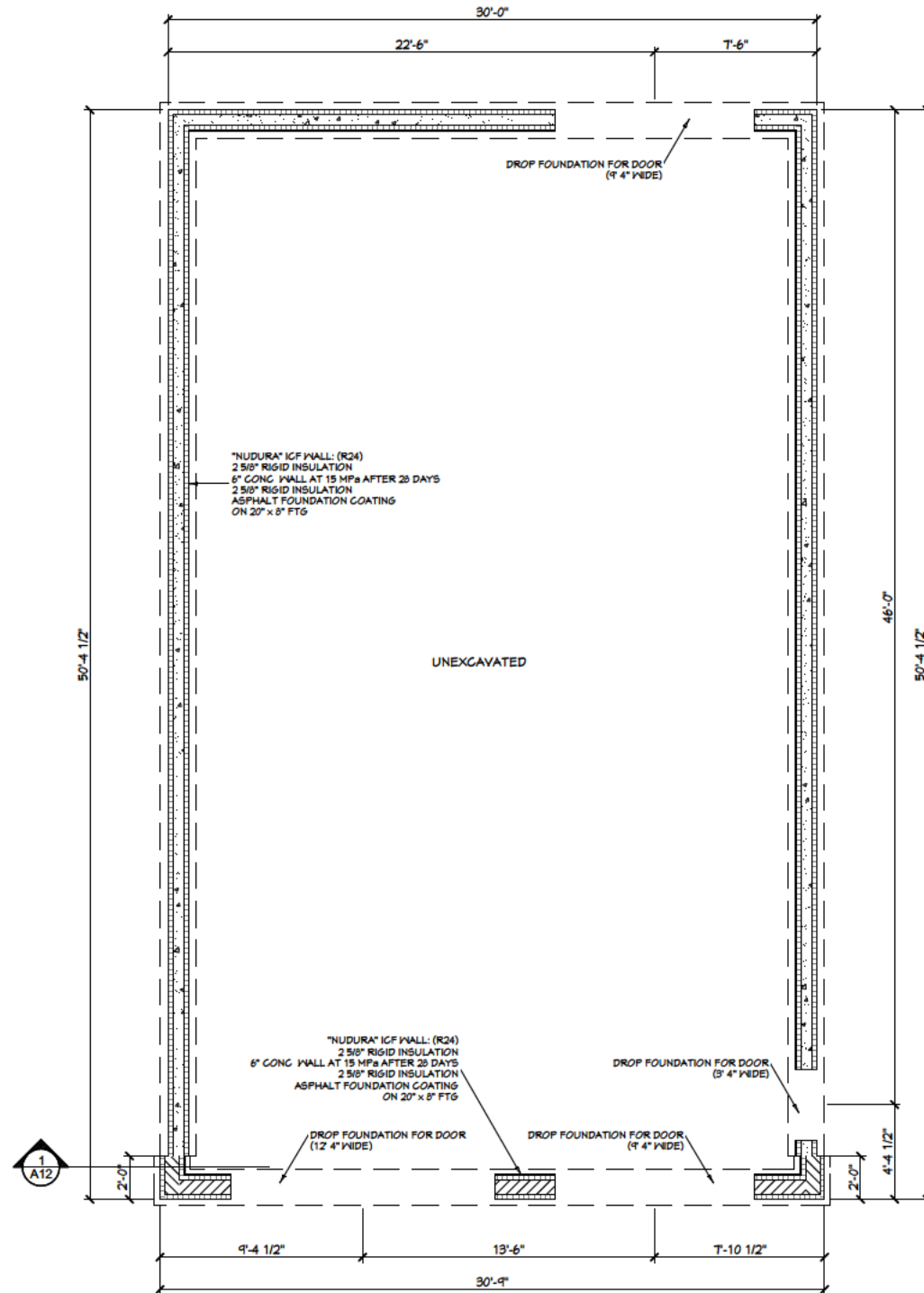


Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.	
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.	
Qualification Information:	
Jeremy McMullen	22021
NAM	BC N
Signature:	
Precision Home Design	113690
RM	BC N
CUSTOMER	
BALAUR RESIDENCE	
3158 COUNTY RD 44, SPENCERVILLE, ON	
DRAWING NAME	
GARAGE & HOUSE	
SCALE	Sheet #
DATE	A1
MARCH 18, 2021	



<small>Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.</small> <small>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.</small> <small>Qualification Information:</small>		
Jeremy McMullen <small>NAM</small>	 <small>SIGNATURE</small>	22021 <small>BC N</small>
Precision Home Design <small>RM</small>		113690 <small>BC N</small>
CUSTOMER BALAUER RESIDENCE 3158 COUNTY RD 44, SPENCERVILLE, ON		
DRAWING NAME GARAGE		
SCALE 1/8" = 1'-0"	Sheet # A9	
DATE MARCH 18, 2021		

ALL EXTERIOR DIMENSIONS
ARE FROM EDGE OF ICF

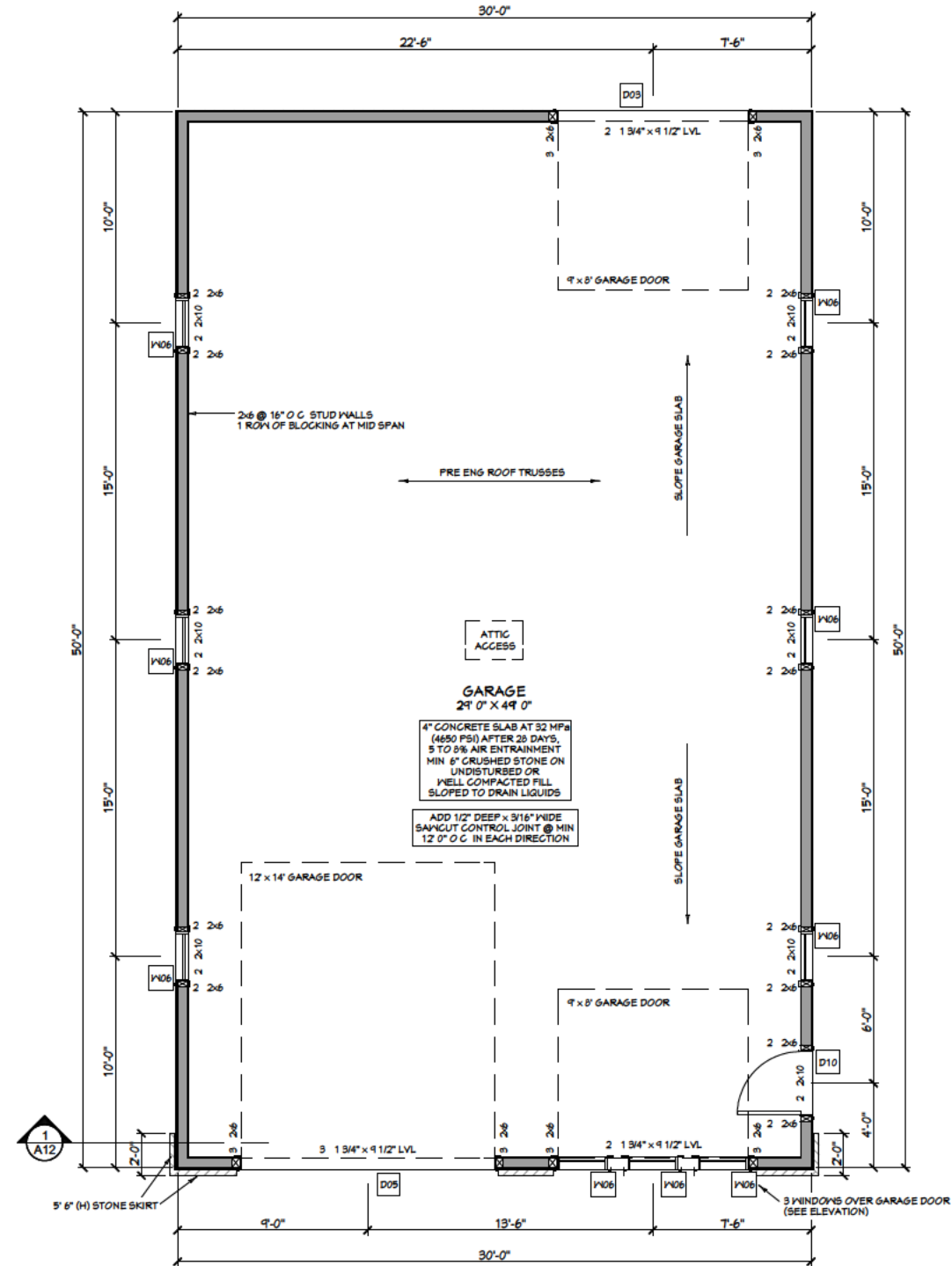


FOUNDATION PLAN

NOTES:
1. NUDURA ICF FOUNDATION WALLS
(ICF WALL RE-INFORCEMENT AS PER MNFR.
SPECS, DEPENDING ON SITE CONDITIONS)

ALL EXTERIOR DIMENSIONS
ARE FROM FRAMING

ALL INTERIOR DIMENSIONS
ARE FROM FRAMING



GROUND FLOOR PLAN

1500 SQ.FT.



Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

Qualification Information:

Jeremy McMullen	<i>Jeremy McMullen</i>	22021
NAM	SIGNATURE	BCN

Precision Home Design	113640
RM	BC N

CUSTOMER

BALAUR RESIDENCE

3158 COUNTY RD 44,
SPENCERVILLE, ON

DRAWING NAME

GARAGE FLOOR PLANS

SCALE
1/8" = 1'-0"

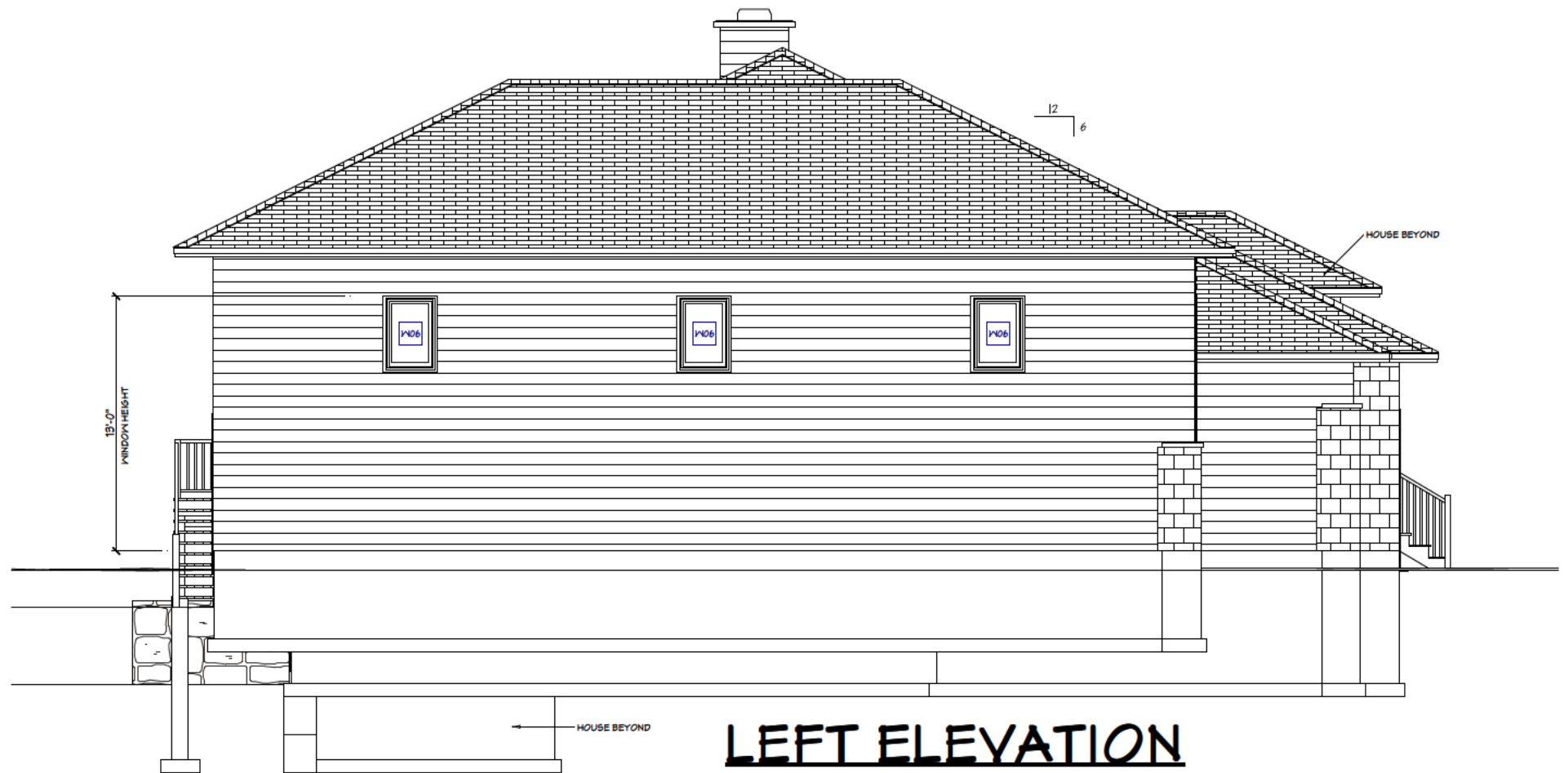
DATE MARCH 18, 2021

Sheet #

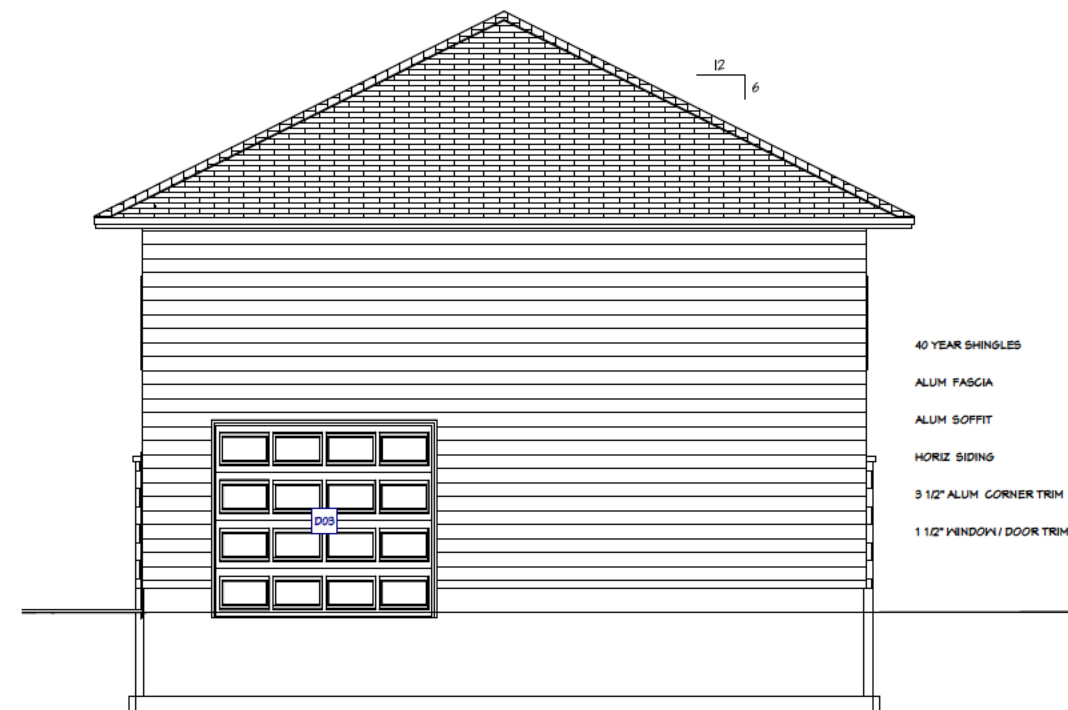
A10



FRONT ELEVATION

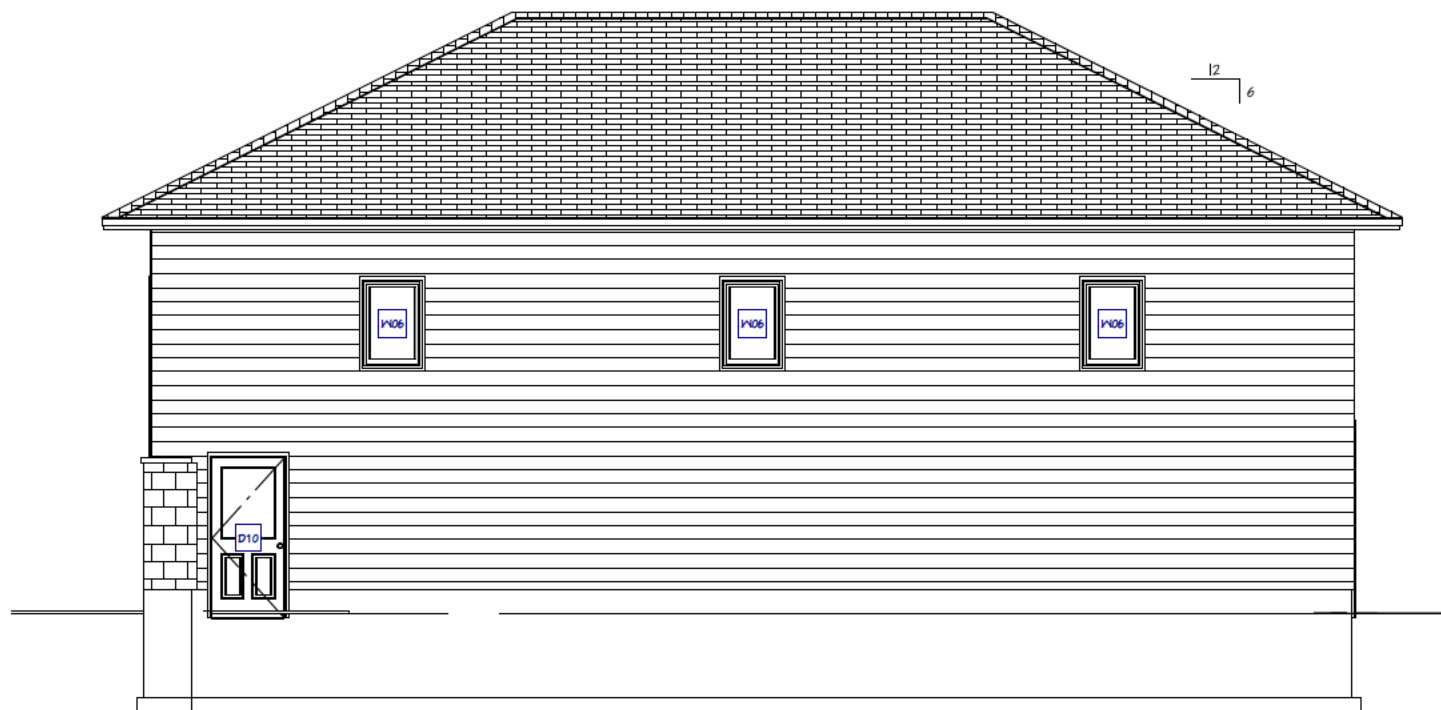


LEFT ELEVATION



REAR ELEVATION

40 YEAR SHINGLES
ALUM FASCIA
ALUM SOFFIT
HORIZ SIDING
3 1/2" ALUM CORNER TRIM
1 1/2" WINDOW / DOOR TRIM



RIGHT ELEVATION



Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.

Qualification Information:

Jeremy McMullen 22021
NAM SGNAT R BC N
Precision Home Design 113640
RM BC N

CUSTOMER

BALAUZ RESIDENCE

3158 COUNTY RD 44,
SPENCERVILLE, ON

DRAWING NAME

GARAGE ELEVATIONS

SCALE

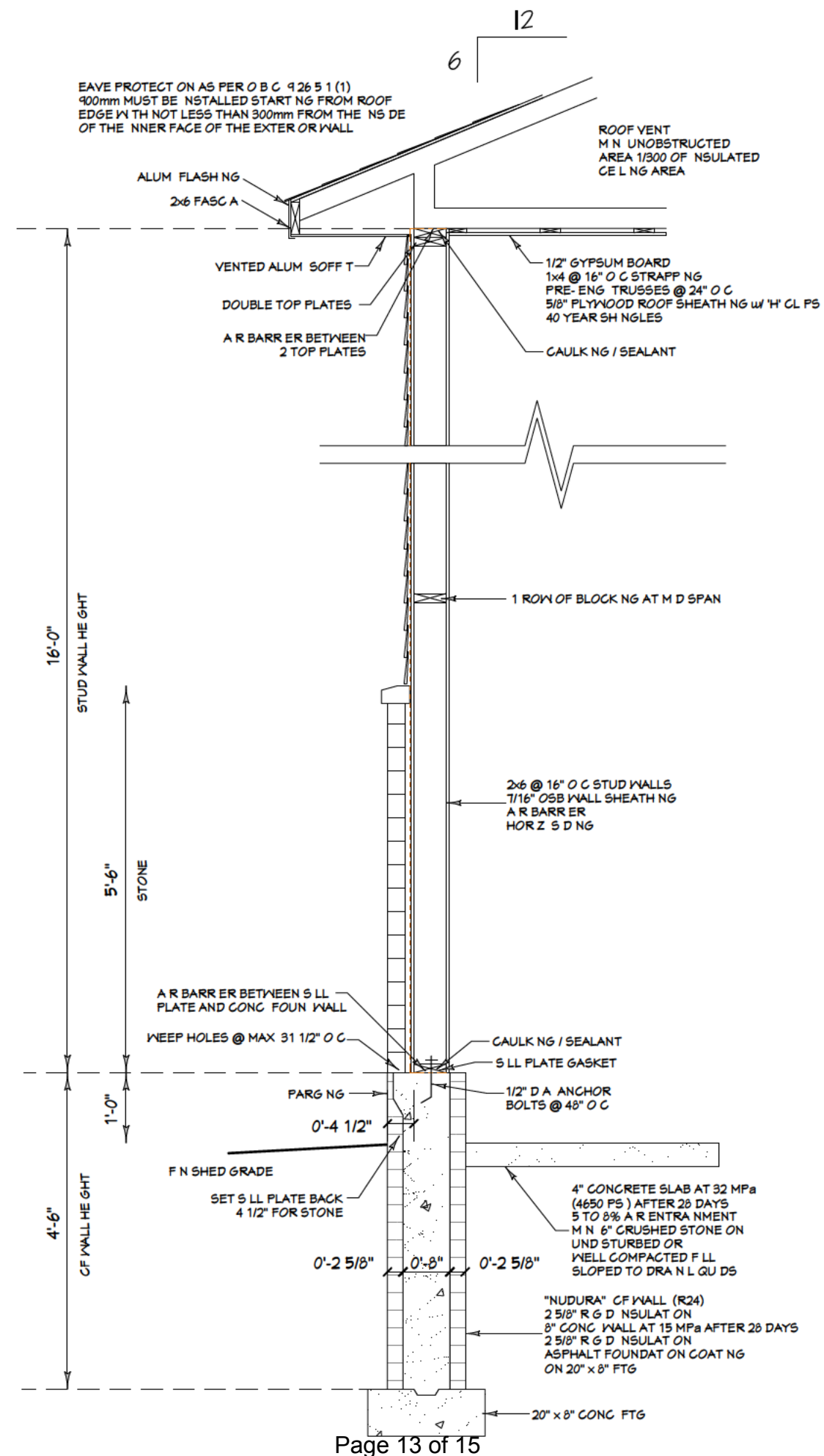
1/8" = 1'-0"

DATE

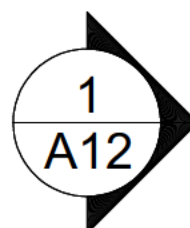
MARCH 18, 2021

Sheet #

A11



NOTES:
1. NUDURA ICF FOUNDATION WALLS
(ICF WALL RE-INFORCEMENT AS PER MNFR.
SPECS, DEPENDING ON SITE CONDITIONS)



WALL SECTION

1/4" = 1'-0"

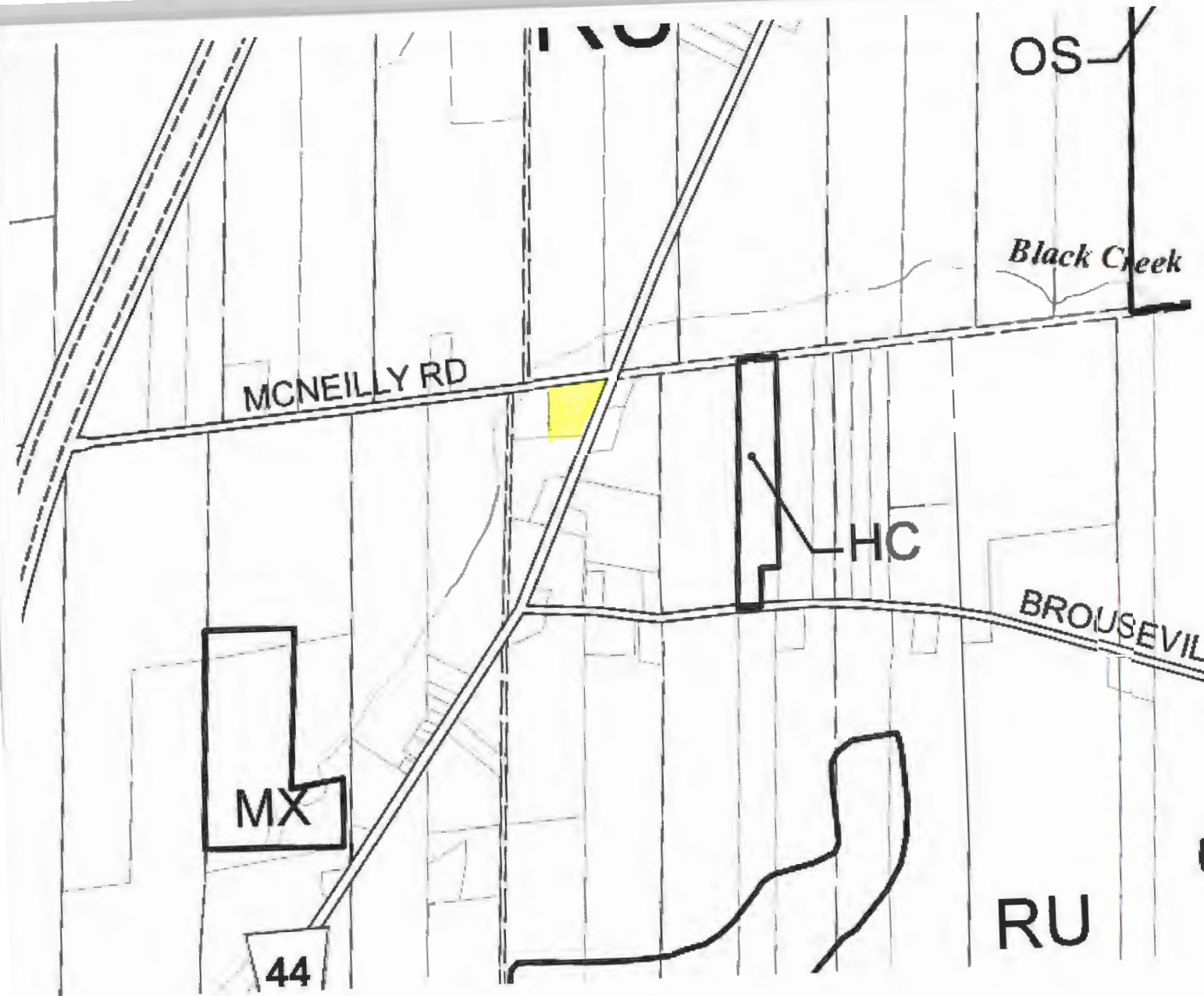


Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.		
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code.		
Qualification Information:		
Jeremy McMullen		22021
NAM	SIGNATURE	BCN
Precision Home Design		113640
RM		BCN

CUSTOMER	
BALAUZ RESIDENCE	
3158 COUNTY RD 44, SPENCERVILLE, ON	

DRAWING NAME
WALL SECTION

SCALE	Sheet #
DATE	A12
MARCH 18, 2021	



**Excerpt from
Zoning Bylaw
2012-35
Schedule A**