

**Township of Elizabethtown-Kitley
Notice of Committee of Adjustment Meeting**

**Application for Minor Variance
(Section 45 of the Planning Act, 1990, R.S.O.)**

Date of Meeting: Tuesday, April 3rd, 2025
Time of Meeting: 4:00 p.m.
Location: Council Chambers, 6544 New Dublin Road, Addison
Application: A01/25 (Morton & Zohil Property)
139 Brockmere Cliff

* Please refer to the attached for details regarding this application.

Note to Any Potentially Interested Persons:

You have been circulated with this notice under the Planning Act, as you are a property owner within 60 m (200 ft.) of the subject property or are a prescribed agency to be circulated or a potentially interested agency/party. If you have no objections, it is not necessary for you to attend this meeting or make submissions.

Any interested party may attend the public meeting to make oral submissions on the application and/or provide written submissions to the Committee of Adjustment.

Any written submissions are requested to be submitted to the Secretary-Treasurer by noon (12:00 p.m.) on Thursday April 3rd, 2025.

The public meeting will be held in person and virtually via Zoom, and will be live-streamed on the Townships YouTube channel. If you wish to attend the meeting you will need to contact the Secretary-Treasurer in advance to obtain instructions on how to access the meeting as an attendee to make oral submissions. This includes the applicant.

All submissions received will remain in the subject file and will not be returned.
All written submissions and oral submissions/comments received, or made during the meeting, become part of the public record.

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 be notified to the Secretary-Treasurer to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal (OLT) hearing (the Tribunal is a provincial appeal body).

Please be advised, no one other than the applicant, the Township, certain public bodies, and the Minister will be allowed to appeal minor variances or consent decisions.

Additional information concerning the application is available by contacting the Secretary-Treasurer.

Dated **March 21st, 2025**
Sarah Hagen, Secretary-Treasurer
Committee of Adjustment
Township of Elizabethtown-Kitley
6544 New Dublin Road
R.R. #2, Addison, ON K0E 1A0
Phone (613) 345-7480 Ext. 217
Email: planning@ektwp.ca

Application: A01/25 (Morton & Zohil Property)
Location: Con. 1, Pt. Lot 36
Street Address: 139 Brockmere Cliff (Geographic Elizabethtown)

The applicant is seeking relief from Zoning By-law 13-21, as amended, to permit the construction of an 18m² addition residential addition to a single-family dwelling on the subject property.

The purpose of the application is to obtain relief, **Section 3.5 (Frontage on an Improved Street)**, **Section 3.32 (Water Frontage and Water Setbacks)**, and **Section 5.3 Estate Residential (RE) Zone**, of Zoning By-law 13-21, as amended, as follows:

- **Section 3.5 (Frontage on an Improved Street)**, where development on a lot without access to an improved street is prohibited, whereas development on a lot without access to an improved street is proposed.
- **Section 3.32 (Water Frontage and Water Setbacks)**, where the required water setback for all buildings and structures is 30 metres, and 16.29 metres is proposed for the residential addition and 12.47 metres is proposed for the reconstruction of the dwelling on its existing footprint.
- **Section 5.3 Estate Residential (RE) Zone**, where in an Estate Residential Zone, the minimum dwelling unit floor area is 140m² and 120m² is proposed.

The effect of the minor variance is to allow for a residential addition to a single-family dwelling totaling 120 m² on the subject lot.

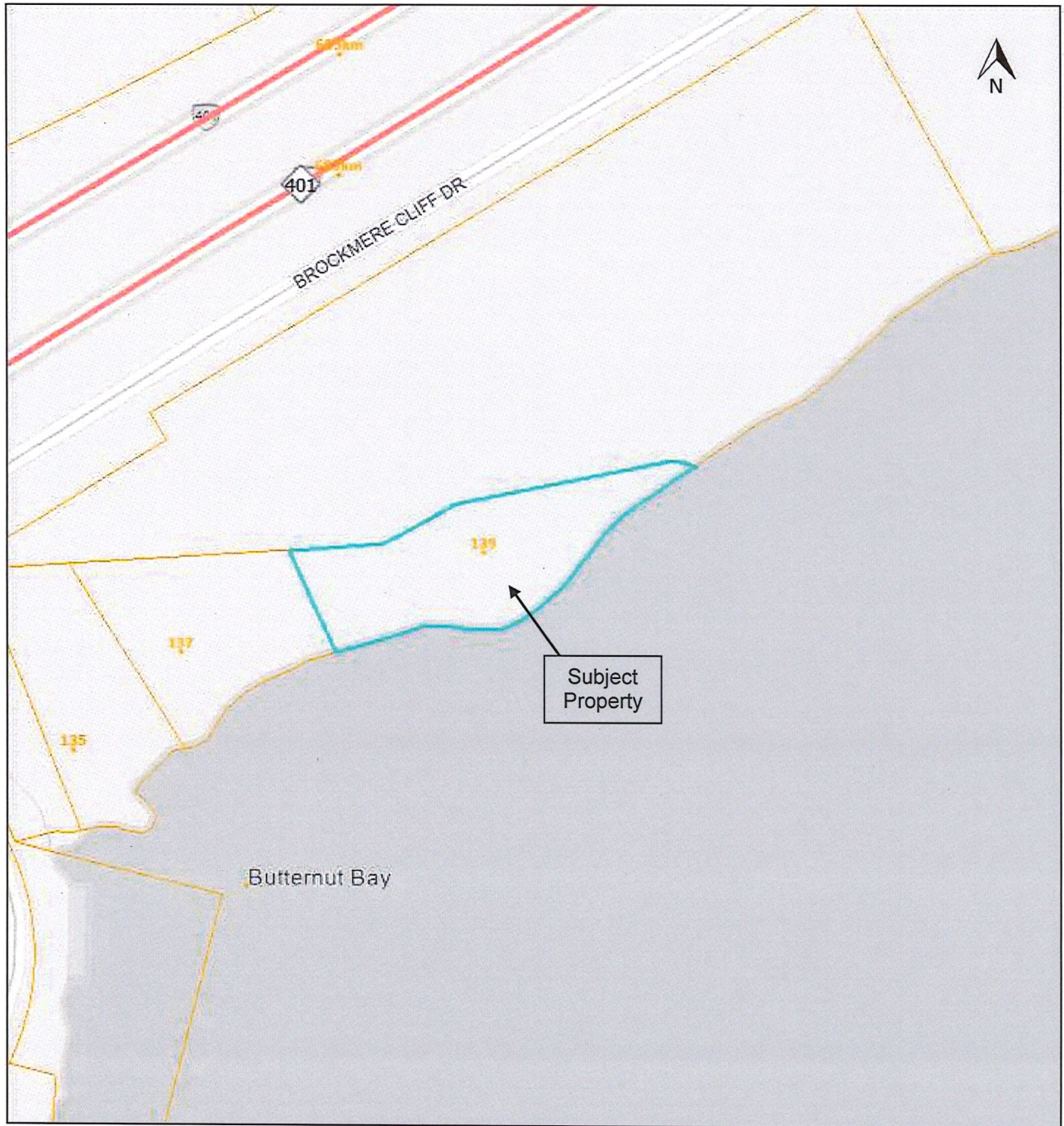
Refer to the attached **Location Map** and **Site Sketch** of the subject property.

These lands are not currently the subject of any other application under the Planning Act.

Additional information is available at the Township's New Dublin Municipal Office, 6544 New Dublin Road, during normal office hours.

A01/25
LOCATION MAP
139 Brockmere Cliff

139 Brockmere Cliff



DRAWINGS, USE AND INTERPRETATION

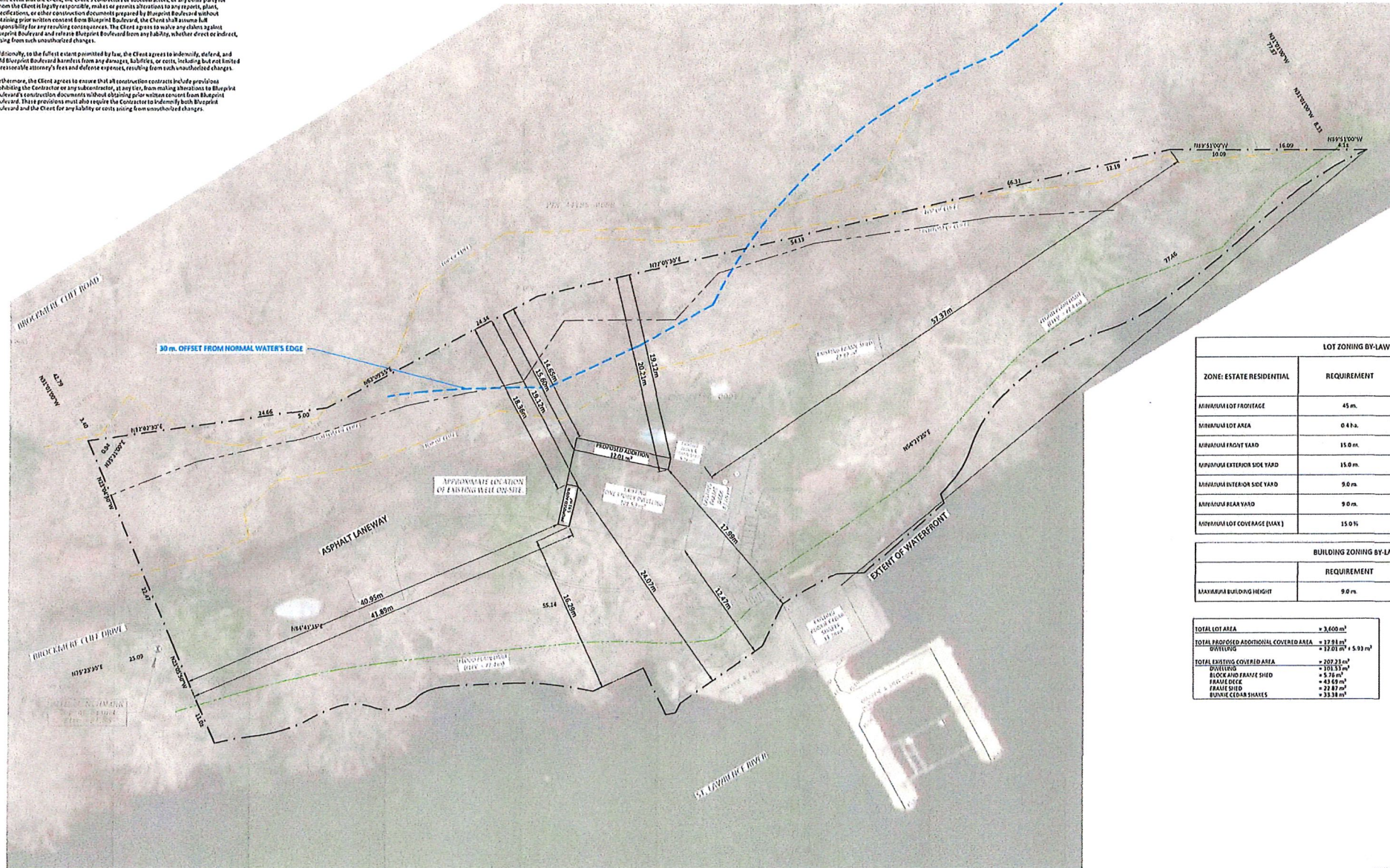
The drawings provided are not intended to be stated.
 By using these drawings for the construction of the project, the Owner acknowledges that they have reviewed and approved the drawings. The Contractor affirms that they have visited the site, familiarized themselves with the local conditions, verified field dimensions, and ensured that their observations are consistent with the requirements outlined in the contract documents.
 These drawings depict the work to be completed. The Engineer assumes no responsibility for the methods, techniques, sequences, or procedures employed to perform the work, nor for the safety aspects of construction. Liability in these drawings, whether explicitly stated or implied, shall be the responsibility of the Contractor who is solely responsible for assessing the site conditions and understanding how they may affect the execution of the work.

CHANGES WITHOUT AUTHORIZATION OF BLUEPRINT BOULEVARD INC.

In the event that the Client, the Client's contractors or subcontractors, or any other party for whom the Client is legally responsible, makes or permits alterations to any reports, plans, specifications, or other construction documents prepared by Blueprint Boulevard without obtaining prior written consent from Blueprint Boulevard, the Client shall assume full responsibility for any resulting consequences. The Client agrees to waive any claims against Blueprint Boulevard and release Blueprint Boulevard from any liability, whether direct or indirect, arising from such unauthorized changes.

Additionally, to the fullest extent permitted by law, the Client agrees to indemnify, defend, and hold Blueprint Boulevard harmless from any damages, liabilities, or costs, including but not limited to reasonable attorneys' fees and defense expenses, resulting from such unauthorized changes.
 Furthermore, the Client agrees to ensure that all construction contracts include provisions prohibiting the Contractor or any subcontractor, at any tier, from making alterations to Blueprint Boulevard's construction documents without obtaining prior written consent from Blueprint Boulevard. These provisions must also require the Contractor to indemnify both Blueprint Boulevard and the Client for any liability or costs arising from unauthorized changes.

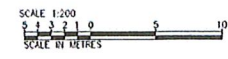
**A01/25
 SITE SKETCH
 139 Brockmere Cliff**



LOT ZONING BY-LAW TABLE			
ZONE: ESTATE RESIDENTIAL	REQUIREMENT	EXISTING	COMPLIES YES/NO
MINIMUM LOT FRONTAGE	45 m.	108.6 m.	YES
MINIMUM LOT AREA	0.41 ha.	0.26 ha.	NO
MINIMUM FRONT YARD	15.0 m.	18.3 m.	YES
MINIMUM EXTERIOR SIDE YARD	15.0 m.	37.4 m.	YES
MINIMUM INTERIOR SIDE YARD	9.0 m.	43.0 m.	YES
MINIMUM REAR YARD	9.0 m.	16.3 m.	YES
MINIMUM LOT COVERAGE (MAX)	15.0%	6.3%	YES

BUILDING ZONING BY-LAW TABLE			
	REQUIREMENT	EXISTING	PROPOSED
MAXIMUM BUILDING HEIGHT	9.0 m.	4.3 m.	8.5 m.

TOTAL LOT AREA	= 3,409 m ²
TOTAL PROPOSED ADDITIONAL COVERED AREA (EXCLUDING DRIVEWAYS)	= 372.8 m ² ± 5.93 m ²
TOTAL EXISTING COVERED AREA	= 207.21 m ²
DRIVEWAYS	= 305.33 m ²
SCREENING WALLS	= 5.31 m ²
FRAMING DECK	= 43.69 m ²
FRAMING SHED	= 22.87 m ²
BUNKIE CEDAR SHAKES	= 33.38 m ²



NO.	REVISION (DESCRIPTION)	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
1	ISSUED FOR ZONING COMPLIANCE APPROVAL	12/21/25	MIL	JAV	MIL	

SITE: 139 BROCKMERE CLIFF DR, ELIZABETHTOWN KITLEY, ON K0E 1M0, CANADA

PROJECT TITLE: SITE PLAN



BLUEPRINT BOULEVARD
 1006 COUNTY ROAD 15 BRACKVILLE, ONTARIO, L0V 5T1
 COMPANY BENE: 326835
 PERSONAL: 121881

FOR VARIANCE APPLICATION
 DATE: JANUARY 31st, 2025

SHEET CONTENT:
 SITE PLAN
 LOT ZONING BY-LAW TABLE
 PARKING SPACES TABLE

PROJECT NO.	24057	DRAWING NO.:	C101
SCALE:	1:100	REVISION:	A
DATE:	12/22/2025		