

Application for Minor Variance

NOTE: If you require a PDF copy of this form, or require assistance during the completion and submission of this form, please contact the Guelph/Eramosa Planning Department at 519-856-9596 ext. 112 or by email at planning@get.on.ca

PART 1 - GENERAL INFORMATION

Personal Information is collected pursuant to **Section 45** of the Planning Act and will be used in the processing of this application. Applicants are advised that matters heard before the Committee of Adjustment are part of a public process and therefore the information contained within this application is considered public information and is available to anyone upon request.

1.1 Contact Information

Applicant

Name

<input type="text" value="Shane"/>	<input type="text" value="mcmann"/>
First	Last

Company**Position Title****Address**
Address Line 1
Address Line 2

<input type="text" value="Elora"/>	<input type="text" value="On"/>
City	State / Province / Region

<input type="text" value="NOB 1SO"/>	<input type="text" value="Canada"/>
Postal / Zip Code	Country

Phone (1)**Phone (2)****Email****Primary Contact**

☐ Yes ☒ No

All communication will be directed to the primary contact(s).

Agent

Only complete if the Applicant and Agent have different contact information.

Name

<input type="text"/>	<input type="text"/>
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First

Last

Company

Position Title

Address

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Phone (1)

Phone (2)

Email

Primary Contact

☐ Yes ☒ No

All communication will be directed to the primary contact(s).

Registered Owner(s)

Type of Ownership

☐ Company ☒ Individual(s)

Individual(s)

Name (1)

First

Last

Name (2)

First

Last

Address

Address Line 1

Address Line 2

City

State / Province / Region

N1E0P3	Canada
Postal / Zip Code	Country

Email

kagestudios@gmail.com

Phone (1)

226-203-7606

Phone (2)

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Primary Contact

☐ Yes ☒ No

All communication will be directed to the primary contact(s).

1.2 Property Location

Municipal Address

13 Bedford rd
Address Line 1

Address Line 2

Guelph/Eramosa	On
City	State / Province / Region

N1E0P3	Canada
Postal / Zip Code	Country

Legal Description

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Registered Plan Number

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Additional Information

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1.3 Property Dimensions

Lot Frontage (m)

29.261

Lot Depth (m)

64.618

Lot Area (m2)

1,889.96

Width of Road Allowance (m)

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1.4 Encumbrances

Are there any mortgages, easements, or

restrictive covenants affecting the property?

☐ Yes ☒ No

PART 2 - EXISTING & PROPOSED USE(S)

2.1 Existing Land Use(s)

2.1.1 Zoning

Please refer to the Township's [Interactive Zoning Map](#) to identify the zoning of the subject property.

Identify the Current Zoning of the Subject Property

RR ZONING

e.g. Agricultural (A) Zone

Type of Existing Land Use(s)

☐ Agriculture ☒ Single-family Residential ☐ Multi-Residential ☐ Commercial ☐ Mixed-Use ☐ Industrial
☐ Institutional ☐ Vacant

Description of Existing Land Use(s) On-Site

RESIDENTIAL

Please identify the use of ALL existing buildings on-site, including any accessory uses.

2.1.2 Official Plan

Please refer to [Map Schedule A3 - Guelph/Eramosa](#) and [Map Schedule A3-1 - Rockwood](#) of the [County of Wellington Official Plan](#) to identify the Official Plan Designation(s) of the subject property:

Identify the Existing Official Plan Designation of the Subject Property

RESIDENTIAL

e.g. Prime Agriculture, Greenlands, etc.

2.1.3 Existing Buildings/Structures

Please identify all existing buildings/structures on the subject property.

How Many Existing Buildings/Structures are On-Site:

0

2.2 Proposed Land Use(s)

Please provide a detailed explanation of all proposed uses on the subject property, including any accessory uses.

Type of Proposed Land Use(s)

☐ Agriculture ☒ Single-family Residential ☐ Multi-Residential ☐ Commercial ☐ Mixed-Use ☐ Industrial
☐ Institutional ☐ Vacant

Describe the Proposed Land Use(s) On-Site

Single family home

Please identify the use of ALL proposed buildings and accessory uses.

Will the Demolition of Existing Building(s) be Required to Facilitate the Proposed Use(s)?

☐ Yes ☒ No

2.2.1 Proposed Buildings/Structures

Please identify all proposed buildings/structures on the subject property.

How Many Buildings/Structures are Proposed?

1

Building/Structure 1

Type of Building/Structure

Accessory storage building

Building Dimensions (m)

7.315 x 10.668

Date Constructed

Front Yard Setback (m)

51.511

Rear Yard Setback (m)

1.524

S/W Side Yard (m)

20.117

N/E Side Yard (m)

2

Ground Floor Area (m2)

1.889.96

Gross Floor Area (m2)

Building Height (m)

5.08

Number of Storeys

1

Number of Existing Parking Spaces

Number of Loading Stalls

Number of Employees (if applicable)

2.3 Proposed Variance(s)

2.3.1 Type and purpose of application

☒ Variance(s) to Zoning By-law ☐ Permission (non-conforming use)

2.3.2 Relief Required

Relief A:

Requested variance:

REQUESTING TO BE 2M FROM THE SIDE LOT LINE (CLOSEST TO Pandora dr

By-law requirement:

By law we have to be 4 1/2 Meters

By-law section

Residential

Relief B (*if applicable*):

Requested variance:

By-law requirement:

By-law section

Relief C (*if applicable*):

Requested variance:

By-law requirement:

By-law section

PART 3 - SITE SPECIFICS

3.1 Site Access

Access Type

☒ Provincial Highway

☐ Regional Road

☒ Township Road (Year-Round Maintenance)

☐ Township Road (Seasonal Maintenance)

☐ Private Road/ Right-of-Way

☐

Access Name

Bedford RD/ Highway 6

e.g. Highway 7, Wellington Road 124, etc.

3.2 Servicing

3.2.1 Existing Servicing

3.2.1.1 Water Supply (Existing)

Water Supply

☒ Municipal Servicing

☐ Private Well(s)

☐

3.2.1.2 Sewage Disposal (Existing)

Sewage Disposal

☐ Municipal Servicing

☒ Private Well(s)

☐

Type of Private Well(s)

☒ Individual

☐ Communal

3.2.1.3 Storm Drainage (Existing)

Storm Drainage Type

☒ Sewer ☒ Ditches ☒ Swales ☐ Natural

☐

3.2.2 Proposed Servicing

3.2.2.1 Water Supply (Proposed)

Water Supply

☒ Municipal Servicing ☐ Private Well(s)

☐

3.2.1.2 Sewage Disposal (Proposed)

Sewage Disposal

☐ Municipal Servicing ☒ Private Well(s)

☐

Type of Private Well(s)

☒ Individual ☐ Communal

3.2.1.3 Storm Drainage (Proposed)

Storm Drainage Type

☒ Sewer ☒ Ditches ☒ Swales ☐ Natural

☐

Identify New Service Connections Expected to be Required for Proposed Development:

Only connection will be a hydro ran from the existing house

3.3 Abutting Land Uses

North

Pandora Dr

East

Bedford rd

South

residential

West

residential

PART 4 - ADDITIONAL INFORMATION

4.1 Other Applications

Have there been any applications made under the Planning Act for the subject lands, or lands within 120 m of the subject lands?

☒ Yes ☐ No

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Identify the Type of Application(s)

☒ Official Plan Amendment ☐ Zoning By-law Amendment ☐ Site Plan Application ☐ Consent/Severance
☐ Minor Variance ☐ Plan of Subdivision ☐ Plan of Condominium

Select all that apply.

4.1.1 Official Plan Amendment

Please provide the following information:

File Number

Proposal

Status

Decision

If applicable, please upload a copy of the decision.

PART 5 - SUBMISSION

Cover Letter

Cover letter.pdf

Detailed cover letter explaining your proposal and addressing the statutory tests under section 45 of the Planning Act, and including all planning evidence necessary to support your application.

Concept Plan/ Site Plan

Kyle site plan 2.pdf

In metric, showing all existing structures, all proposed structures, and natural heritage features (water bodies, wetlands, & significant woodlands, etc.)

Elevation Drawings

griffiths garage new.pdf

In metric, for all sides where new construction is proposed, identifying height, grade, and window and openings.

Floor Plans

griffiths garage new.pdf

Parcel Register (if applicable)

Applicant Authorization Form (if applicable)

Auth form Kyle .pdf

*If the applicant is not the owner of the property, the owner must sign and date the **Applicant Authorization Form**.*

Supporting Photos

*It is **HIGHLY ENCOURAGED** that you upload photos of your property and site conditions to support your*

application. Providing photos can help staff, committee members, and the public better understand the context of your request. If the feature needing relief already exists, photos should show the feature, its placement on the lot, and its relationship to surrounding features (e.g., other structures, neighboring properties, landscaping, etc.). If the feature not yet built, photos should show the existing property conditions where the new feature is planned, along with any relevant features that may be affected.

5.1 Source Water Protection Pre-Screening

Planning and building permit applications require screening due to the risk a proposed or existing activity may have on drinking water in vulnerable areas. If a property is not within a vulnerable area or if the activity does not trigger a Prohibition or Risk Management Plan policy, the application will proceed as normal. Find out if your property is within a vulnerable area [here](#).

If a property is located within a vulnerable area, applicants will be asked to fill out a [Source Water Protection Screening Application Form](#). The application will then be screened by municipal staff, and possibly the Risk Management Official, to assess if the proposed activities pose a risk to drinking water quality or quantity before an application can be approved

Upload a copy of the Pre-Screening Form here:

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PART 6 - APPLICATION FEE

For the cost of a **Minor Variance Application**, please refer to the Township's Planning Service Fee By-law 17/2024, as amendment located online [here](#).

Please note: The Township uses consultants for Planning, Engineering, and Legal services. The Township's planning processes operate on a user-fee basis. As such, all consulting costs incurred by the Township in the processing of an application are to be paid by the applicant. Additional fees may also be required by external commenting agencies, such as the Grand River Conservation Authority (GRCA) or Ministry of Transportation Ontario (MTO).

The County of Wellington serve as our Planning Consultants. Their Planning & Land Division Fees can be found online [here](#). Please refer specifically to the Local Municipal Charges for their consultant fees.

After you have made your submission online, please contact the Secretary-Treasurer at planning@get.on.ca to discuss payment options.

Minor Variance Applications will NOT be deemed complete to proceed until payment has been received.

PART 7 - DECLARATION

I/We solemnly declare that all statements contained in this application are true, and that the information contained in the documents that accompany this application are true, and I/we make this solemn declaration conscientiously believing it to be true.

Applicant Signature:

John P. 24