

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="Misha"/>	<input type="text" value="Wee Armour"/>
First	Last

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

<input type="text" value="Guelph"/>	<input type="text" value="Ontario"/>
City	State / Province / Region

<input type="text" value="N1H 4G2"/>	<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

N0B 2K0	Canada
Postal / Zip Code	Country

Email

prasad.ari@gmail.com

Phone (1)

(647) 965- 2862

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

4988 Eramosa-Erin Townline

Address Line 1

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Address Line 2

Guelph/Eramosa	Ontario
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City

State / Province / Region

N0B 2K0	Canada
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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)

373m

Lot Depth (m)

221m

Lot Area (m2)

86652

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

Agricultural (A) + EP

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

Existing 1-storey w/ walkout basement house, existing unused / abandoned barn

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

Prime Agricultural & Core Greenlands

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:

1

Building/Structure 1

Type of Building/Structure

1 storey single detached house (to be converted to ARU)

Building Dimensions (m)

13m x 8m

Date Constructed

Front Yard Setback (m)

58m

Rear Yard Setback (m)

153m

S/W Side Yard (m)

112m

N/E Side Yard (m)

248m

Ground Floor Area (m2)

Gross Floor Area (m2)

104sqm	208sqm
Building Height (m)	Number of Storeys
5m	1
Number of Existing Parking Spaces	Number of Loading Stalls
2	none
Number of Employees (if applicable)	
n/a	

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

1 primary dwelling (new building), 1 new attached ARU (attached to new primary dwelling), 1 new ancillary ARU (existing house). Demolition of existing abandoned barn (not called demolition of existing building as it is not detracting any existing, functional units or floor space)

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

New Primary Dwelling w/ attached ARU above garage

Building Dimensions (m)

30.4 x 25.4

Date Constructed

to be new

Front Yard Setback (m)

91m

Rear Yard Setback (m)

99m

S/W Side Yard (m)

156m

N/E Side Yard (m)

191m

Ground Floor Area (m2)

Gross Floor Area (m2)

308sqm	
Building Height (m)	Number of Storeys
8.1m	2
Number of Existing Parking Spaces	Number of Loading Stalls
4 new parking spaces in garage + 3 in front of garage	n/a
Number of Employees (if applicable)	
n/a	

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:

Request for relief on maximum size of ancillary ARU. Wish to use the existing house as an ARU. The maximum ARU size is 130sqm (GFA), and the existing house is 208sqm between the finished basement and 1st floor. The new house to be the primary dwelling unit will be sized so that the ancillary ARU is no more than 45% of the primary (actual 21%)

By-law requirement:

zoning bylaw

By-law section

A homeowner's guide to additional residential units (ARU)

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

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)
☐

Type of Private Well(s)

- ☒ Individual ☐ Communal

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)

☐

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:

no new service connections should be required to the road

3.3 Abutting Land Uses

North

Agricultural

East

Road

South

Agricultural

West

Agricultural

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

2025.09.10_4988 E-E townline MV App 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

2025.09.05 - 4988 Eramosa-Erin Townline - Site Plan.pdf

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

Elevation Drawings

2025.09.05 - 4988 Eramosa-Erin Townline - building drawings.pdf

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

Floor Plans

Parcel Register (if applicable)

Applicant Authorization Form (if applicable)

2023 Applicant Authorization Form.pdf

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

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:

Source-Water-Protection-Application-2024-v7.pdf

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.

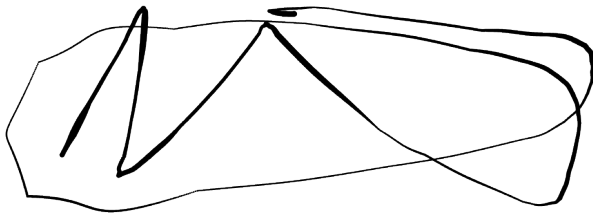
After you have made your submission online, please contact the Secretary-Treasurer at planning@get.on.ca to discuss payment options.

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:

A handwritten signature in black ink, consisting of a series of loops and strokes, appearing to be a stylized representation of a name.