



The Corporation of the Township of
Guelph/Eramosa
Committee of Adjustment
- Decision -

APPLICATION FILE NO: A13-25 — E&J REAL ESTATE HOLDINGS INC.

PROPERTY LOCATION: 5245 SEVENTH LINE
ERAMOSA CON 7 SW PT LOT 9 RP RP 61R3318 PT PART 1
Township of Guelph/Eramosa

ROLL NUMBER: 23-11-000-004-04200-0000

PURPOSE OF APPLICATION:

1. Relief from Section 6.2.1 of *Zoning By-law 40/2016*, to permit a reduced lot area of 22.2 hectares, whereas the *Zoning By-law* requires a minimum lot area of 35 hectares in the Agricultural (A) zone.

We, the undersigned, in making the decision upon this application, have considered:

1. Whether the variance requested was minor; and

2. Whether the variance requested was desirable for the appropriate development and use of the land; and

3. Whether the general intent and purpose of the Official Plan will be maintained; and

4. Whether the general intent and purpose of the *Zoning By-law 40/2016* will be maintained; or

5. Whether this application has met the requirements of Section 45(2) of the Planning Act (*in the case of a change in a use of property which is lawfully non-conforming under the by-law*);

The request is hereby ☒ Approved ☐ Refused ☐ Held Over, subject to the following condition(s):

CONDITION(S):

N/A

DocuSigned by:

648D2AAFF2944E8...

Michael Muldoon, Chair

Dissented

Tyler Dawe, Vice Chair

DocuSigned by:

7701F21E77664F4

Ken McNab, Member

DATED this 21st day of January 2026

Trennon Wint, Secretary-Treasurer

You are hereby notified that under Subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, 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 Ontario Land Tribunal (OLT) against the decision of the Committee of Adjustment 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 OLT as payable on an appeal from a Committee of Adjustment to the OLT.

The Notice of Appeal may be filed either via the OLT’s e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Township of Guelph/Eramosa as the Approval Authority, or by mail using the information provided with the undersigned below. Appeals must be filed no later than 4:00pm on **Tuesday, February 10th, 2026**. The filing of an appeal after 4:30pm, in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file, or by certified cheque/money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the OLT, or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

Send Notice of Appeal to:

Trennon Wint
Secretary-Treasurer, Committee of Adjustment
Township of Guelph/Eramosa
P.O. Box 700
Rockwood, ON N0B 2K0 Fax (519) 856-2240