



December 5, 2025

34624-25

Jeff.Buisman@vanharten.com

Township of Guelph-Eramosa
Committee of Adjustment
8348 Wellington Road 124
PO Box 700
Rockwood, ON, N0B 2K0

Attention: Trennon Wint, Planning Technician, Clerks Services

**Re: Minor Variance Application for Severance B43-25
And Related Severance B44-25
762; 760 & 750 Eramosa Road (Wellington Road No. 124)
Part of Lot 3, Concession 6, Division C
PIN 71357-0023; PIN 71357-0024; PIN 71357-0025
Geographic Township of Guelph
Township of Guelph-Eramosa**

Please find enclosed an application for a minor variance on the above-mentioned properties. Included with this submission are copies of the minor variance sketch, completed application form, required deeds, PIN Reports and Map and Sourcewater Protection Form. Payment in the amount of **\$3,079.00** to the Township of Guelph-Eramosa will be paid by the property owner.

Proposal:

A Minor Variance request is being made for the new Merged Parcel of Severance Application B43-25 (#762 Eramosa Road) and related Severance B44-25 that have been approved subject to conditions at a recent Land Division Committee Meeting. The variance is required to satisfy Condition 9 of the application B43-25 for Zoning Compliance.

Files B43-25 & B44-25 are two lot line adjustment applications which will re-configure the three properties, making the two undersized lots more 'usable' and to allow the three parcels to be more equitable in size. The subject properties are as follows:

1. The Severed / Retained Parcel – #750 Eramosa Road – PIN 71357-0023
2. The Lands to be Added to (No. 1) – #762 Eramosa Road – PIN 71357-0025 (B43-25)
3. The Lands to be Added to (No. 2) – #756 Eramosa Road – PIN 71357-0024 (B44-25)

A minor variance application is required to address the *existing* lot frontage of #762 Eramosa Road which is under the required minimum. The frontage is **not** changing with the approved severance (B43-25) and would currently be considered legal non-conforming. However, with the expansion of the parcel and certain sections of the by-law, it will no longer be considered legal non-conforming, and a minor variance is being requested. This application is more administrative and technical in nature to address the frontage as it exists today.

The Minor Variance request is as follows:

#762 Eramosa Road (Merged Parcel for B43-25):

A) To permit a minimum lot frontage for #762 Eramosa Road to be 22.2m vs. 30.0m required in Section 6.2.8.2 of the Zoning By-law.

The lot frontage of 22.2m has existed for decades and the frontage includes the existing driveway, which has and will continue to provide safe access to the dwelling. The lot area of the merged parcel will increase to 1.0ha, bringing the lot area requirement into zoning compliance and the remaining setback requirements are met.

Based on the information above, we consider this variance to be minor in nature as it follows the general intent of the Zoning By-law and Official Plan. The frontage is not being altered, and this variance will not have a negative impact on the subject property or adjacent parcels.

The lot frontage of #756 Eramosa Road (B44-25) will be increasing to 39m, and the lot area will be increasing to 0.6ha which will bring the parcel into zoning compliance.

The zoning requirements are met for the Retained Parcel at #750 Eramosa Road.

Planning Policies:

The subject properties are zoned Agricultural and would be considered “rural residential” use. There is no agricultural operation on the subject properties. The parcels consist of dwellings and trees / bush to the rear. The property is on the border with the City of Guelph where a subdivision is underway and across the road is the Promenade Park Hamlet Area which is zoned Rural Residential. In summary, this area can be characterized as new urban residential parcels to the south and rural residential parcels to the east, across Eramosa Road. The approved lot reconfiguration allows for more logical boundaries and more equitable distribution of area among the three parcels.

The subject properties have an Official Plan designation of Prime Agricultural. Lot line adjustments are permitted in the Prime Agricultural designations as stated in Section 10.3.5. This section states that lot line adjustments are permitted provided there are no adverse effects on agriculture and where an undersized lot is made useable given the requirement for appropriate sewer and water systems.



Conclusion:

In summary, the variance request is technical in nature as the frontage has existed for decades. The frontage is not changing as a result of the approved lot line adjustment and we are simply acknowledging the frontage as it exists today. We consider this request to be minor in nature as there will be no impacts on the subject property or adjacent parcels.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeff Buisman".

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Randy Bellamy via email: randybellamy@bellnet.ca

cc Rick Bellamy via email: rickjbellamy@hotmail.com