



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

APPLICATION FILE NO: #A04-25 – VON WEIDNER  
PROPERTY LOCATION: 5730 WELLINGTON ROAD 39  
CON 5 DIV D PT LOTS 28 AND 29 RP 61R7453 PART 2  
Ariss, O.N., Township of Guelph / Eramosa  
ROLL NO: 23-11-000-009-03400-0000

PURPOSE OF APPLICATION:

1. Relief from Section 4.4.1.2 of the Township’s Zoning By-law 40/2016 to permit an additional residential unit (ARU) in an accessory building with a floor area equal to 81% of the floor area of the main dwelling up to a maximum area of 174m<sup>2</sup> whereas the maximum floor area of an ARU is not permitted to be more than an area equal to 45% of the floor area of the main dwelling up to a maximum area of 130m<sup>2</sup>.

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

1. Whether the variance requested was minor;

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

3. Whether the general intent and purpose of the official plan will be maintained;

4. Whether the general intent and purpose of the zoning by-law will be maintained; and,

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:

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Ken McNab, Chair

DocuSigned by:

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Michael Muldoon, Member

Signed by:

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Eric Freeman, Member

DATED this 27<sup>th</sup> day of August 2025

Trennon Wint, Planning Technician

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 4:30pm on **Tuesday, September 16<sup>th</sup>, 2025**. 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](http://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