



December 1, 2025

31370-22

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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 B40-24
5245 Seventh Line
Part of Lot 9, Concession 7
PIN 71169-1404
Geographic Township of Eramosa
Township of Guelph-Eramosa

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, required deeds and PIN Reports and Map. 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 Retained Parcel of Severance Application B40-24 that has been approved subject to conditions at the Land Division Committee Meeting. The variance is required to satisfy Condition 11 of the approved application for zoning compliance.

Application B40-24 is a lot line adjustment for agricultural purposes to re-configure two farm parcels.

The Retained Parcel (#5245 7th Line) will have a frontage of 315±m, depth of 684±m, for an area of 22.2ha that will continue to be used for agricultural purposes – an established horse farm known as Everton Equine Farm Operation.

An easement for the hydro line is on the severed lands, in favour of the retained parcel (#5245) where the existing dwelling and accessory buildings will remain.

The Merged Parcel (#5193 7th Line) will have a combined lot area of over 99±ha, that will continue to be used for agricultural purposes.



As a result of the lot line adjustment, the Retained Parcel (#5245) is under the 35ha lot area zoning requirement, and the following minor variance is being requested:

A) To permit a reduced lot area for the Retained Parcel (#5245 7th Line) to be 22.2ha vs. 35.0ha required in Section 6.2.1 of the Zoning By-law.

The overall purpose of the approved lot line adjustment was to reduce the size of the existing Everton Equine Farm Operation at #5245 7th Line (PIN 71169-1404) by severing the southerly "half" and adding it to the farm to the south.

The severance was set so that it runs along the middle of the "half lot line" and the trees are primarily kept with the Retained Parcel. Consideration was given to have the severance boundary limit follow the "half lot line" for the whole property, however due to the location of the existing dwelling and septic bed, there is a jog to include the buildings and septic bed in the Retained Parcel.

The Retained Parcel has an area of 22.2ha and will continue to be used as an agricultural farming and the existing horse breeding production facility (breeding and foaling). There are about 30 to 40 horses along with 1 full time staff and 3 part time staff. The ongoing success of this agricultural business is evident, and the future owners have made it clear that 22ha is a sufficient size to continue their viable operations.

The existing dwelling, barn, driveshed and accessory buildings will remain. The existing entrance will continue to provide safe access. The parcel was configured around the existing buildings and horse paddocks. There is an area that jogs down to encompass the existing dwelling and septic area.

The subject property is zoned Agricultural and a small area to the rear is zoned Environmental Protection Overlay. The zoning is met in terms of frontage and setbacks. Based on the information above – we consider this variance to be minor in nature and follow the general intent of the Zoning By-law and Official Plan. The overall agricultural operation will remain and is of sufficient size to operate on the reduced lot area.

The zoning requirements for the Merged Parcel will be met in terms of lot area and frontage.

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 "Jeffrey E. Buisman".

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

cc John Martin via email: john@hfhinc.ca

cc Kayla Brubacher via email: kayla@hfhinc.ca