



GRINHAM ARCHITECTS

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PROJECT: 4988 Eramosa-Erin Townline
New Primary Dwelling Unit, new attached ARU & converted Ancillary ARU
DATE: September 15th 2025
G. A. Project No.: 2455

Dear Trennon Wint,

Please accept this application for minor variance for the above referenced address.

The application is to permit a Detached Accessory Residential Unit to have a Gross Floor Area (GFA) that is greater than the maximum permitted 130sqm.

The development master plan is for the site to contain a new primary dwelling (2 storey house) with a garage and an Attached ARU above the garage. The existing house will become a Detached ARU.

The existing house has a GFA of 208sqm, over basement & 1st floor, whereas the zoning by-law maximum GFA for a Detached ARU is 130sqm.

A separate building permit application will be submitted for the construction of the new 2-storey house, garage & Attached ARU once this minor variance has been processed.

In accordance with the information required under Section 45 of the Planning Act, Schedule 2 (O-Reg 200/96 s.2), please accept the attached letter and documentation as an application for a Minor Variance.

1. Owner & Agent Information:
 - a. Owner Information: Prasad Ari
 - b. Agent Information:
 - i. Name: Grinham Architects, Misha Wee Armour
 - ii. Address: 15 Yarmouth Street, Suite 201, Guelph, ON.
 - iii. Contact email: mweearmour@grinham.ca
2. The **current designation of the subject land**, under the County of Wellington Official Plan is Prime Agricultural. The actual current use of the land is farm fields with a single detached dwelling (1-storey w/ walkout basement).
3. The **current zoning** of the subject land is A (Agricultural) and EP (Environmental Protection)
4. The **nature & extent of the relief from the zoning by-law** required is to allow a Detached ARU (Accessory Residential Unit) to be greater than the maximum 130sqm. The development proposal is to add a new 2-storey house with a new Attached ARU above the new garage. The existing house will be converted in name to a Detached ARU. The existing house has a GFA of 208sqm between the habitable basement and the first storey. This 208sqm exceeds the 130sqm maximum GFA that as permitted in the Zoning By-Law.
5. The **proposal cannot comply** with the provisions of the zoning by-law, because it is an existing building.

4988 Eramosa-Erin Townline

Minor Variance Application Cover Letter

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6. The best description of the subject land is by address: 4988 Eramosa-Erin Townline. Although a typical application would include a survey, it has not been included in this application. This was approved in discussion with GET staff Amada Roger, as the site is so large and the buildings so far from the property lines that there is no question of the conformance.
7. The lot has an approximate frontage of 373m, an approximate depth of 221m, and an approximate area of 86,652sqm.
8. The subject site is on a road with 4-season maintenance.
9. The subject site is accessed by land, not water only.
10. The existing use of the subject land is a single-family dwelling.
11. There is an existing house, as described in item #4 above. There is also an abandoned barn that will be the site for the new house.
12. The setbacks for both existing house (to be converted to Detached ARU) and the new house (Primary Dwelling, Attached ARU & attached garage) have been included on the Site Plan SP.01.
13. The proposed use for the land is residential – one primary dwelling, one attached ARU and one detached ARU (this last in the existing building)
14. The proposal includes the construction of a new primary dwelling with an attached ARU.
15. The location, size and setbacks for the new building are demonstrated on the attached Site plan SP.01
16. The current owner has owned the subject land since February, 2019.
17. The existing house was constructed in ~ 1979.
18. The duration of the existing uses of the land is unknown, but the current use of single-family dwelling + agricultural fields have been in place at least since the construction of the existing house in 1979.
19. The existing house is on a well (water service).
20. The existing house is served by a septic system on the subject site.
21. There is no storm water infrastructure on the existing site.
22. We do not believe that the subject land has been the subject of an application under the Act for approval, or a plan of subdivision, or a consent. None that we are aware of.
23. n/a
24. We do not believe that the subject land has ever been the subject of an application under Section 45 of the Act. None that we are aware of.
25. Supporting documentation is attached.
26. To the best of our knowledge, everything in this application is true.

It is our opinion that this added density to the site is in keeping with the principles of the zoning bylaws of the Guelph Eramosa Township. The application will add density to the site, without impacting the existing lands used for farming, or impacting the adjacent Green lands (EP). We believe this to be a low impact and sound proposal. We welcome your perspective and the opportunity to present this proposal to the Township.

Best regards,

Misha Wee Armour

Misha Wee Armour
Grinham Architects