

RE: Application for Minor Variance - Misha Wee Armour

From Misha Wee Armour <mweearmour@grinham.ca>

Date Wed 9/17/2025 3:56 PM

To Trennon Wint <TWint@get.on.ca>

 2 attachments (946 KB)

2025.09.15_4988 E-E townline MV App Cover letter.pdf; 2025.09.15 - 4988 Eramosa-Erin Townline - Site Plan.pdf;

You don't often get email from mweearmour@grinham.ca. [Learn why this is important](#)

Hi Trennon,

Please see my responses below in **RED**.

We've attached a revise cover letter and site plan (SP.01). The rest of the material is the same as previously submitted, so hasn't been included here.

Thanks very much,

Misha Wee Armour
Grinham Architects
T: 519-766-1580 x 2247

From: Trennon Wint <TWint@get.on.ca>

Sent: September 10, 2025 6:56 PM

To: Misha Wee Armour <mweearmour@grinham.ca>

Subject: Fw: Application for Minor Variance - Misha Wee Armour

Afternoon Misha,

Hope you are doing well. Please be advised that the Township of Guelph/Eramosa has received the Minor Variance application for **4988 Eramosa-Erin Townline**. For your reference, this application will be referred to at the Township moving forward as **#A08-25**.

After a preliminary review of the application, we have identified a handful of minor outstanding items which prevent us from deeming #A08-25 complete at this time. The following should be provided to the Township at your earliest convenience to ensure your application can proceed in a timely manner:

- The nature and extent of the relief requested from the Zoning By-law (Schedule A, Part 4 of O.Reg. #200/96).
 - Please indicate the specific section(s) of the Township's Zoning By-law for which your client is requesting relief. The by-law can be [accessed here](#).

GA response: the specific relief requested is to ZBL section 4.4.1.2 stating that "The maximum **floor area** of an **additional residential unit** shall be no more than an amount equal to 45% of the floor area

of the main dwelling up to a maximum size of 130 m².

The master development proposal is to build a new, 2-storey house with an attached ARU above the garage, and to convert the existing 1-storey + walkout basement house to a Detached Additional Residential Unit. We will apply for a separate building permit for the new building, at which point we will want to classify the existing house as the detached ARU.

We understand that the GFA for ARU's includes habitable basement area. The existing house has a footprint of 104sqm for each basement and 1st floor, giving it a GFA of 208 sqm.

Since the existing building will become a detached ARU, a minor variance is required to allow the GFA of 208sqm instead of 130sqm.

Just FYI – we comply with all of the requirements of an Attached ARU in part 4.4.3. & a Detached ARU in part 4.4.3. of the ZBL.

- The reason why the proposed use cannot comply with the provisions of the Zoning By-law (Schedule A, Part 5 of O.Reg. #200/96).

GA Response: The building is existing. It is small enough that it is suitable for a detached ARU from a % perspective (will be 13% the area of the new primary dwelling). But we cannot reduce the overall GFA of the existing building.

- The setbacks of all structures from the front, rear, and side lot lines, and the dimensions (e.g., height, floor area, etc.) of all structures (Schedule A, Parts 12 & 14 of O.Reg. #200/96).

GA Response: I've updated the site plan to include setbacks for each structure. The zoning data chart only shows the smallest of each, which I think is still the most effective communication.

- The distance of all existing and proposed structures from the Environmental Protection (EP) zone.

GA Response: this setback has been added to the site plan – the new building will be 34.093m from the EPA. The existing building is so far from the EPA zone that we didn't dimension it, but that dimension is 94.7m, if you need to know.

- Detailed cover letter explaining your proposal and explicitly addressing the statutory tests under Section 45 of the Planning Act, and including all planning evidence necessary to support your application (Part 5 of the Township's Minor Variance Application).

GA Response: no problem. Updated cover letter is attached.

I believe the above can all be addressed through minor adjustments to the Site Plan and Cover Letter submitted as part of the initial application. For your reference, please see attached Ontario Regulation #200/96 (Minor Variance Applications).

Should you have any questions, please do not hesitate to connect. Looking forward to reviewing the completed application!

Best,

Trennon Wint
Planning Technician

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