

Application for Minor Variance

PART 1 - GENERAL INFORMATION

*Personal Information is collected pursuant to **Section 45** of the Planning Act and will be used in the processing of this application. Applicants are advised that matters heard before the Committee of Adjustment are part of a public process and therefore the information contained within this application is considered public information and is available to anyone upon request.*

1.1 Contact Information

Applicant

Name

ralph	von wiedner
First	Last

Company

Position Title

Address

Address Line 1
Address Line 2

Ariss	Ontario
City	State / Province / Region

N0B1B0	Canada
Postal / Zip Code	Country

Phone (1)

Phone (2)

Email

Primary Contact

☒ Yes ☐ No

All communication will be directed to the primary contact(s).

Agent

Only complete if the Applicant and Agent have different contact information.

Name

First	Last

Company

Position Title

Address

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Phone (1)**Phone (2)****Email****Primary Contact**☐ Yes ☒ No

All communication will be directed to the primary contact(s).

Registered Owner(s)**Type of Ownership**☐ Company ☒ Individual(s)**Individual(s)****Name (1)**

First

Last

Name (2)

First

Last

Address

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Email

ralphwiedner@live.ca

Phone (1)

5197637996

Phone (2)

5198219427

Primary Contact

☒ Yes ☐ No

All communication will be directed to the primary contact(s).

1.2 Property Location

Municipal Address

5730 Wellington Rd 39

Address Line 1

Address Line 2

Ariss

City

Ontario

State / Province / Region

N0B1B0

Postal / Zip Code

Canada

Country

Legal Description

5730 WELLINGTON RD 39 CON 5 DIV D LOTS 28 AND 29

Registered Plan Number

61R7453 PART2

Additional Information

1.3 Property Dimensions

Lot Frontage (m)

370 m

Lot Depth (m)

490 m

Lot Area (m2)

223630 m2

Width of Road Allowance (m)

20.117 mAAg

1.4 Encumbrances

Are there any mortgages, easements, or
restrictive covenants affecting the property?

☐ Yes ☒ No

PART 2 - EXISTING & PROPOSED USE(S)

2.1 Existing Land Use(s)

2.1.1 Zoning

Please refer to the Township's [Interactive Zoning Map](#) to identify the zoning of the subject property.

Identify the Current Zoning of the Subject Property

Agriculture and enviromental protection

e.g. Agricultural (A) Zone

Type of Existing Land Use(s)

☒ Agriculture ☐ Single-family Residential ☐ Multi-Residential ☐ Commercial ☐ Mixed-Use ☐ Industrial
☐ Institutional ☐ Vacant

Description of Existing Land Use(s) On-Site

Building 1 Residential

Building 2 Storage/Artist studio

Please identify the use of ALL existing buildings on-site, including any accessory uses.

2.1.2 Official Plan

Please refer to [Map Schedule A3 - Guelph/Eramosa](#) and [Map Schedule A3-1 - Rockwood](#) of the [County of Wellington Official Plan](#) to identify the Official Plan Designation(s) of the subject property:

Identify the Existing Official Plan Designation of the Subject Property

Prime agriculture

Green lands

Core green lands

e.g. Prime Agriculture, Greenlands, etc.

2.1.3 Existing Buildings/Structures

Please identify all existing buildings/structures on the subject property.

How Many Existing Buildings/Structures are On-Site:

2

Building/Structure 1

Type of Building/Structure

house

Building Dimensions (m)

16.8 m x 9 m

Date Constructed

1966

Front Yard Setback (m)

34.56 m

Rear Yard Setback (m)

445 m

S/W Side Yard (m)

144 m

N/E Side Yard (m)

190 m

Ground Floor Area (m2)

96.6 m2

Gross Floor Area (m2)

177.9 m2

Building Height (m)

7.2 m

Number of Storeys

2

Number of Existing Parking Spaces

3

Number of Loading Stalls

Number of Employees (if applicable)

Building/Structure 2

Type of Building/Structure

Storage

Building Dimensions (m)

18.3 m x 11 m

Date Constructed

2016

Front Yard Setback (m)

59.9 m

Rear Yard Setback (m)

425 m

S/W Side Yard (m)

194 m

N/E Side Yard (m)

144 m

Ground Floor Area (m2)

201.3 m2

Gross Floor Area (m2)

375 m2

Building Height (m)

6.35 m

Number of Storeys

2

Number of Existing Parking Spaces

6

Number of Loading Stalls

Number of Employees (if applicable)

2.2 Proposed Land Use(s)

Please provide a detailed explanation of all proposed uses on the subject property, including any accessory uses.

Type of Proposed Land Use(s)

☐ Agriculture ☒ Single-family Residential ☐ Multi-Residential ☐ Commercial ☐ Mixed-Use ☐ Industrial
☐ Institutional ☐ Vacant

Describe the Proposed Land Use(s) On-Site

Residential
Storage
Artist Studio

Please identify the use of ALL proposed buildings and accessory uses.

Will the Demolition of Existing Building(s) be Required to Facilitate the Proposed Use(s)?

☐ Yes ☒ No

2.2.1 Proposed Buildings/Structures

Please identify all proposed buildings/structures on the subject property.

How Many Buildings/Structures are Proposed?

0

PART 3 - SITE SPECIFICS

3.1 Site Access

Access Type

- ☐ Provincial Highway ☒ Regional Road ☐
Township Road (Year-Round Maintenance)
☐ Township Road (Seasonal Maintenance)
☐ Private Road/ Right-of-Way

☐

Access Name

Wellington RD 39

e.g. Highway 7, Wellington Road 124, etc.

3.2 Servicing

3.2.1 Existing Servicing

3.2.1.1 Water Supply (Existing)

Water Supply

- ☐ Municipal Servicing ☒ Private Well(s)

☐

Type of Private Well(s)

- ☒ Individual ☐ Communal

3.2.1.2 Sewage Disposal (Existing)

Sewage Disposal

- ☐ Municipal Servicing ☒ Private Well(s)

☐

Type of Private Well(s)

- ☒ Individual ☐ Communal

3.2.1.3 Storm Drainage (Existing)

Storm Drainage Type

- ☐ Sewer ☐ Ditches ☐ Swales ☒ Natural

☐

3.2.2 Proposed Servicing

3.2.2.1 Water Supply (Proposed)

Water Supply

☐ Municipal Servicing ☒ Private Well(s)

☐

Type of Private Well(s)

☒ Individual ☐ Communal

3.2.1.2 Sewage Disposal (Proposed)

Sewage Disposal

☐ Municipal Servicing ☒ Private Well(s)

☐

Type of Private Well(s)

☒ Individual ☐ Communal

3.2.1.3 Storm Drainage (Proposed)

Storm Drainage Type

☐ Sewer ☐ Ditches ☐ Swales ☒ Natural

☐

Identify New Service Connections Expected to be Required for Proposed Development:

None

3.3 Abutting Land Uses

North

Agriculture/Commercial/Residential

East

Agriculture/Commercial

South

Agriculture/Residential

West

Agriculture/Residential

PART 4 - ADDITIONAL INFORMATION

4.1 Other Applications

Have there been any applications made under the Planning Act for the subject lands, or lands within 120 m of the subject lands?

☒ Yes ☐ No

Identify the Type of Application(s)

☒ Official Plan Amendment ☐ Zoning By-law Amendment ☐ Site Plan Application ☐ Consent/Severance
☐ Minor Variance ☐ Plan of Subdivision ☐ Plan of Condominium

Select all that apply.

4.1.1 Official Plan Amendment

Please provide the following information:

File Number

Proposal

Status

Decision

If applicable, please upload a copy of the decision.

PART 5 - SUBMISSION

Concept Plan/ Site Plan

Coverletter Ralph von Wiedner June 25 2025.pdf

Metric Drawings 2025.pdf

Elevation Drawings

storage building elevation mid roof.pdf

scan.pdf

Floor Plans

Metric Drawings 2025.pdf

Parcel Register (if applicable)

Applicant Authorization Form (if applicable)

*If the applicant is not the owner of the property, the owner must sign and date the **Applicant Authorization Form**.*

5.1 Source Water Protection Pre-Screening

Planning and building permit applications require screening due to the risk a proposed or existing activity may have on drinking water in vulnerable areas. If a property is not within a vulnerable area or if the activity does not trigger a Prohibition or Risk Management Plan policy, the application will proceed as normal. Find out if your property is within a vulnerable area [here](#).

If a property is located within a vulnerable area, applicants will be asked to fill out a [Source Water Protection Screening Application Form](#). The application will then be screened by municipal staff, and possibly the Risk Management Official, to assess if the proposed activities pose a risk to drinking water quality or quantity before an application can be approved

Upload a copy of the Pre-Screening Form here:

PART 6 - APPLICATION FEE

For the cost of a **Minor Variance Application**, please refer to the Township's Planning Service Fee By-law 17/2024, as amendment located online [here](#).

Please note: The Township uses consultants for Planning, Engineering, and Legal services. The Township's planning processes operate on a user-fee basis. As such, all consulting costs incurred by the Township in the processing of an application are to be paid by the applicant. Additional fees may also be required by external commenting agencies, such as the Grand River Conservation Authority (GRCA) or Ministry of Transportation Ontario (MTO).

The County of Wellington serve as our Planning Consultants. Their Planning & Land Division Fees can be found online [here](#). Please refer specifically to the Local Municipal Charges for their consultant fees.

After you have made your submission online, please contact the Secretary-Treasurer at planning@get.on.ca to discuss payment options.

Minor Variance Applications will NOT be deemed complete to proceed until payment has been received.

PART 7 - DECLARATION

I/We solemnly declare that all statements contained in this application are true, and that the information contained in the documents that accompany this application are true, and I/we make this solemn declaration conscientiously believing it to be true.

Applicant Signature:

A handwritten signature in black ink that reads "Ralph v Wiedner". The script is cursive and elegant, with the first letters of "Ralph" and "Wiedner" being capitalized and prominent.