

DATE RECEIVED BY STAFF: _____
RECEIVED BY STAFF PERSON: _____
ASSIGNED NUMBER: _____

**CORPORATION OF
THE TOWNSHIP OF GUELPH/ERAMOSIA
APPLICATION FOR A MINOR VARIANCE
Under Section 45 of the Planning Act.**




The Personal Information collected on this form is collected pursuant to Section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request.

PART 1 GENERAL INFORMATION


1. CONTACT INFORMATION

Name	Mailing Address	Contact
<i>Registered Owner(s):</i> Eramosa Non-Profit Housing Corporation	c/o Jane Wahl, Manager 160 Guelph Street, Rockwood N0B 2K0	Telephone 1: 519-856-4190 Telephone 2: n/a Email: eramosanonprophousing@gmail.com Fax: n/a
<i>Applicant:</i> Tim Welch Consulting Inc.	Attn: Drew Goursky & Rebecca McEvoy 26 Colborne Street, Cambridge N1R 1R2	Telephone 1: 613-612-0177 Telephone 2: n/a Email: rmcevoy@twcinc.ca Fax: n/a
<i>Agent:</i> _____	_____	Telephone 1: Telephone 2: Email: Fax:
Primary Contact (all communications will be directed to this contact): <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Agent/Solicitor		

2. LOCATION OF PROPERTY

<i>Municipal Address</i> 160 Guelph Street Rockwood, ON N0B 2K0	<i>Concession(s)</i> 	<i>Lot(s)</i> Lots 6, 7, 14 & 23 Part of Lots 8 & 13
<i>Division</i> 	<i>Geographic Township (Former Municipality)</i> Formerly Village of Rockwood, now Township of Guelph Eramosa	<i>Registered Plan No.</i> Registered Plan 150 Strange's Survey
<i>Lot(s)/Block(s) of Registered Plan</i> Lots 6, 7, 14 & 23 Part of Lots 8 & 13 Block B	<i>Reference Plan No.</i> Plan 61R-2726	<i>Part(s) of Reference Plan</i> 

3. PROPERTY DIMENSIONS

<i>Lot Frontage (m)</i>  53.265m	<i>Lot Depth (m)</i> 91.045m	<i>Lot Area (km²)</i> 4.8sq.km	<i>Width of Road Allowance (m)</i> Unknown; not on survey
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4. ENCUMBRANCES

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

Yes No

b. If yes, provide names and addresses of the holders of any mortgages, charges, or other encumbrances with respect to the land(s).

N/A

5. OFFICIAL PLAN

- a. List the current designation(s) of the subject land in the County of Wellington Official Plan.

Residential Transition Area

6. ZONING BY-LAW

- a. The current zone(s) of the subject property:

C2 - Village Service Commercial

- b. Existing uses of the land and length of time existing used has continued:

Residential - an apartment building containing 26 units was built in 1983 and operated by Eramosa Non-Profit Housing Corporation since that time.

- c. Proposed uses of the land:

Residential intensification: Minor variances are being requested to allow construction of a separate, second building containing 24 units (mix of 1- and 2-bedroom units) for seniors. The proposed development would contain a mix of market and non-market housing options.

- d. What existing land uses are adjacent to the subject land(s)?

- i. North: C2
- ii. South: C2
- iii. East: R1
- iv. West: C2

Date the subject land was acquired by current owner: March 18, 1983

7. PROPOSED VARIANCE

- a. What is the nature and the extent of the relief that is being applied for? (Please specifically indicate on sketch):

See attached sheet outlining the variances requested.

- b. Explain why it is not possible to comply with the provisions of the by-law:

See attached.

PART 3 | SITE SPECIFICATIONS

7. PROPOSED VARIANCE

- a. What is the nature and the extent of the relief that is being applied for?
 1. Minimum lot area – 4,817.4m² where 5,400m² is required.
 2. Interior side yard - 3.5m where 4.5m is required.
 3. Rear yard – 4.0m where 7.5m is required.
 4. Off-street parking - 43 stalls proposed, represent a parking ratio of 0.86sp/unit where 1.5sp/unit is required.
 5. Off-street parking location - Proposed in front yard and side yard where otherwise not permitted. (Note that parking stalls in front yard is an existing condition).
 6. Loading space location - 13m setback from street line where 20m required.

- b. Explain why it is not possible to comply with the provisions of the by-law:
 1. The proponent is looking to add 24 residential units, bringing the total number of units on-site to 50. The lot size is 4,817.4m² where 5,400m² is required for Zone C2. While this does constitute a density deficiency based on current zoning requirements, it is consistent with permitted density in other nearby built-up areas and the proponent feels it is merited due to the current housing need in Rockwood.
 2. The interior side yard is 3.5m where 4.5m is required. This is necessary to accommodate the parking and loading area at the south side of the site.
 3. The rear yard setback is 4.0m where 7.5m is required per the Zoning By-law. This variance is required to ensure sufficient spatial separation between the existing and new building based on building code requirements. In addition, it is necessary to ensure that the new building can be serviced by emergency vehicles from Alma Street.

A setback of 4.0m from the property line has been approved by the Ministry of Transportation. The municipal curb is 5m from the road, allowing for a combined 9m setback from the road. The medical centre and another nearby building have 3m setbacks from the property line so this would be consistent with other recently constructed buildings along Alma.

4. A parking ratio reduction from 1.5 spaces/unit to 0.86 spaces/unit is being requested. This represents 43 spaces, 3 of which are accessible. This is the absolute maximum number of parking stalls that fit on the site when the building footprint, minimum setbacks and the loading zone are accounted for.

This parking ratio reduction is supported by a Parking Study prepared by a licensed transportation engineer. The rationale, in brief, is as follows:

This development is intended for market and non-market housing for seniors. At any given time, several residents do not have licences and/or vehicles. Currently, tenants in 21 of the

26 units have vehicles, representing an actual parking use ratio of 0.81 spaces per unit. If this ratio were applied to 50 units, 41 parking spaces would be required.

The 0.86 spaces/unit is a significant improvement on the existing parking ratio for this site (0.57 spaces/unit). Additional visitor parking is being arranged off site for the development.

5. To ensure the maximum number of parking stalls possible (see variance #4), off-street parking must be situated in multiple locations throughout the site, including in the front yard and side yard where otherwise not permitted by the Zoning By-law.

Per MTO guidelines, parking is not permitted within the MTO setback in the rear yard adjacent to Alma Street and that, coupled with the footprint of the existing building, provides many constraints on possible parking locations. Please note that parking stalls in front yard is an existing condition.

6. The loading space location is proposed 13m setback from street line where min 20m required. This is the best possible scenario in order to accommodate as many parking stalls as possible on the site due to the location of the existing apartment building.

8. EXISTING BUILDINGS

List all existing buildings/structures on the property:

Type of Building/ Structure	Yard Setbacks (m)	Building Dimensions	Ground Floor Area (m ²)	Gross Floor Area (m ²)	Height (m)	Date Built
1. Existing 26-unit apartment building	Front: 16.4m Rear: 44.8m N/E Side: 7.5m S/W Side: 7m	25.5m x 38.5m	673.95sq.m	2021.85sq.m	8.25m Number of Storeys: 3	1983
2.	Front: Rear: N/E Side: S/W Side:				Number of Storeys:	
3.	Front: Rear: N/E Side: S/W Side:				Number of Storeys:	

Number of EXISTING parking and/or loading stalls: 15 on-site

9. EXISTING EMPLOYEES

Number of EXISTING employees on the site: 26 residential units

10. PROPOSED BUILDINGS

List all proposed buildings/structures for the property:

Type of Building/ Structure	Yard Setbacks (m)	Building Dimensions	Ground Floor Area (m ²)	Gross Floor Area (m ²)	Height (m)	Date Built
1. New 24-unit apartment building	Front: 16.4m (existing) Rear: 4m (per MTO req's) N/E Side: 3.5m S/W Side: 19.8m	28.3m x 34.8m	653.2sq.m	1,818.2sq.m	10.5m Number of Storeys: 3	2023/24
2.	Front: Rear: N/E Side: S/W Side:				Number of Storeys:	
3.	Front: Rear: N/E Side: S/W Side:				Number of Storeys:	

Number of PROPOSED parking and/or loading stalls: 43

11. PROPOSED EMPLOYEES

Number of PROPOSED employees on the site: 50 residential units

12. SITE ACCESS

a. Access to site is provided by:

Access Type	Access Name
<input type="checkbox"/> Provincial Highway	
<input type="checkbox"/> County Road	
<input checked="" type="checkbox"/> Township Road (Year-round Maintenance)	Guelph Street
<input type="checkbox"/> Township Road (Seasonal Maintenance)	
<input type="checkbox"/> Private Road/ Right-of-Way	
<input type="checkbox"/> Water (If access is via water only please see the Planning Dept. for an additional form)	

13. SERVICING

a. Water supply is provided via:

- Municipal Servicing
- Private Well(s) *Specify individual or communal well:* _____
- Other *Specify:* _____

b. Sewage disposal is provided via:

- Municipal Servicing
- Private Septic System *Specify individual or communal septic system:*

- Other *Specify:* _____

c. Storm drainage is provided via:

- Sewer
- Ditches
- Swales
- Natural
- Other *Specify and explain:* _____

PART 4 | ADDITIONAL INFORMATION

14. OTHER APPLICATIONS

List any applications made under the *Planning Act* for the subject lands, or lands within 120 m of the subject lands. If a decision has been made on an application for the subject lands, please include a copy of this decision.

Application Type	File Number	Purpose	Status
<i>Official Plan Amendment</i>		No known applications	
<i>Zoning By-law Amendment</i>			
<i>Site Plan</i>			
<i>Minor Variance</i>			
<i>Plan of Subdivision/Condominium</i>			
<i>Consent/Severance</i>			

15. REQUIRED DRAWINGS

Please provide all drawings in both digital and hardcopy. Hard copy drawings must be individually folded with 6 copies provided. Digital copies must be provided on a CD, in both pdf and AutoCAD format (where applicable). All drawings must be drawn to metric scale (including measurements) and prepared by a qualified professional.

Please see attached “Minor Variance Application Checklist” for detailed drawing requirements.

I/We Tim Welch, Principal, Tim Welch Consulting Inc.
(Applicant/Owner/Agent Name)

of the City of Cambridge
(Name of Local Municipality)

in the County/Region of Waterloo,
(Name of County/Region)

solemnly declare that all the statements contained in this application are true, and that the information contained in the documents that accompany this application is true, and I/we, make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Signature of Agent/Applicant

Date

Signature of Commissioner

Date

PART 6 APPLICANT AUTHORIZATION FORM

I/We ERAMOSA NON-PROFIT HOUSING CORPORATION
(Owner Name/Signing Authority)

ERAMOSA NON-PROFIT HOUSING CORPORATION
160 GUELPH STREET
the registered owner(s) of ROCKWOOD ONTARIO N0B 2K0
(Municipal Address or Legal Description of the Property)

hereby authorize Tim Welch Consulting Inc.
(Applicant/Agent Name)

as an officer/employee of ERAMOSA NON-PROFIT HOUSING CORPORATION to act
(Company Name)

as agent for the Application which relates to the above-noted lands.


Signature of Owner/Signing Authority

August 25 2022
Date

LAND
REGISTRY
OFFICE #61

71181-0017 (LT)

PAGE 1 OF 1
PREPARED FOR TWC Consulting Inc.
ON 2022/08/22 AT 16:46:17

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 14 BLK B PL 150 STRANGE'S SURVEY ROCKWOOD ERAMOSIA; LT 23 BLK B PL 150 STRANGE'S SURVEY ROCKWOOD ERAMOSIA; LT 6 BLK B PL 150 STRANGE'S SURVEY ROCKWOOD ERAMOSIA; LT 7 BLK B PL 150 STRANGE'S SURVEY ROCKWOOD ERAMOSIA; PT LT 8 BLK B PL 150 STRANGE'S SURVEY ROCKWOOD ERAMOSIA; PT LT 13 BLK B PL 150 STRANGE'S SURVEY ROCKWOOD ERAMOSIA PT 1, 61R2726; GUELPH-ERAMOSIA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 71181-0552

PIN CREATION DATE:
2000/10/23

OWNERS' NAMES
ERAMOSIA NON-PROFIT HOUSING CORPORATION

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2000/10/23 **						
MS59789	1966/10/31	BYLAW				C
MS59790	1966/10/31	BYLAW				C
61R2726	1983/01/28	PLAN REFERENCE				C
ROS263092	1983/02/07	ORDER				C
ROS264576	1983/03/18	TRANSFER	\$2		ERAMOSIA NON-PROFIT HOUSING CORPORATION	C
WC13738	2002/12/09	NOTICE		ERAMOSIA NON-PROFIT HOUSING CORPORATION		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.