



Guelph/Eramosa  
Township

8348 Wellington Road 124,  
P.O. Box 700  
Rockwood ON N0B 2K0  
Tel: 519-856-9596  
Fax: 519-856-2240  
Toll Free: 1-800-267-1465

DATE RECEIVED BY STAFF: March 3/2021  
RECEIVED BY STAFF PERSON: A. K. Hill  
ASSIGNED NUMBER: AOL-91

## CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSA

### 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
Registered Owner(s): Rosemarie Lawrence Johanna and Lucas Coombs	5161 Jones Bldgline Guelph ON N1H 6H8	Telephone 1: 519-829-8644 Telephone 2:  Email: lucascocombs@gmail.com Fax:
Applicant:		Telephone 1:  Telephone 2:  Email:  Fax:
Agent: JL Cox Planning Consultants Inc	17 Spencer Cr. Guelph ON N1K 1N1	Telephone 1: 519-836-5622 Telephone 2:  Email: jcox@coxplan.ca Fax:
Primary Contact (all communications will be directed to this contact): <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Agent/Solicitor		

**2. LOCATION OF PROPERTY**

Municipal Address 5161 Jones Baseline	Concession(s) 1	Lot(s) Part Lot 7
Division	Geographic Township (Former Municipality) Eramosa	Registered Plan No.
Lot(s)/Block(s) of Registered Plan	Reference Plan No.	Part(s) of Reference Plan

**3. PROPERTY DIMENSIONS**

Lot Frontage (m) 134.82 m.	Lot Depth (m) ± 495 m.	Lot Area (km <sup>2</sup> ) 3.84 ha.	Width of Road Allowance (m) 20.117 m.
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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).

Royal Bank of Canada  
10 York Mills Road, 3rd Floor,  
Toronto ON M2P 0A2

**5. OFFICIAL PLAN**

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

Prime Agricultural  
\_\_\_\_\_  
\_\_\_\_\_

**6. ZONING BY-LAW**

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

Agriculture (A) and Environmental Protection (EP)  
\_\_\_\_\_  
\_\_\_\_\_

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

Agricultural since the 1890's  
\_\_\_\_\_  
\_\_\_\_\_

- c. Proposed uses of the land:

as existing  
\_\_\_\_\_  
\_\_\_\_\_

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

- i. North: agricultural / residential  
ii. South: agricultural  
iii. East: agricultural  
iv. West: agricultural

**PART 3 SITE SPECIFICATIONS**

Date the subject land was acquired by current owner: March, 2018

**7. PROPOSED VARIANCE**

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

To permit a minimum lot area of 3.8 ha.  
\_\_\_\_\_  
\_\_\_\_\_

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

Provisional consent has been granted  
by the Wellington County Land Division  
Committee for the proposed 3.8 ha lot  
\_\_\_\_\_  
\_\_\_\_\_

8. EXISTING BUILDINGS

See severance sketch. Yard setbacks to closest proposed lot line only.

List all existing buildings/structures on the property:

Type of Building/Structure	Yard Setbacks (m)	Building Dimensions	Ground Floor Area (m <sup>2</sup> )	Gross Floor Area (m <sup>2</sup> )	Height (m)	Date Built
1. House	Front: Rear: N/E Side: 20m. S/W Side:	9.14m by 9.14m.	83.5 m <sup>2</sup>	167 m <sup>2</sup>	± 8.5m Number of Storeys: 2	1890
2. Barn	Front: Rear: N/E Side: S/W Side: 30.5m	6.7m by 23.7m.	159 m <sup>2</sup>	318 m <sup>2</sup>	± 8.5m Number of Storeys: 2	1890
3. Barn	Front: S/W Side Rear: ± 35m.	10.4m by 16.4m.	170 m <sup>2</sup>	170 m <sup>2</sup>	± 7.0m	1890
4. Shed	N/E Side: ± 30m. S/W Side:	7.6m by 20.1m.	153 m <sup>2</sup>	153 m <sup>2</sup>	± 2.5m Number of Storeys: 1 for both	90

Number of EXISTING parking and/or loading stalls: NA

9. EXISTING EMPLOYEES

Number of EXISTING employees on the site: NA

**10. PROPOSED BUILDINGS**

List all proposed buildings/structures for the property: N/A.

Type of Building/Structure	Yard Setbacks (m)	Building Dimensions	Ground Floor Area (m <sup>2</sup> )	Gross Floor Area (m <sup>2</sup> )	Height (m)	Date Built
1.	<i>Front:</i>  <i>Rear:</i>  <i>N/E Side:</i>  <i>S/W Side:</i>				<i>Number of Storeys:</i>	
2.	<i>Front:</i>  <i>Rear:</i>  <i>N/E Side:</i>  <i>S/W Side:</i>				<i>Number of Storeys:</i>	
3.	<i>Front:</i>  <i>Rear:</i>  <i>N/E Side:</i>  <i>S/W Side:</i>				<i>Number of Storeys:</i>	

Number of PROPOSED parking and/or loading stalls: N/A

**11. PROPOSED EMPLOYEES**

Number of PROPOSED employees on the site: N/A

## 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)	Jones Baseline
<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: individual
- Other Specify: \_\_\_\_\_

b. Sewage disposal is provided via:

- Municipal Servicing
- Private Septic System Specify individual or communal septic system: individual
- 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>			
<i>Zoning By-law Amendment</i>			
<i>Site Plan</i>			
<i>Minor Variance</i>			
<i>Plan of Subdivision/Condominium</i>			
<i>Consent/Severance</i>	BZ-20	Lot line adjustment with 3.84 ha retained lot	Approved 01/14/21

**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.



**PART 5 AFFIDAVIT**

I/We John Cox of J.L. Cox Planning Consultants Inc.  
(Applicant/Owner/Agent Name)

of the City of Guelph  
(Name of Local Municipality)

in the County/Region of Wellington  
(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]  
Signature of Agent/Applicant

March 2/21  
Date

[Signature]  
Signature of Commissioner

March 2<sup>nd</sup> 2021  
Date

**NICOLE CARDOW  
DEPUTY CLERK  
COUNTY OF WELLINGTON  
A COMMISSIONER OF OATHS  
IN THE PROVINCE OF ONTARIO**

**PART 6: APPLICANT AUTHORIZATION FORM**

I/We Lawrence Coombs, Rosemarie Coombs, Lucas Coombs & Johanna Coombs  
(Owner Name/Signing Authority)

the registered owner(s) of 5161 Jones Baseline, Guelph, ON N1H6H8  
(Municipal Address or Legal Description of the Property)

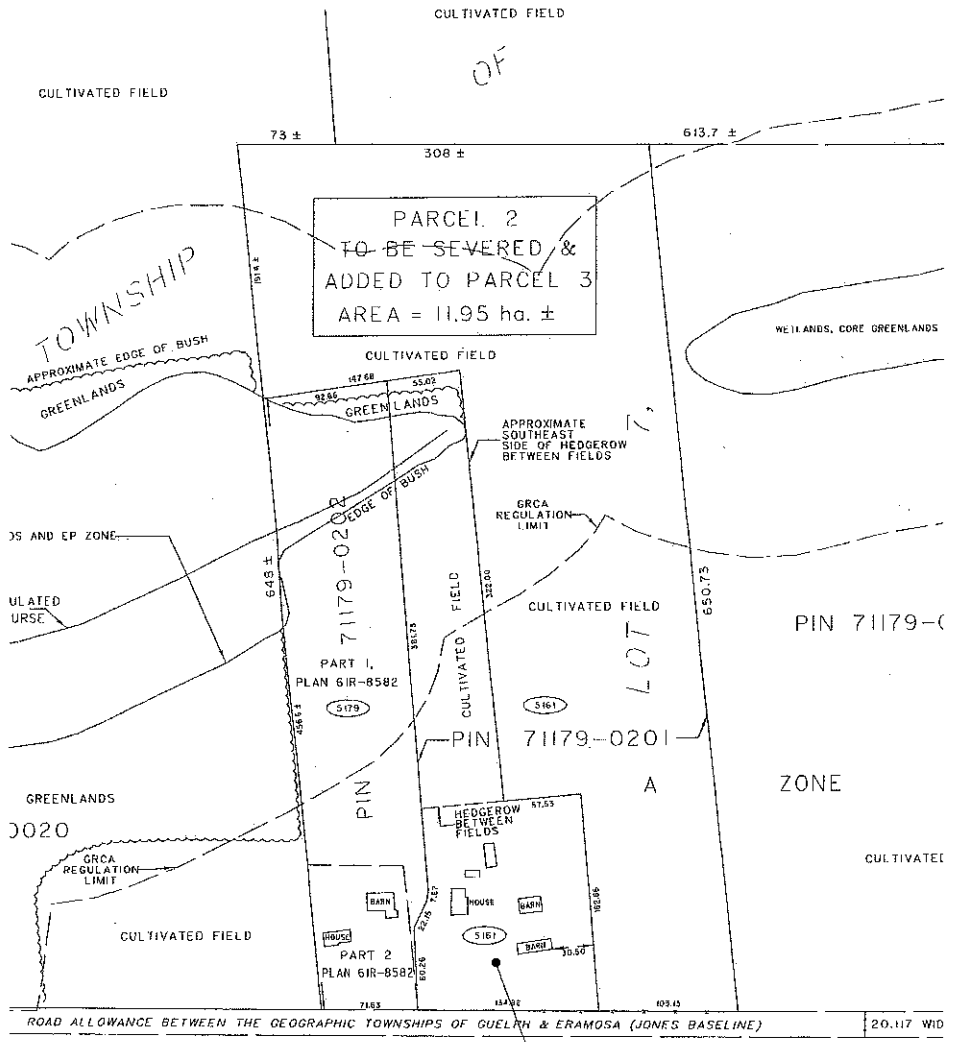
hereby authorize John Cox  
(Applicant/Agent Name)

as an officer/employee of JL Cox Planning Consultants Inc to act  
(Company Name)

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

  
Signature of Owner/Signing Authority

February 23, 2021  
Date



MONSANTO  
CANADA

5174 - 5192

A

ZONE

PARCEL 1  
TO BE RETAINED  
AREA = 3.84 ha. ±