



## PLANNING REPORT for the TOWNSHIP OF GUELPH ERAMOSA

21/09 CofA A01-21– 5161 Jones Baseline

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Township

**DATE:** April 7<sup>th</sup>, 2021  
**TO:** Chair and Members of the Committee of Adjustment  
 Township of Guelph Eramosa  
**FROM:** Asavari Jadhav, Junior Planner  
 Zach Prince, Senior Planner  
 County of Wellington  
**SUBJECT:** MINOR VARIANCE APPLICATION A01-21 (Coombs)  
 5161 Jones Baseline  
 Ward 3  
**SCHEDULES:** 1 – Sketch provided by applicant

We have reviewed the application for minor variance and provide the following comments; please note the following comments are provided without the benefit of a site visit.

### Recommendation

The purpose of the application is to permit a reduced minimum lot area than what is permitted in the By-law. If approved the relief will satisfy a condition of consent.

Be it resolved that the Committee of Adjustment of the Township of Guelph/Eramosa has received the following Planning Report regarding MINOR VARIANCE APPLICATION A01-21 – 5161 Jones Baseline, and

The relief being requested as part of Application A01-21 on the retained portion of land be approved as follows:

1. Relief from Section 6.2.1 of Zoning By-law No. 40/2016 to permit a minimum lot area of 3.8ha where 35ha is required.

### Background

The Minor Variance is a condition of approval for consent application B2/20 which was conditionally approved by the Land Division Committee in January 2021. The application is for a Lot Line Adjustment to an adjacent farm, the retained lands of 3.8ha would continue to be used for agricultural purposes (Figure 1). The By-law states that agricultural lots will have a minimum lot are of 35 ha. If approved, the relief would support the decision by the Land Division Committee’s decision/approval.

The details of the minor variance application are included in the table below:

Regulation	By-law Section	Required	Proposed	Relief Requested
Minimum Lot Area	6.2.1	35 ha (86.48 ac)	3.84 ha (9.48 ac)	31.16ha (77.0 ac)

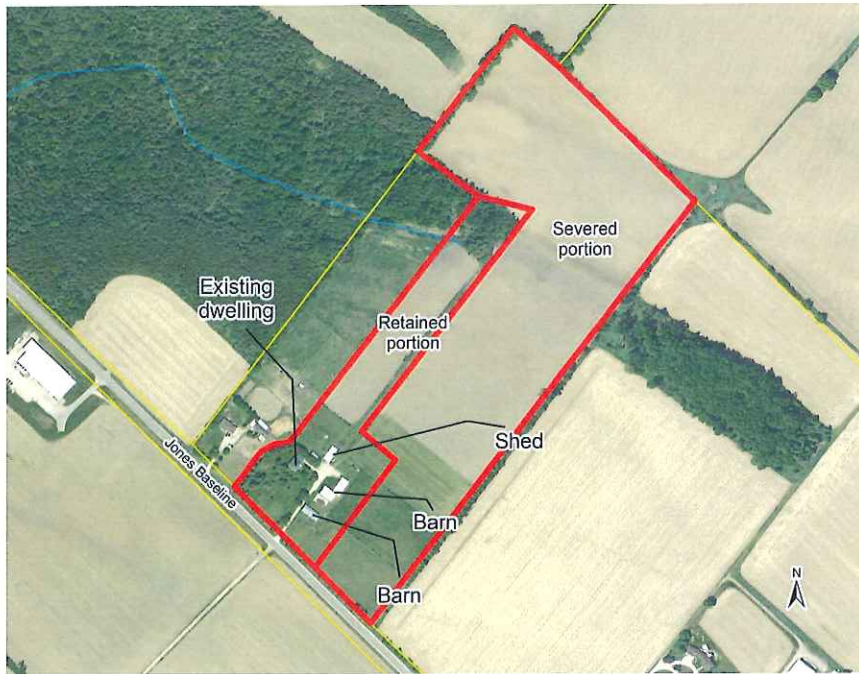


Figure 1 - Subject property

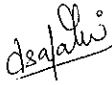
#### Agency Comments

- Building Department: No concerns.
- GRCA: No concerns.
- Public Works: No comments received.
- Fire Department: No concerns.

#### Planning Comments

The subject property is designated as Prime Agriculture in the County of Wellington Official Plan and zoned Agricultural (A) and Environmental Protection (EP) in the Township's zoning by-law. The property contains an existing dwelling, two (2) barns and other accessory structures. Section 13.7 of the Official Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant. This Minor Variance application is considered as minor in terms of impact and the relief is being requested to recognize the reduced lot size with existing building other accessory structures on the retained portion of land. The reduced lot size will allow the current use (housing of alpacas, chickens, etc) The new lot meets all the other requirements of the zoning by-law.

Respectfully submitted  
County of Wellington Planning and Development Department



---

Asavari Jadhav, Junior Planner



---

Zach Prince RPP MCIP, Senior Planner

Reviewed by  
Township of Guelph Eramosa CAO



---

Ian Roger, P.Eng.  
CAO

SCHEDULE 1:

Sketch provided by the applicant

