



April 7, 2025

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Township of Guelph-Eramosa  
8348 Wellington Road 124  
P.O. Box 700  
Rockwood, ON  
N0B 2K0

Attention: Amanda Roger, Secretary Treasurer, Committee of Adjustment

**Re: Minor Variance Application**  
**7775 Highway 7**  
**Part of Lot 7, Concession 2, Division C**  
**PIN 71855-0042**  
**Geographic Township of Guelph**  
**Township of Guelph-Eramosa**

Please find enclosed an application for a minor variance for the property located at #7775 Highway 7. Included with this submission are copies of the sketch, completed application form, justification report, floor plans of the existing house, PIN Report, map and deeds.

The proposed minor variance application seeks to permit a detached Additional Residential Unit (ARU) with a Gross Floor Area (GFA) of 268 m<sup>2</sup> and a height of 5.5 meters (2 storeys). The proposal is to designate the existing dwelling as the ARU, and a larger primary dwelling will be constructed further back on the lot.

For the existing house to meet ARU regulations, variances are required to maximum permitted GFA (268m<sup>2</sup> vs 130m<sup>2</sup>) and maximum height (5.5m vs 5.0m). Aside from these variances, the application complies with the zoning bylaw in all other respects.

The property is approximately 0.77 hectares in size and is located in a hamlet area zoned Rural Residential (RR). The rear portion of the lot is landlocked and vacant, making it suitable for the new house and necessary services.

This application meets the four tests for a Minor Variance:

1. **Minor in Nature:** The ARU is permitted under the zoning by-law, the Wellington County Official Plan, and the Planning Act, with only minor variances required for the size of the ARU due to the



intention to retain the existing two-story house. Only the existing dwelling will be visible from the road. If approved, no negative impacts would result to the subject property or adjacent lands.

2. **Intent of the Zoning By-law:** The variance maintains the intent of the zoning by-law by allowing an ARU within the Rural Residential Zone, while the new dwelling complies with all other zoning regulations.
3. **Intent of the Official Plan:** The proposal aligns with section 4.4.6 of the Wellington County Official Plan, supporting low-density residential development, modest densification, and infill development—concepts that are well-suited to the large lot.
4. **Desirable and Appropriate Use:** The variance is appropriate given the lot's size, promoting efficient land use with two detached dwellings and contributing to a mix of housing options in the area.

Overall, the project is compatible with the surrounding properties and adheres to relevant regulations, making the variances both appropriate and justified. This minor variance presents an opportunity for modest densification and infill development while preserving the character of the area.

Please refer to the attached minor variance report for further details. Should you have any questions or comments, please do not hesitate to contact us.

Very truly yours,  
Van Harten Surveying Inc.

A handwritten signature in black ink that reads "Brianna Miller". The signature is written in a cursive, flowing style.

**Brianna Miller M.Sc.**  
*Survey Technician*

cc Jas & Harkamal Binning via email: [h.binning@hotmail.com](mailto:h.binning@hotmail.com) and [jasbinning@hotmail.com](mailto:jasbinning@hotmail.com)