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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): Valeriano + Valeria Porcellato	53 Eramosa Cres. N1E 3N6 Guelph	Telephone 1: 519 821 3097
		Telephone 2: 519 221 6583
		Email: valpo42@rogers.com
		Fax:
Applicant: Andrew. Keating	70 Balmoral dr. Guelph, Ont N1E 3N6	Telephone 1: 519 362 4410
		Telephone 2:
		Email: 1414andrewkeating1414@gmail.com
		Fax:
Agent:		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> 53 Eramosa Cres	<i>Concession(s)</i>	<i>Lot(s)</i>
<i>Division</i>	<i>Geographic Township (Former Municipality)</i>	<i>Registered Plan No.</i>
<i>Lot(s)/Block(s) of Registered Plan</i>	<i>Reference Plan No.</i>	<i>Part(s) of Reference Plan</i>

* 3. PROPERTY DIMENSIONS

<i>Lot Frontage (m)</i> 21.3m	<i>Lot Depth (m)</i> 62m	<i>Lot Area (km²)</i> 1264sqm	<i>Width of Road Allowance (m)</i> NA
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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).

5. OFFICIAL PLAN

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

Residential

6. ZONING BY-LAW

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

Residential

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

Home or House

51 years

- c. Proposed uses of the land:

add an addition to existing home

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

i. North: road

ii. South: house

iii. East: house

iv. West: house

the subject land was acquired by current owner: 1971

7. PROPOSED VARIANCE

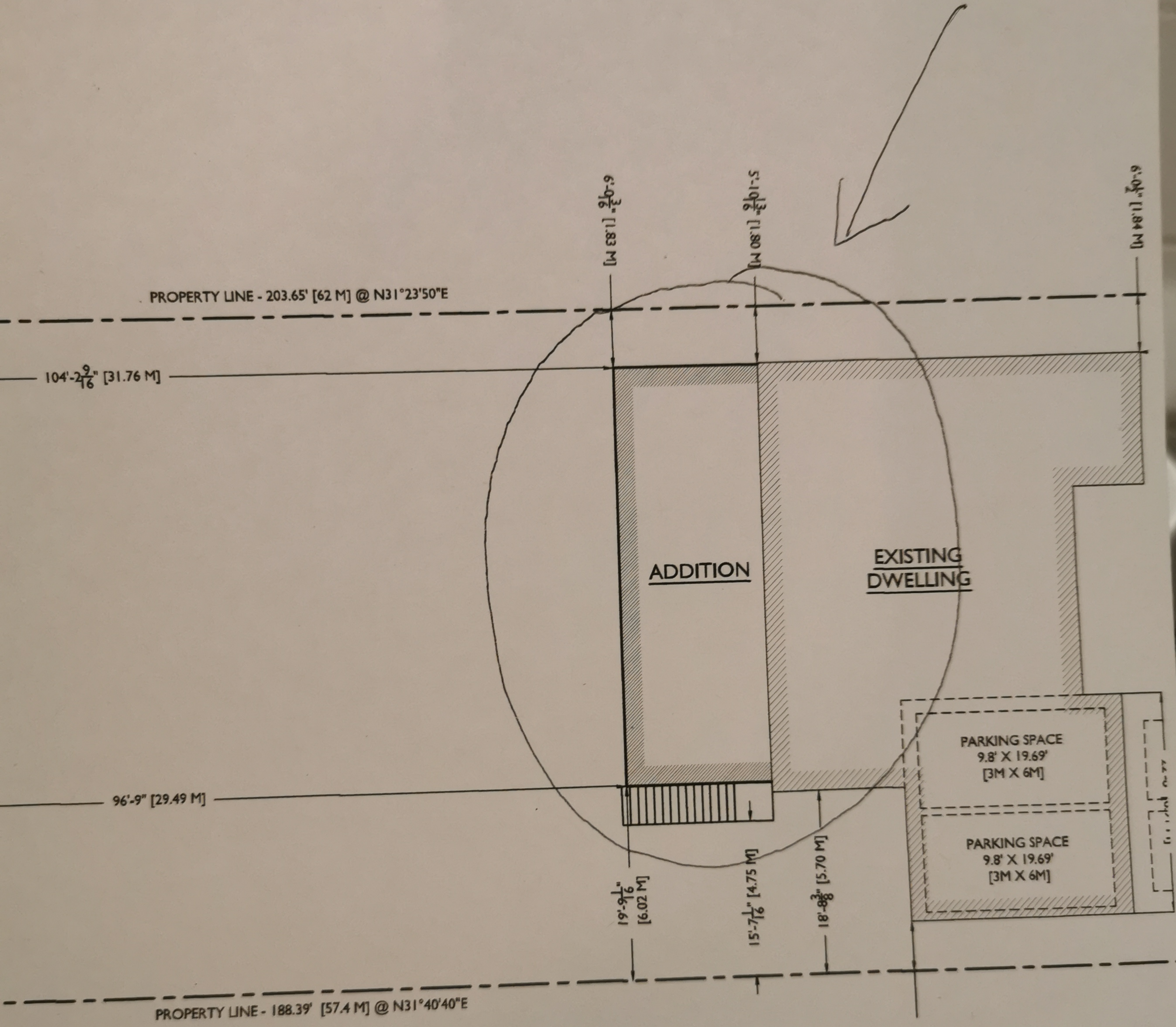
- a. What is the nature and the extent of the relief that is being applied for? (Please specifically indicate on sketch):

To add an addition (or accessory
apartment)

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

We are carrying on with the existing width
(~~size~~) of house that is on property currently.

NEW + EXISTING) = 13610 S.F. [1264 S.M.]
 = 2600 S.F. [242 S.M.] = 19%



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. Residential Home	Front: 12.94m Rear: 36.36 N/E Side: 1.54 S/W Side: 1.84	40.40 " X 12.34m X 13.10m			Number of Storeys: 3	1971
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: _____

6

9. 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. Addition	Front: 25.37 Rear: 31.76 N/E Side: 6.02 S/W Side: 1.83	4.62m x 13.31	61.49	122.98	 7.3m Number of Storeys: 2	NOT YET BUILT
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: _____

6 spots

10. 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)	Hillside drive to Eramosa Cres.
<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)	

11. 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: _____

12. 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>			

✱ **13. REQUIRED DRAWINGS**

Please provide all drawings in both digital and hardcopy. Hard copy drawings must be individually folded with 5 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 6 **APPLICANT AUTHORIZATION FORM**

I/We Valeriano Porcellato + Valeria Porcellato
(Owner Name/Signing Authority)

the registered owner(s) of 53 Eramosa Cres.
(Municipal Address or Legal Description of the Property)

hereby authorize Andrew Keating
(Applicant/Agent Name)

as an officer/employee of _____ to act
(Company Name)

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

Valeria Porcellato
Signature of Owner/Signing Authority

18/01/22
Date

18-01-22

PART 5 AFFIDAVIT

I/We Andrew Keating
(Applicant/Owner/Agent Name)

of the Guelph Eramosa Township
(Name of Local Municipality)

in the County/Region of Wellington County
(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.

A. Keating
Signature of Agent/Applicant

^{20th}
Jan 10, 2022
Date

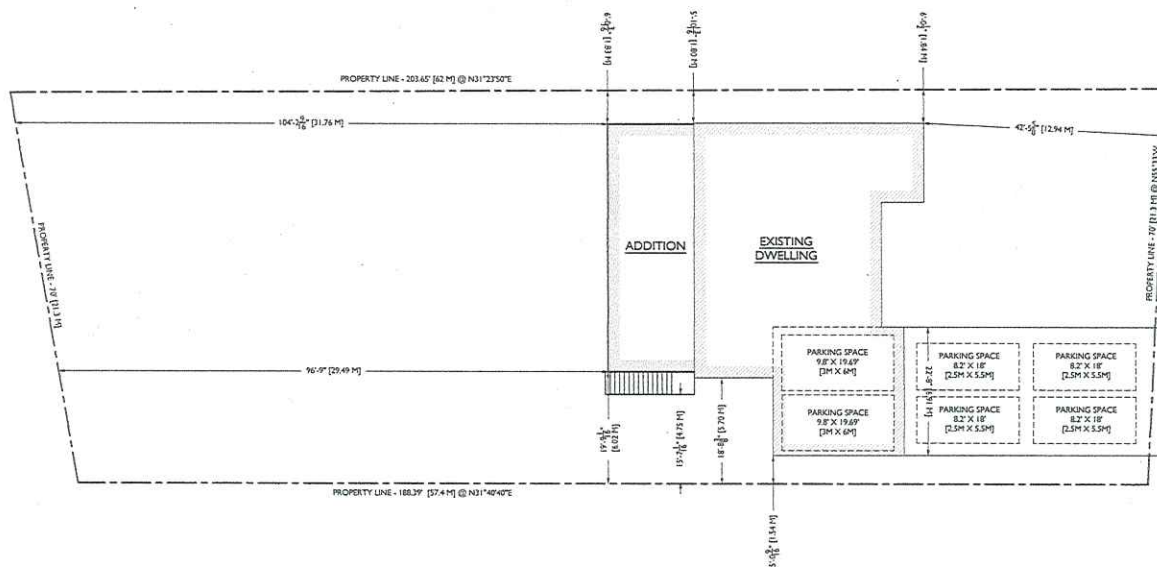
DR
Signature of Commissioner

Jan 20, 2022
Date

Deanna Pellizzer, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Guelph/Eramosa.
Expires May 5, 2024.



LOT AREA = 13610 S.F. [1264 S.M.]
LOT COVERAGE (NEW + EXISTING) = 2600 S.F. [242 S.M.] = 19%



GENERAL NOTES:
1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE

VERSIONS		
#	DATE	DESCRIPTION
1	12-1-2021	INITIAL DESIGN



SITE PLAN
SCALE: 1/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS
PROJECT ADDRESS: 50 ERAMOSA CRES
QUELUP / ERAMOSA, ON

ANDREW & LISA KEATING
CLIENT
SP1

FLOOR AREAS:

EXISTING BASEMENT AREA	= 1437 SQ. FT.
EXISTING FIRST FLOOR AREA	= 1429 SQ. FT.
EXISTING SECOND FLOOR AREA	= 639 SQ. FT.
ADDITION BASEMENT AREA	= 662 SQ. FT.
ADDITION FIRST FLOOR AREA	= 662 SQ. FT.
ADDITION SECOND FLOOR AREA	= 285 SQ. FT.
TOTAL FINISHED AREA	= 5375 SQ. FT.

APARTMENT FLOOR AREA (ENTIRE 2ND FLR) = 1185 SQ. FT. (22%)



GENERAL NOTES:

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2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

VERSIONS

#	DATE	DESCRIPTION
0	11-20-2021	EXISTING PLAN
1	12-1-2021	INITIAL DESIGN
2	12-6-2021	DESIGN REVISION
3	12-11-2021	DESIGN REVISION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION, REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE.

NAME: SCOTT GROEN
BCIN: 38749

REGISTRATION INFORMATION, REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE.

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
BCIN: 43607



REAR ELEVATION
SCALE: 3/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS

PROJECT ADDRESS: 53 BRAMOSA CRES
GUELPH / BRAMOSA, ON

ANDREW & LISA
KEATING

CLIENT
A1



GENERAL NOTES:

1. ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES.

2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

VERSIONS

#	DATE	DESCRIPTION
0	11-25-2021	EXISTING PLAN
1	12-1-2021	INITIAL DESIGN
2	12-8-2021	DESIGN REVISION
3	12-11-2021	DESIGN REVISION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME: SCOTT GROEN
BCIN: 38740

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
BCIN: 43507



LEFT ELEVATIONS
SCALE: 3/16" = 1'-0"

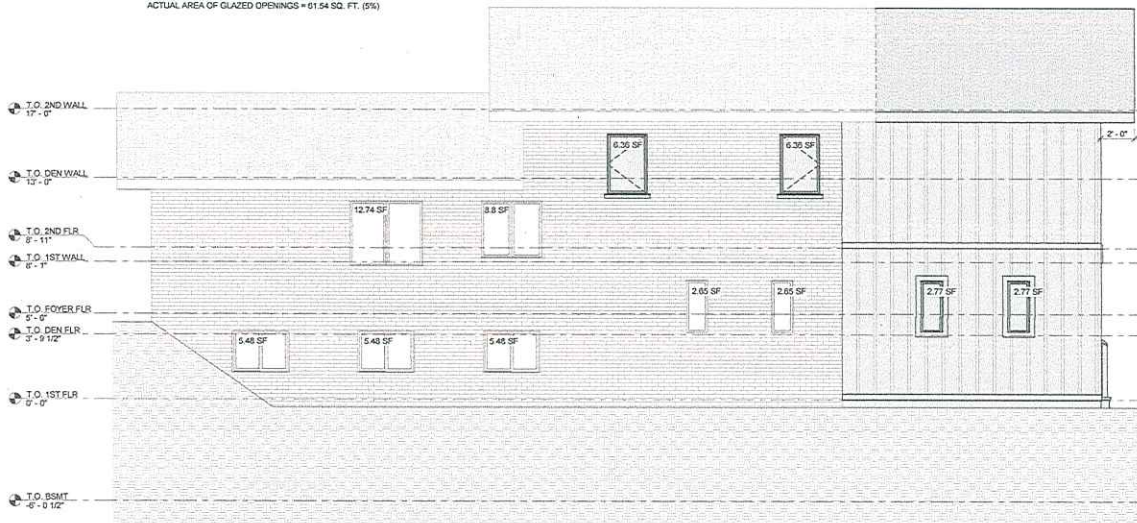
HOUSE ADDITION / RENOVATIONS
PROJECT ADDRESS: 63 ERAMOSA CRES
GUELPH / ERAMOSA, ON

ANDREW & LISA
KEATING

CLEAR A2

SPATIAL SEPARATION CALCULATION
BASED ON TABLE 9.10.15.4. OF THE O.B.C.

EXPOSING BUILDING FACE AREA = 887 S.F.
LIMITING DISTANCE = 5'-0" (1.5 M)
MAX. AGGREGATE AREA OF GLAZED OPENINGS = 8%
ACTUAL AREA OF GLAZED OPENINGS = 01.54 SQ. FT. (5%)



GENERAL NOTES:

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2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

VERSIONS

#	DATE	DESCRIPTION
0	11-29-2021	EXISTING PLAN
1	12-1-2021	INITIAL DESIGN
2	12-8-2021	DESIGN REVISION
3	12-11-2021	DESIGN REVISION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME: SCOTT GROEN
BCIN: 30740

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
BCIN: 43557



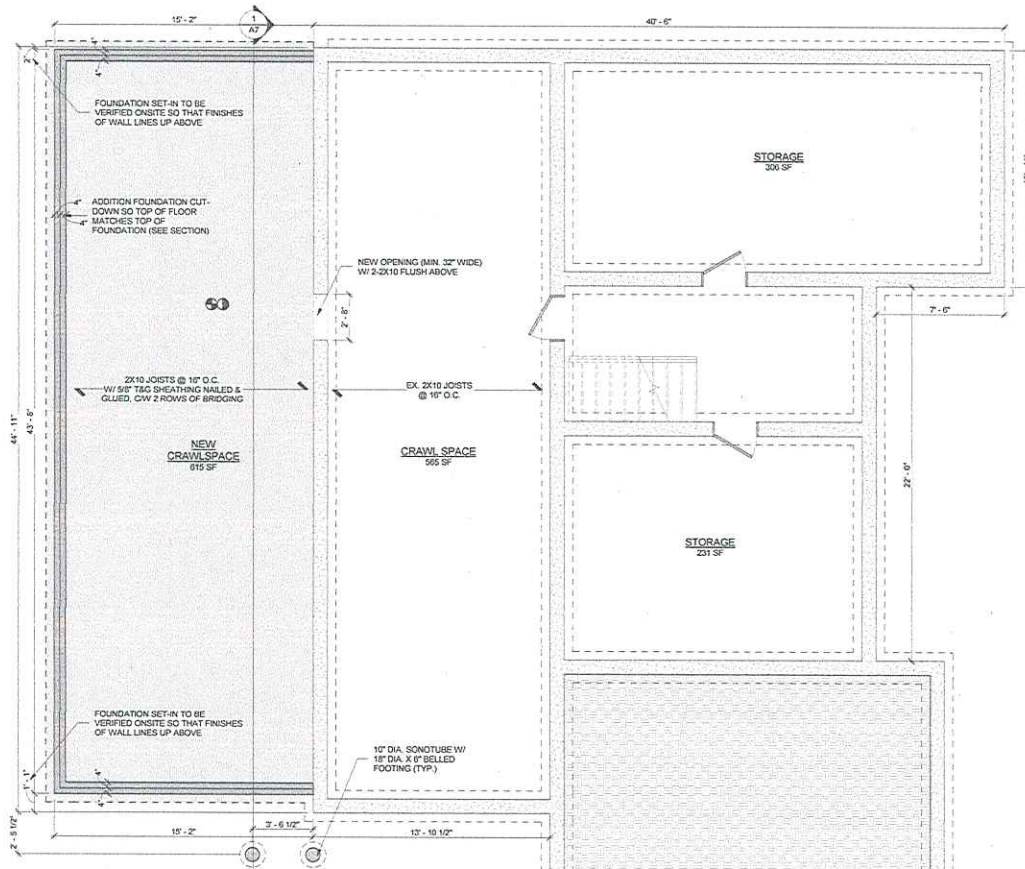
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS
PROJECT ADDRESS: 63 ERAMOSA CRES
GUELPH / ERAMOSA, ON

ANDREW & LISA
KEATING

CLIENT

A3



GENERAL NOTES:

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2. ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.

VERSIONS		
#	DATE	DESCRIPTION
0	11-09-2021	EXISTING PLAN
1	12-1-2021	INITIAL DESIGN
2	12-8-2021	DESIGN REVISION
3	12-11-2021	DESIGN REVISION

PLAN LEGEND	
	INTERCONNECTED SMOKE ALARM C/W VISUAL SIGNALING COMPONENT
	CARBON MONOXIDE ALARM
	DIRECT VENTED EXHAUST FAN
	NEW WALL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME: SCOTT GROEN
BCIN: 38740

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
BCIN: 43507



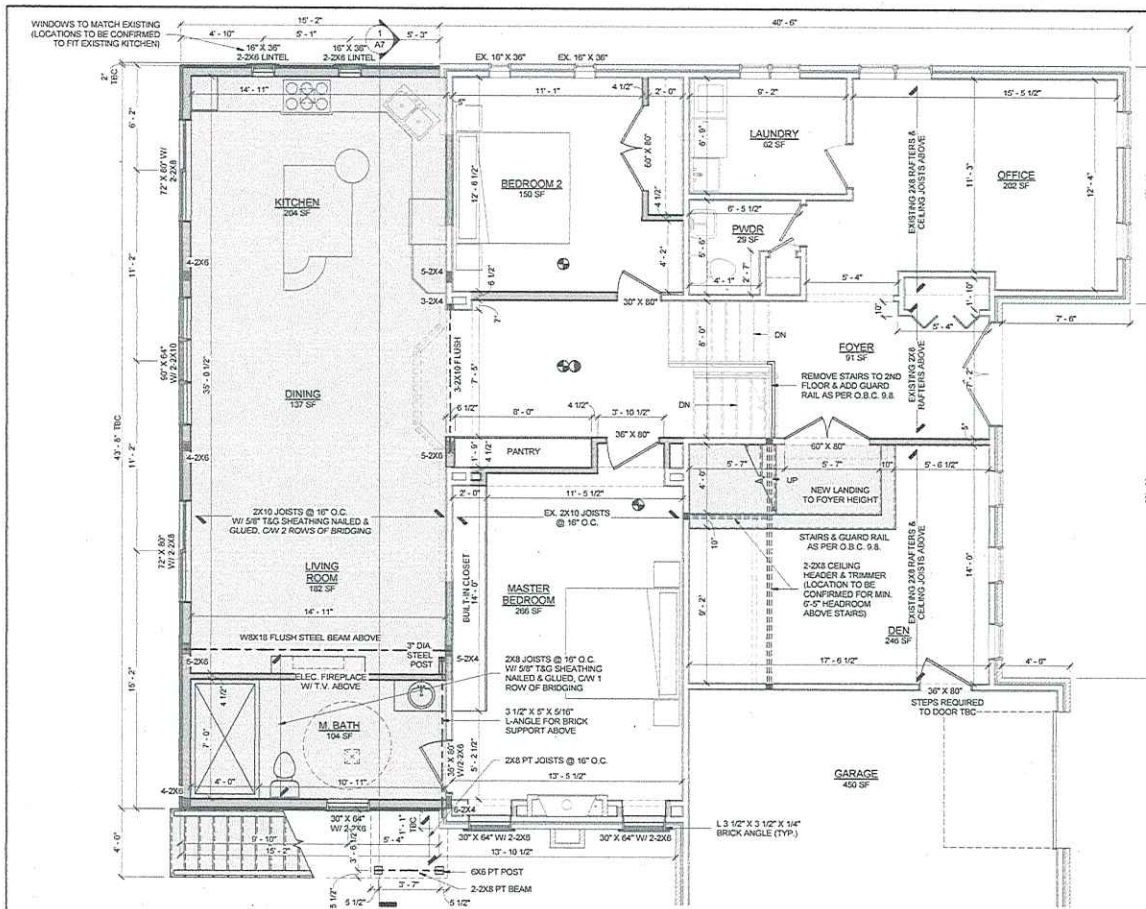
BASEMENT PLAN
SCALE: 3/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS
PROJECT ADDRESS: 63 ERAMOSA CRES
GUELPH / ERAMOSA, ON

ANDREW & LISA
KEATING

CLIENT

A4



GENERAL NOTES:

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VERSIONS

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2	12-6-2021	DESIGN REVISION
3	12-11-2021	DESIGN REVISION

PLAN LEGEND

- INTERCONNECTED SMOKE ALARM
- CW VISUAL SIGNALING COMPONENT
- CARBON MONOXIDE ALARM
- DIRECT VENTED EXHAUST FAN
- NEW WALL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE.

NAME: SCOTT GROEN
BCIN: 36749

REGISTRATION INFORMATION:
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1. OF THE BUILDING CODE.

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
BCIN: 43607

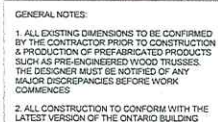


FIRST FLOOR
SCALE: 3/16" = 1'-0"

HOUSE ADDITION / RENOVATIONS
PROJECT ADDRESS: 53 ERAMOSA CRES
QUELPH, ERAMOSA, ON

ANDREW & LISA
KEATING

CLIENT
A5



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1. OF THE BUILDING CODE

NAME: SCOTT GROEN
BCIN: 38749

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER
3.2.4.1. OF THE BUILDING CODE

FIRM NAME: GROEN DESIGN & DRAFTING SERVICES
BCIN: 43007



ANDREW & LISA
KEATING

1151

A7