



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

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

**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): Simple Energy Solutions	105 Crewson Cr. Rockwood, Ont N0B 2K0	Telephone 1: 647 333-2331 Telephone 2: Email: jefferybelo@gmail.com Fax:
Applicant: Jeffery Belo	105 Crewson Cr. Rockwood, Ont N0B 2K0	Telephone 1: 647-333-2331 Telephone 2: Email: jeff@concepts2completion.ca Fax:
Agent:		Telephone 1: Telephone 2: Email: Fax:
Primary Contact (all communications will be directed to this contact): <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Agent/Solicitor		

2. LOCATION OF PROPERTY

<i>Municipal Address</i> 118 Alma St	<i>Concession(s)</i>	<i>Lot(s)</i> 15216
<i>Division</i>	<i>Geographic Township (Former Municipality)</i>	<i>Registered Plan No.</i> 150 BLK B
<i>Lot(s)/Block(s) of Registered Plan</i> B LOT 19 PT	<i>Reference Plan No.</i>	<i>Part(s) of Reference Plan</i>

3. PROPERTY DIMENSIONS

<i>Lot Frontage (m)</i> 88. FT	<i>Lot Depth (m)</i> 132 FT	<i>Lot Area (km²)</i>	<i>Width of Road Allowance (m)</i>
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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.

6. ZONING BY-LAW

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

Retail of office. with residential units.

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

10+ yrs Office with residential unit

- c. Proposed uses of the land:

Same

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

i. North: Residential

ii. South: Auto Service

iii. East: Comercial office

iv. West: Comercial

PART 3 SITE SPECIFICATIONS

Date the subject land was acquired by current owner: May 2022.

7. PROPOSED VARIANCE

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

The Garage was in a unsafe condition
so we are purpasy to reconstruct From 3 car garage
to 4 car garage
we are looking to gain sinnilar approval that was
granted to 124 Alma St are Neighbor to the west.

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

Due to Change of Zohry and Required size
For the Tennets of the Residental and
Commercial units.

Also see Attached Drawings.

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.	Front: 1.8 Rear: 8.4 N/E Side: 2.8 S/W Side: 20		1300 1300	2600 31000	Number of Storeys: 2	
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: 10

9. EXISTING EMPLOYEES

Number of EXISTING employees on the site: 2.

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. Barge	Front: 30 Rear: 1.25 N/E Side: 1.25 S/W Side: 4.5	44 FT X 26 FT	1,144 sq. FT	1,144 sq. FT	16.9 FT Number of Storeys:	
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: 41

11. PROPOSED EMPLOYEES

Number of PROPOSED employees on the site: 2.

12. SITE ACCESS

a. Access to site is provided by:

Access Type	Access Name
<input checked="" type="checkbox"/> Provincial Highway	Kings HWY #7
<input type="checkbox"/> County Road	
<input type="checkbox"/> Township Road (Year-round Maintenance)	
<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>			
<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.

PART 5 AFFIDAVIT

I/We Simple Energy Solutions Inc.
(Applicant/Owner/Agent Name)

of the Township of Guelph/Eramosa
(Name of Local Municipality)

in the County/Region of Wellington
(Name of County/Region)

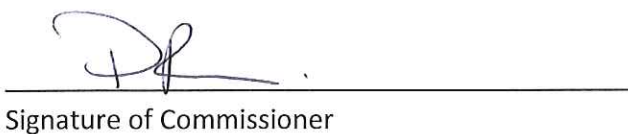
solemnly declare that all the statements contained in this application are true, and that the information contained in the documents that accompany this application is true, and I/we, make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect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



Signature of Agent/Applicant

September 27 2022.

Date



Signature of Commissioner

Sept. 27, 2022

Date

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

PART 5 AFFIDAVIT

I/We Simple Energy Solutions Inc
(Applicant/Owner/Agent Name)

of the Guelph/Erasmus
(Name of Local Municipality)

in the County/Region of Canada / Ontario
(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

September 27th 2022.

Date

Signature of Commissioner

Date

PART 6 | **APPLICANT AUTHORIZATION FORM**

I/We Simple Energy Solutions Inc./Jeffery Belo
(Owner Name/Signing Authority)

the registered owner(s) of 118 Alma St
(Municipal Address or Legal Description of the Property)

hereby authorize Jeffery Belo
(Applicant/Agent Name)

as an officer/employee of Simple Energy Solutions Inc. to act
(Company Name)

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


Signature of Owner/Signing Authority

Sept 27 2022.
Date