

Application for Minor Variance

PART 1 - GENERAL INFORMATION

*Personal Information is collected pursuant to **Section 45** of the Planning Act and will be used in the processing of this application. Applicants are advised that matters heard before the Committee of Adjustment are part of a public process and therefore the information contained within this application is considered public information and is available to anyone upon request.*

1.1 Contact Information

Applicant

Name

| | |
|-------------------------------------|--------------------------------------|
| <input type="text" value="Jasvir"/> | <input type="text" value="Binning"/> |
| First | Last |

Company**Position Title****Address**

Address Line 1

Address Line 2

| | |
|---------------------------------------|--------------------------------------|
| <input type="text" value="Brampton"/> | <input type="text" value="Ontario"/> |
| City | State / Province / Region |

| | |
|--------------------------------------|-------------------------------------|
| <input type="text" value="L7A 4C6"/> | <input type="text" value="Canada"/> |
| Postal / Zip Code | Country |

Phone (1)**Phone (2)****Email****Primary Contact**☐ Yes ☒ No

All communication will be directed to the primary contact(s).

Agent

Only complete if the Applicant and Agent have different contact information.

Name

| | |
|--------------------------------------|-------------------------------------|
| <input type="text" value="Brianna"/> | <input type="text" value="Miller"/> |
| First | Last |

Company**Position Title**

Address

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Phone (1)**Phone (2)****Email****Primary Contact**☒ Yes ☐ No

All communication will be directed to the primary contact(s).

Registered Owner(s)**Type of Ownership**☐ Company ☒ Individual(s)**Individual(s)****Name (1)**

First

Last

Name (2)

First

Last

Address

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Email

jasbinning@hotmail.com

Phone (1)

416-500-6529

Phone (2)

Primary Contact

☐ Yes ☒ No

All communication will be directed to the primary contact(s).

1.2 Property Location

Municipal Address

7775 Highway 7

Address Line 1

Address Line 2

Guelph/Eramosa

City

Ontario

State / Province / Region

N1L 1B2

Postal / Zip Code

Canada

Country

Legal Description

Part Lot 7, Concession 2, Division C, as in ROS599351; Township of Guelph

Registered Plan Number

Additional Information

1.3 Property Dimensions

Lot Frontage (m)

±24.4 m

Lot Depth (m)

±116.1 m

Lot Area (m²)

±7700 sq.meters

Width of Road Allowance (m)

1.4 Encumbrances

Are there any mortgages, easements, or restrictive covenants affecting the property?

☒ Yes ☐ No

Encumbrance Information

Type of Encumbrance (mortgage, easement, etc.)

Mortgage with Bank of Montreal as in WC675020

Name of Holder (1)

Bank of

First

Montreal

Last

Address (1)

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Phone (1)**Email (1)****Name of Holder (2)**

First

Last

Address (2)

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Phone (2)**Email (2)****Additional Holder(s) & Encumbrance(s) Information**

PART 2 - EXISTING & PROPOSED USE(S)

2.1 Existing Land Use(s)

2.1.1 Zoning

Please refer to the Township's [Interactive Zoning Map](#) to identify the zoning of the subject property.

Identify the Current Zoning of the Subject Property

Rural Residential (RR)

e.g. Agricultural (A) Zone

Type of Existing Land Use(s)

☐ Agriculture ☒ Single-family Residential ☐ Multi-Residential ☐ Commercial ☐ Mixed-Use ☐ Industrial
☐ Institutional ☐ Vacant

Description of Existing Land Use(s) On-Site

Current single detached residential dwelling, with a detached garage.

Please identify the use of ALL existing buildings on-site, including any accessory uses.

2.1.2 Official Plan

Please refer to [Map Schedule A3 - Guelph/Eramosa](#) and [Map Schedule A3-1 - Rockwood](#) of the [County of Wellington Official Plan](#) to identify the Official Plan Designation(s) of the subject property:

Identify the Existing Official Plan Designation of the Subject Property

Hamlet Area

e.g. Prime Agriculture, Greenlands, etc.

2.1.3 Existing Buildings/Structures

Please identify all existing buildings/structures on the subject property.

How Many Existing Buildings/Structures are On-Site:

2

Building/Structure 1

Type of Building/Structure

Single Detached Dwelling

Building Dimensions (m)

±10.4m x ±12.5m

Date Constructed

many years ago

| | | | |
|-------------------------------|------------------------------|--------------------------|--------------------------|
| Front Yard Setback (m) | Rear Yard Setback (m) | S/W Side Yard (m) | N/E Side Yard (m) |
| ±14.9m | ±14.9m | ±9.5m | ±74.1m |

| | |
|-------------------------------|------------------------------|
| Ground Floor Area (m2) | Gross Floor Area (m2) |
| ±118m2 | ±268m2 |

| | |
|----------------------------|--------------------------|
| Building Height (m) | Number of Storeys |
| ±5.5m | 2 |

| | |
|--|---------------------------------|
| Number of Existing Parking Spaces | Number of Loading Stalls |
| 2 | |

Number of Employees (if applicable)

Building/Structure 2

Type of Building/Structure

Detached Garage (T.B.R)

| | |
|--------------------------------|-------------------------|
| Building Dimensions (m) | Date Constructed |
| ±5.0m x ±7.7m | many years ago |

| | | | |
|-------------------------------|------------------------------|--------------------------|--------------------------|
| Front Yard Setback (m) | Rear Yard Setback (m) | S/W Side Yard (m) | N/E Side Yard (m) |
| ±28.6m | ±65.2m | ±15.3m | ±4.1m |

| | |
|-------------------------------|------------------------------|
| Ground Floor Area (m2) | Gross Floor Area (m2) |
| ±38.8m2 | ±38.8m2 |

| | |
|----------------------------|--------------------------|
| Building Height (m) | Number of Storeys |
| ±3.0m | 1 |

| | |
|--|---------------------------------|
| Number of Existing Parking Spaces | Number of Loading Stalls |
| | |

Number of Employees (if applicable)

2.2 Proposed Land Use(s)

Please provide a detailed explanation of all proposed uses on the subject property, including any accessory uses.

Type of Proposed Land Use(s)

- ☐ Agriculture
 ☒ Single-family Residential
 ☐ Multi-Residential
 ☐ Commercial
 ☐ Mixed-Use
 ☐ Industrial
 ☐ Institutional
 ☐ Vacant

Describe the Proposed Land Use(s) On-Site

This application proposes to use the existing dwelling as the detached ARU, however, it has a GFA of ±268 sq.meters and is ±5.5m in height. The relief from the two constraints would allow for the continued use of the existing dwelling while allowing for the construction of a new, primary dwelling on this large rural residential lot.

Please identify the use of ALL proposed buildings and accessory uses.

Will the Demolition of Existing Building(s) be Required to Facilitate the Proposed Use(s)?

☒ Yes ☐ No

Please Identify the Existing Building(s) to be Demolished

Detached garage

2.2.1 Proposed Buildings/Structures

Please identify all proposed buildings/structures on the subject property.

How Many Buildings/Structures are Proposed?

1

Building/Structure 1

Type of Building/Structure

Single Detached Dwelling & Attached 3-Car Garage

Building Dimensions (m)

±35.1m x ±13.9m

Date Constructed

n/a

Front Yard Setback (m)

±80.1m

Rear Yard Setback (m)

±7.5m

S/W Side Yard (m)

±67.9m

N/E Side Yard (m)

±3.0m/92.1m

Ground Floor Area (m2)

±362.2m2

Gross Floor Area (m2)

±371.6m2

Building Height (m)

6m

Number of Storeys

2

Number of Existing Parking Spaces

Number of Loading Stalls

Number of Employees (if applicable)

PART 3 - SITE SPECIFICS

3.1 Site Access

Access Type

- ☒ Provincial Highway ☐ Regional Road ☐
Township Road (Year-Round Maintenance)
☐ Township Road (Seasonal Maintenance)
☐ Private Road/ Right-of-Way

☐**Access Name**

e.g. Highway 7, Wellington Road 124, etc.

3.2 Servicing

3.2.1 Existing Servicing

3.2.1.1 Water Supply (Existing)

Water Supply

- ☐ Municipal Servicing ☒ Private Well(s)

☐**Type of Private Well(s)**

- ☒ Individual ☐ Communal

3.2.1.2 Sewage Disposal (Existing)

Sewage Disposal

- ☐ Municipal Servicing ☐ Private Well(s)

☒

3.2.1.3 Storm Drainage (Existing)

Storm Drainage Type

- ☐ Sewer ☒ Ditches ☐ Swales ☒ Natural

☐

3.2.2 Proposed Servicing

3.2.2.1 Water Supply (Proposed)

Water Supply

- ☐ Municipal Servicing ☒ Private Well(s)

☐**Type of Private Well(s)**

- ☒ Individual ☐ Communal

3.2.1.2 Sewage Disposal (Proposed)

Sewage Disposal

- ☐ Municipal Servicing ☐ Private Well(s)

☒

3.2.1.3 Storm Drainage (Proposed)

Storm Drainage Type

☐ Sewer ☒ Ditches ☐ Swales ☒ Natural

☐

Identify New Service Connections Expected to be Required for Proposed Development:

septic and drilled well

3.3 Abutting Land Uses

North

Residential

East

Residential

South

Agricultural

West

Residential

PART 4 - ADDITIONAL INFORMATION

4.1 Other Applications

Have there been any applications made under the Planning Act for the subject lands, or lands within 120 m of the subject lands?

☒ Yes ☐ No

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Identify the Type of Application(s)

☐ Official Plan Amendment ☐ Zoning By-law Amendment ☐ Site Plan Application ☐ Consent/Severance
☒ Minor Variance ☐ Plan of Subdivision ☐ Plan of Condominium

Select all that apply.

4.1.5 Minor Variance Application

Please provide the following information:

File Number

submitting

Proposal**Status****Decision**

If applicable, please upload a copy of the decision.

PART 5 - SUBMISSION

Concept Plan/ Site Plan

SIGNED SKETCH LOT 7 (BINNING 33049-23)-11X17.pdf

25-April-07 Minor Variance Covering Letter - BINNING.pdf

25-April-07 Minor Variance Planning Report - BINNING.pdf

Elevation Drawings

Floor Plans

Original 7775 highway 7 floor plans.pdf

Parcel Register (if applicable)

PIN Report-0042.pdf

ISNT ROS599351.pdf

INST WC675019.pdf

Applicant Authorization Form (if applicable)

BINNING - Applicant Authorization Form - SIGNED.pdf

*If the applicant is not the owner of the property, the owner must sign and date the **Applicant Authorization Form**.*

5.1 Source Water Protection Pre-Screening

Planning and building permit applications require screening due to the risk a proposed or existing activity may have on drinking water in vulnerable areas. If a property is not within a vulnerable area or if the activity does not trigger a Prohibition or Risk Management Plan policy, the application will proceed as normal. Find out if your property is within a vulnerable area [here](#).

If a property is located within a vulnerable area, applicants will be asked to fill out a [Source Water Protection Screening Application Form](#). The application will then be screened by municipal staff, and possibly the Risk Management Official, to assess if the proposed activities pose a risk to drinking water quality or quantity before an application can be approved

Upload a copy of the Pre-Screening Form here:

07-APRIL-25 Source-Water-Protection-Application.pdf

PART 6 - APPLICATION FEE

For the cost of a **Minor Variance Application**, please refer to the Township's Planning Service Fee By-law 17/2024, as amendment located online [here](#).

Please note: The Township uses consultants for Planning, Engineering, and Legal services. The Township's planning processes operate on a user-fee basis. As such, all consulting costs incurred by the Township in the processing of an application are to be paid by the applicant. Additional fees may also be required by external commenting agencies, such as the Grand River Conservation Authority (GRCA) or Ministry of Transportation Ontario (MTO).

The County of Wellington serve as our Planning Consultants. Their Planning & Land Division Fees can be

found online [here](#). Please refer specifically to the Local Municipal Charges for their consultant fees.

After you have made your submission online, please contact the Secretary-Treasurer at planning@get.on.ca to discuss payment options.

Minor Variance Applications will NOT be deemed complete to proceed until payment has been received.

PART 7 - DECLARATION

I/We solemnly declare that all statements contained in this application are true, and that the information contained in the documents that accompany this application are true, and I/we make this solemn declaration conscientiously believing it to be true.

Applicant Signature:

Brianna Miller