

# 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="Matthew"/>	<input type="text" value="Ribau"/>
First	Last

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

Address Line 1

Address Line 2

<input type="text" value="Mississauga"/>	<input type="text" value="Ontario"/>
--	--------------------------------------

City

State / Province / Region

<input type="text" value="L4W 4N5"/>	<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"/>	<input type="text"/>
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**

anthony86vida@outlook.com

**Phone (1)**

9055311908

**Phone (2)**

**Primary Contact**

☐ Yes ☒ No

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

## 1.2 Property Location

**Municipal Address**

162 Alma St

Address Line 1

Address Line 2

Guelph

City

Ontario

State / Province / Region

N0B SK0

Postal / Zip Code

Canada

Country

**Legal Description**

Part of Lots 38 and 39, Block B

**Registered Plan Number**

Plan 150

**Additional Information**

## 1.3 Property Dimensions

**Lot Frontage (m)**

30.52

**Lot Depth (m)**

40.23

**Lot Area (m2)**

1228.93

**Width of Road Allowance (m)**

## 1.4 Encumbrances

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

☐ Yes ☒ No

## 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

C2 - Village Service Commercial Zone

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

Vacant

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

Residential Transition Area (Ref. Schedule A3-1 of Wellington County Official Plan)

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:

1

## Building/Structure 1

#### Type of Building/Structure

House

#### Building Dimensions (m)

11.67 x 12.10

#### Date Constructed

#### Front Yard Setback (m)

4.56

#### Rear Yard Setback (m)

21.55

#### S/W Side Yard (m)

9.43

#### N/E Side Yard (m)

9.14

#### Ground Floor Area (m2)

107.58

#### Gross Floor Area (m2)

#### Building Height (m)

11

#### Number of Storeys

2

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**

*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

### 2.2.1 Proposed Buildings/Structures

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

**How Many Buildings/Structures are Proposed?**

### Building/Structure 1

**Type of Building/Structure**

**Building Dimensions (m)**

**Date Constructed**

**Front Yard Setback (m)**

**Rear Yard Setback (m)**

**S/W Side Yard (m)**

**N/E Side Yard (m)**

**Ground Floor Area (m2)**

**Gross Floor Area (m2)**

**Building Height (m)**

**Number of Storeys**

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**

Alma Street (The Kings Highway No. 7)

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)

☐ 

##### 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

- ☒ Permeable Paver

☐ 

#### 3.2.2 Proposed Servicing

##### 3.2.2.1 Water Supply (Proposed)

**Water Supply**

- ☒ Municipal Servicing ☐ Private Well(s)

☐ 

##### 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

☒ Permeable Paver

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

### 3.3 Abutting Land Uses

#### North

Residential-R1

#### East

Commercial-C2

#### South

Commercial-C2

#### West

Commercial-C2

## 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

.

#### 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.

### 4.1.3 Site Plan Application

Please provide the following information:

#### File Number

D11 AL

#### Proposal

**Status**

Approved

**Decision**  
*If applicable, please upload a copy of the decision.*

**PART 5 - SUBMISSION**

**Concept Plan/ Site Plan**  
Site Plan - 162 Alma Street.pdf

**Elevation Drawings**  
Elevations - 162 Alma Street.pdf

**Floor Plans**  
Floor Plans - 162 Alma Street.pdf

**Parcel Register (if applicable)**

**Applicant Authorization Form (if applicable)**  
Authorization Form.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:**

**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](mailto: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:**

*Matthew Ridau*