

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

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).

Agent

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

Name

First

Last

Company**Position Title**

Address

200 - 160 St. David St. S

Address Line 1

Address Line 2

Fergus

City

Ontario

State / Province / Region

N1M 2L3

Postal / Zip Code

Canada

Country

Phone (1)

12263833000

Phone (2)

Email

breanna@blrddrafting.ca

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)

Chris

First

Bosch

Last

Name (2)

Lydia

First

Bosch

Last

Address

5161 Jones Baseline

Address Line 1

Address Line 2

Guelph

City

Ontario

State / Province / Region

N0B2K0

Postal / Zip Code

Canada

Country

Email

christimothybosch@gmail.com

Phone (1)

16472899307

Phone (2)

Primary Contact

Yes No

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

1.2 Property Location

Municipal Address

5161 Jones Baseline

Address Line 1

Address Line 2

Guelph

City

Ontario

State / Province / Region

N0B2K0

Postal / Zip Code

Canada

Country

Legal Description

Pt It 7 Concession 1 Eramosa as in ros241768 except Part 1, 61r6788 and Part 1, 61r8582, Part 1 61r21968

Registered Plan Number

Additional Information

This application pertains to the ADU on this property, not the main building.

1.3 Property Dimensions

Lot Frontage (m)

134.83

Lot Depth (m)

481.2

Lot Area (m2)

34317.34

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

Name of Holder (1)

Chris

First

Bosch

Last

Address (1)

5161 Jones Baseline

Address Line 1

Address Line 2

Guelph

City

Ontario

State / Province / Region

N0B2K0

Postal / Zip Code

Canada

Country

Phone (1)

16472899307

Email (1)

christimothybosch@gmail.com

Name of Holder (2)

Chris

First

Bosch

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

Agricultural (A) 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

Residential - 2 units - main home and ADU
Christmas trees (1500)

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

Prime agricultural

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:

3+

Building/Structure 1

Type of Building/Structure

Barn 1

Building Dimensions (m)

Date Constructed

Please see attachment

Front Yard Setback (m)

Please see attachment

Rear Yard Setback (m)

Please see attachment

S/W Side Yard (m)

Please see attachment

N/E Side Yard (m)

Please see attachment

Ground Floor Area (m2)

Please see attachment

Gross Floor Area (m2)

Please see attachment

Building Height (m)

Please see attachment

Number of Storeys

2

Number of Existing Parking Spaces

0

Number of Loading Stalls

0

Number of Employees (if applicable)

0

Building/Structure 2

Type of Building/Structure

Barn 2

Building Dimensions (m)

Please see attachment

Date Constructed

Front Yard Setback (m)

Please see attachment

Rear Yard Setback (m)

Please see attachment

S/W Side Yard (m)

Please see attachment

N/E Side Yard (m)

Please see attachment

Ground Floor Area (m2)

Please see attachment

Gross Floor Area (m2)

Please see attachment

Building Height (m)

Please see attachment

Number of Storeys

1

Number of Existing Parking Spaces

0

Number of Loading Stalls

0

Number of Employees (if applicable)

0

Building/Structure 3

Type of Building/Structure

Main Home

Building Dimensions (m)

Please see attachment

Date Constructed**Front Yard Setback (m)**

Please see attachment

Rear Yard Setback (m)

Please see attachment

S/W Side Yard (m)

Please see attachment

N/E Side Yard (m)

Please see attachment

Ground Floor Area (m2)

Please see attachment

Gross Floor Area (m2)

Please see attachment

Building Height (m)

Please see attachment

Number of Storeys

3

Number of Existing Parking Spaces

7

Number of Loading Stalls

0

Number of Employees (if applicable)

0

Additional Proposed Buildings

5161 Jones Baseline - Siteplan_2025.08.14.pdf

SITE PLAN FOR PERMIT 5161 showing septic and well locations (1).pdf

If there are more than three (3) existing buildings, please include a PDF with the information requested above, for each additional building on-site.

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 is an addition to an existing ADU. It will be a four season, living room. 46.6 square meters in floor space.

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?

1

Building/Structure 1

Type of Building/Structure

Four season room / living room

Building Dimensions (m)

6.7 x 7.0

Date Constructed

Front Yard Setback (m)

Please see attachment

Rear Yard Setback (m)

Please see attachment

S/W Side Yard (m)

Please see attachment

N/E Side Yard (m)

Please see attachment

Ground Floor Area (m2)

46.6

Gross Floor Area (m2)

46.6

Building Height (m)

3.96

Number of Storeys

1

Number of Existing Parking Spaces

5

Number of Loading Stalls

0

Number of Employees (if applicable)

0

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

Jones Baseline

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)

Type of Private Well(s)

Individual Communal

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)

Type of Private Well(s)

Individual Communal

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:

No new service connections are required

3.3 Abutting Land Uses

North

Residential

East

Agricultural

South

Agricultural

West

Agricultural

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.

4.1.5 Minor Variance Application

Please provide the following information:

File Number

The system would not allow me to choose "No" for this question. I had to choose "yes" to proceed with the application.

Proposal

Status

Decision

If applicable, please upload a copy of the decision.

PART 5 - SUBMISSION

Concept Plan/ Site Plan

5161 Jones Baseline - Siteplan_2025.08.14.pdf

Elevation Drawings

5161jonesbaselinepermit.zip

Floor Plans

5161jonesbaselinepermit (1).zip

Parcel Register (if applicable)

Applicant Authorization Form (if applicable)

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:

Water assessment - 5161 Jones Baseline.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:

Chris Bosch