



The Corporation of the Township of  
Guelph/Eramosa  
Committee of Adjustment  
- Decision -

APPLICATION FILE NO: #A12-25 – GRIFFITHS  
PROPERTY LOCATION: 13 BEDFORD ROAD  
Legal Description: PLAN 700 LOT 1  
Township of Guelph/Eramosa, O.N., N1H 6J2  
ROLL NO: 23-11-000-010-07504-0000

PURPOSE OF APPLICATION:

1. Relief from Section 7.2.6 of the Zoning By-law, to permit the construction of an accessory structure with an exterior side yard setback of 2.0 metres, whereas the By-law requires a minimum exterior side yard setback of 4.5 metres in the Rural Residential (RR) zone.

We, the undersigned, in making the decision upon this application, have considered:

1. Whether the variance requested was minor;  
2. Whether the variance requested was desirable for the appropriate development and use of the land;  
3. Whether the general intent and purpose of the official plan will be maintained;  
4. Whether the general intent and purpose of the zoning by-law will be maintained; and,  
5. Whether this application has met the requirements of Section 45(2) of the Planning Act (in the case of a change in a use of property which is lawfully non-conforming under the by-law);

The request is hereby ☒ Approved ☐ Refused ☐ Held Over, subject to the following condition(s):

CONDITION(S):  
N/A

The Township of Guelph/Eramosa’s Committee of Adjustment hereby orders that the application is granted, and the above-noted variances to the *Zoning By-law 40/2016* are authorized, subject to the location and size of the proposed construction being in accordance with the plans filed with the Township on November 17<sup>th</sup>, 2025 as they relate to the requested variances of application #A12-25.

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Ken McNab, Chair

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Michael Muldoon, Vice Chair

Signed by:

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Eric Freeman, Member

DATED this 17<sup>th</sup> day of December 2025

Trennon Wint, Planning Technician

You are hereby notified that under Subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, the applicant, the Minister or a specified person or public body that has an interest in the matter, may within **20 days** of the making of the decision, appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee of Adjustment by filing with the Secretary-Treasurer of the Committee a Notice of Appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the OLT as payable on an appeal from a Committee of Adjustment to the OLT.

The Notice of Appeal may be filed either via the OLT’s e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Township of Guelph/Eramosa as the Approval Authority, or by mail using the information provided with the undersigned below. Appeals must be filed no later than 4:00pm on **Tuesday, January 6<sup>th</sup>, 2026**. The filing of an appeal after 4:00pm, in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file, or by certified cheque/money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the OLT, or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

Send Notice of Appeal to:

Trennon Wint  
Secretary-Treasurer, Committee of Adjustment  
Township of Guelph/Eramosa  
P.O. Box 700  
Rockwood, ON N0B 2K0 Fax (519) 856-2240



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**DECISION AND REASONS OF THE COMMITTEE:**

The Committee has the power to authorize a Minor Variance from the provisions of the *Zoning By-law* if, in its opinion, the application meets all four requirements under Section 45(1) of the Planning Act. It requires consideration of whether the variance is minor, is desirable for the appropriate development or use of the land, building or structure, and whether the general intent and purpose of the Official Plan and the Zoning By-law are maintained.

In the matter of Minor Variance application #A12-25, the Committee has hereby, and unanimously, approved the requested variance subject to the following conditions:

N/A

**Evidence in Support of the Committee’s Decision**

The decision of the Committee pertaining to Minor Variance application #A12-25 was informed by the following pieces of evidence, which can be made available to all inquirers through the Secretary-Treasurer upon request:

**Submissions from Commenting Agencies:**

- Building Department comments submitted by Chief Building Official, Clayton Stokman, dated November 25<sup>th</sup>, 2025, outlining the requirement of the applicant to obtain building permits for the construction of the proposed accessory storage building.
- Public Works Department comments submitted by Director of Public Works, Harry Niemi, dated November 24<sup>th</sup>, 2025 indicating that the Public Works Department has no objection to the relief requested.
- Source Water Protection comments submitted by Source Protection Coordinator, Keira Martinson, dated November 25<sup>th</sup>, 2025, indicating that the proposal would not create a significant drinking water threat, and noting that the application would therefore not require a Section 59 Notice under the *Clean Water Act*.
- Grand River Conservation Authority (GRCA) comments submitted by Resource Planning Technician, Andrew Herreman, dated December 2<sup>nd</sup>, 2025, indicating that the property is not regulated by the GRCA under O.Reg. 41/24, and that the GRCA would therefore not be providing any comments.
- Planning Report #25-26, prepared by Thomas Freeman at the County of Wellington’s Planning and Development Department in his capacity as a planning consultant for the Township, dated December 17<sup>th</sup>, 2025, recommending that the requested relief be approved subject to no conditions.

**Public Hearing Oral Submissions:**

- Presentation from Thomas Freeman at the County of Wellington’s Planning and Development Department in his capacity as a planning consultant for the Township, recommending the requested relief be approved subject to no conditions.
- Oral contributions from the registered home owner, Kyle Griffiths, and satisfactory responses to Committee questions pertaining to the proposed use of the structure, and access.

**Public Hearing Written Submissions:**

- Email from Kerry & Debbie Hillis, residents of 11 Bedford Road, dated December 8<sup>th</sup>, 2025, indicating their support for approving Minor Variance #A12-25.

**Effect of the Committee’s Decision**

In approving Minor Variance application #A12-25, subject to the relief requested above, the Committee’s decision has the effect of permitting the construction of the accessory structure presented in plans filed with the Township on November 17<sup>th</sup>, 2025, with an exterior side yard setback of 2.0 metres, whereas the By-law requires a minimum exterior side yard setback of 4.5 metres in the Rural Residential (RR) zone.