



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

APPLICATION FILE NO: #A07-25 – BOSCH
PROPERTY LOCATION: 5161 JONES BASELINE, ERAMOSA CON 1 PT LOT 7, Rockwood, O.N., Township of Guelph / Eramosa, N0B 2K0
ROLL NO: 23-11-000-001-02500-0000

PURPOSE OF APPLICATION:

1. Relief from Section 4.4.1.2 of the Township's Zoning By-law 40/2016 to permit an addition with a floor area of 49.24 m² to the existing Additional Residential Unit (ARU), which has a floor area of 113.25 m². The proposed addition would result in a total ARU floor area equal to 57% of the floor area of the main dwelling up to a maximum size of 162.49 m², whereas the by-law restricts the maximum floor area of an ARU to an area equal to 45% of the floor area of the main dwelling, up to a maximum of 130 m².

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 [X] Approved [ ] Refused [ ] Held Over, subject to the following condition(s):

CONDITION(S): N/A

The 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, and date stamped August 19th, 2025, as they relate to the requested variances of application #A07-25.

Signatures of Ken McNab, Chair; Michael Muldoon, Vice Chair; and Eric Freeman, Member.

DATED this 29th day of October 2025

Signature of 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, November 18th, 2025. 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.

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