



8348 Wellington Road 124,  
P.O. Box 700  
Rockwood ON N0B 2K0  
Tel: 519-856-9596  
Fax: 519-856-2240  
Toll Free: 1-800-267-1465

DATE RECEIVED BY STAFF: \_\_\_\_\_  
RECEIVED BY STAFF PERSON: \_\_\_\_\_  
ASSIGNED NUMBER: \_\_\_\_\_

**CORPORATION OF  
THE TOWNSHIP OF GUELPH/ERAMOSIA  
APPLICATION FOR A MINOR VARIANCE  
Under Section 45 of the Planning Act.**

*The Personal Information collected on this form is collected pursuant to Section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request.*

**PART 1 | GENERAL INFORMATION**

**1. CONTACT INFORMATION**

Name	Mailing Address	Contact
<i>Registered Owner(s):</i>	3-180 Frobisher Dr. Waterloo, ON - N2V2A2	<i>Telephone 1:</i> 647-523-6487
		<i>Telephone 2:</i>
		<i>Email:</i> nitin@crescenthomes.ca
		<i>Fax:</i>
<i>Applicant:</i> Crescent Haven Homes Inc	3 -180 Frobisher Dr. Waterloo ON - N2V 2A2	<i>Telephone 1:</i> 647-523-6487
		<i>Telephone 2:</i>
		<i>Email:</i> nitin@crescenthomes.ca
		<i>Fax:</i>
<i>Agent:</i>		<i>Telephone 1:</i>
		<i>Telephone 2:</i>
		<i>Email:</i>
		<i>Fax:</i>
Primary Contact (all communications will be directed to this contact): <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Agent/Solicitor		

**2. LOCATION OF PROPERTY**

<i>Municipal Address</i> 124 George St, Rockwood, ON	<i>Concession(s)</i>	<i>Lot(s)</i>
<i>Division</i>	<i>Geographic Township (Former Municipality)</i>	<i>Registered Plan No.</i>
<i>Lot(s)/Block(s) of Registered Plan</i>	<i>Reference Plan No.</i>	<i>Part(s) of Reference Plan</i>

**3. PROPERTY DIMENSIONS**

<i>Lot Frontage (m)</i>  13.73	<i>Lot Depth (m)</i>  55.7	<i>Lot Area (km<sup>2</sup>)</i> <del>1208.3</del> sq m  1637.3 sqm	<i>Width of Road Allowance (m)</i>
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**4. ENCUMBRANCES**

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

Yes       No

b. If yes, provide names and addresses of the holders of any mortgages, charges, or other encumbrances with respect to the land(s).

The JCapital Inc

180 Northfield Dr. West, Unit 4, 1st floor, Waterloo, ON - N2L 0C7

**5. OFFICIAL PLAN**

- a. List the current designation(s) of the subject land in the County of Wellington Official Plan.  
Residential Low Density

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**6. ZONING BY-LAW**

- a. The current zone(s) of the subject property:

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- b. Existing uses of the land and length of time existing used has continued:  
Residential

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- c. Proposed uses of the land:  
Residential

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- d. What existing land uses are adjacent to the subject land(s)?

- i. North: \_\_\_\_\_
- ii. South: \_\_\_\_\_
- iii. East: \_\_\_\_\_
- iv. West: \_\_\_\_\_

Date the subject land was acquired by current owner: \_\_\_\_\_

**7. PROPOSED VARIANCE**

- a. What is the nature and the extent of the relief that is being applied for? (Please specifically indicate on sketch):

Height of the house

— To permit a 0 m setback from the Environmental Protection (EP) Zone, —  
— whereas the minimum required setback from the limit of the EP Zone is —  
— 30m DR —

- b. Explain why it is not possible to comply with the provisions of the by-law:  
The subject property is on an extreme grade which requires a minor variance  
The height of the house is 12.04m at the front and 8.35m in the rear

— GRCA and Township staff have reviewed the setback and —  
— recommend this as an appropriate setback based on construction —  
— drawings. DR —

## 8. EXISTING BUILDINGS

List all existing buildings/structures on the property:

Type of Building/ Structure	Yard Setbacks (m)	Building Dimensions	Ground Floor Area (m <sup>2</sup> )	Gross Floor Area (m <sup>2</sup> )	Height (m)	Date Built
1.	<i>Front:</i> <i>Rear:</i> <i>N/E Side:</i> <i>S/W Side:</i>				<i>Number of Storeys:</i>	
2.	<i>Front:</i> <i>Rear:</i> <i>N/E Side:</i> <i>S/W Side:</i>				<i>Number of Storeys:</i>	
3.	<i>Front:</i> <i>Rear:</i> <i>N/E Side:</i> <i>S/W Side:</i>				<i>Number of Storeys:</i>	

Number of EXISTING parking and/or loading stalls: \_\_\_\_\_

## 9. EXISTING EMPLOYEES

Number of EXISTING employees on the site: 0

## 10. PROPOSED BUILDINGS

List all proposed buildings/structures for the property:

Type of Building/ Structure	Yard Setbacks (m)	Building Dimensions	Ground Floor Area (m <sup>2</sup> )	Gross Floor Area (m <sup>2</sup> )	Height (m)	Date Built
1. 2 Storey detached dwelling	Front: <del>8.83</del> 9.97m Rear: <del>9.27</del> 28.16 N/E Side: <del>7.17</del> 1.83 S/W Side: 1.83		154.2		12.04  Number of Storeys: 2	Yet to build
2.	Front:  Rear:  N/E Side:  S/W Side:				Number of Storeys:	
3.	Front:  Rear:  N/E Side:  S/W Side:				Number of Storeys:	

Number of PROPOSED parking and/or loading stalls: 2

Driveway width: 6.7m

## 11. PROPOSED EMPLOYEES

Number of PROPOSED employees on the site: 0

**12. SITE ACCESS**

a. Access to site is provided by:

Access Type	Access Name
<input type="checkbox"/> Provincial Highway	
<input type="checkbox"/> County Road	
<input type="checkbox"/> Township Road (Year-round Maintenance)	
<input checked="" type="checkbox"/> Township Road (Seasonal Maintenance)	
<input type="checkbox"/> Private Road/ Right-of-Way	
<input type="checkbox"/> Water (If access is via water only please see the Planning Dept. for an additional form)	

**13. SERVICING**

a. Water supply is provided via:

- Municipal Servicing
- Private Well(s) Specify individual or communal well: \_\_\_\_\_
- Other Specify: \_\_\_\_\_

b. Sewage disposal is provided via:

- Municipal Servicing
- Private Septic System Specify individual or communal septic system:  
\_\_\_\_\_
- Other Specify: \_\_\_\_\_

c. Storm drainage is provided via:

- Sewer
- Ditches
- Swales
- Natural
- Other Specify and explain: \_\_\_\_\_

## PART 4 | ADDITIONAL INFORMATION

### 14. OTHER APPLICATIONS

List any applications made under the *Planning Act* for the subject lands, or lands within 120 m of the subject lands. If a decision has been made on an application for the subject lands, please include a copy of this decision.

<b>Application Type</b>	<b>File Number</b>	<b>Purpose</b>	<b>Status</b>
<i>Official Plan Amendment</i>			
<i>Zoning By-law Amendment</i>			
<i>Site Plan</i>			
<i>Minor Variance</i>			
<i>Plan of Subdivision/Condominium</i>			
<i>Consent/Severance</i>			

### 15. REQUIRED DRAWINGS

Please provide all drawings in both digital and hardcopy. Hard copy drawings must be individually folded with 6 copies provided. Digital copies must be provided on a CD, in both pdf and AutoCAD format (where applicable). All drawings must be drawn to metric scale (including measurements) and prepared by a qualified professional.

Please see attached “Minor Variance Application Checklist” for detailed drawing requirements.



**PART 5**

**AFFIDAVIT**

I/We Nitin Jain  
*(Applicant/Owner/Agent Name)*

of the Guelph  
*(Name of Local Municipality)*

in the County/Region of Wellington  
*(Name of County/Region)*

solemnly declare that all the statements contained in this application are true, and that the information contained in the documents that accompany this application is true, and I/we, make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

  
Signature of Agent/Applicant

Apr 22 2022  
Date

\_\_\_\_\_  
Signature of Commissioner

\_\_\_\_\_  
Date

**PART 6 | APPLICANT AUTHORIZATION FORM**


I/We Nitin Jain  
*(Owner Name/Signing Authority)*

the registered owner(s) of 124 George St, Rockwood, ON  
*(Municipal Address or Legal Description of the Property)*

hereby authorize Nitin Jain  
*(Applicant/Agent Name)*

as an officer/employee of Crescent Haven Homes Inc to act  
*(Company Name)*

as agent for the Application which relates to the above-noted lands.

  
Signature of Owner/Signing Authority

Apr 22 2022  
Date