

MINOR VARIANCE APPLICATION #A07-25
5161 Jones Baseline, Township of Guelph/Eramosa

Please take note that under Section 45(6) of the Planning Act, R.S.O. 1990, c. P.13, the Committee of Adjustment for the Township of Guelph/Eramosa will be holding a public hearing to consider the following application. This notice is being provided pursuant to Ontario Regulation 200/96, Section 3.

SUBJECT PROPERTY — 5161 Jones Baseline, Township of Guelph/Eramosa
ERAMOSA CON 1 PT LOT 7

REQUEST(S) —

The applicant for Minor Variance application #A07-25 has requested:

1. Relief from Section 4.4.1.2 of Township's *Zoning By-law* to permit the construction of 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 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.

THE PUBLIC HEARING WILL BE HELD IN-PERSON AND VIRTUALLY THROUGH ZOOM

Please see the following information to support your attendance at the public hearing.

DATE & TIME — Wednesday, October 29th, 2025 at 2:00pm EST.

LOCATION — Township of Guelph/Eramosa Office (Council Chambers)
8348 Wellington Road 124, Rockwood.

To attend the meeting virtually, please download the Zoom app on your smart phone or visit the web address <https://zoom.us/download#client4meeting> and download "Zoom Client for Meetings" to your PC or laptop computer. Please note that your phone or computer will be muted upon entrance.

VIA ZOOM — Use the URL below to join from a PC, Mac, iPad, iPhone or Android device.
<https://us02web.zoom.us/j/84984531916?pwd=aQl49YwZOnSgoCmmM3O6bHYevt0l6s.1>

Webinar ID: 849 8453 1916 Passcode: 281006

HOW DO I PARTICIPATE?

SPEAK — Pre-register as a delegate to speak, or make comment, during the hearing by emailing your request to twint@get.on.ca. Registration is encouraged to be done by **Tuesday, October 28th, 2025 at 12:00pm** to provide staff time to prepare. Delegates will be provided with further instructions following registration.

IN WRITING — Written comments on the application may be submitted: (i) in-person, (ii) by mail, or (iii) through email to the Secretary-Treasurer of the Committee of Adjustment, using the contact information below.

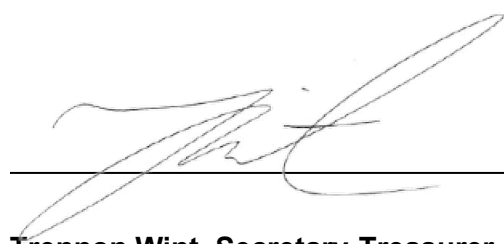
WHERE DO I FIND MORE INFORMATION?

For more information about this matter, visit the Township's Current Planning Applications webpage at: <https://www.get.on.ca/current-planning-applications>. Scroll to the bottom of the page to view the full Minor Variance Application, including associated drawings.

AGENDA — Visit this webpage one week prior to the hearing to view the meeting agenda:
<https://www.get.on.ca/township-services/committee/adjustment/meetings>

NOTICE — To receive a copy of the Notice of Decision, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment (undersigned).

Dated at the Township of Guelph/Eramosa
this 21st day of August, 2025.



Trennon Wint, Secretary-Treasurer
8348 Wellington Rd 124, P.O. Box 700,
Rockwood, ON N0B 2K0
Email: twint@get.on.ca
Telephone: 519-856-9596 Ext. 112
Fax: (519) 856-2240

