



Guelph/Eramosa
Township

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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>	Leigh Spraggett Lisa Johnstone	Telephone 1: [REDACTED]
		Telephone 2: [REDACTED]
		Email: [REDACTED]
		Fax:
<i>Applicant:</i>	Leigh Spraggett	Telephone 1: [REDACTED]
		Telephone 2:
		Email: [REDACTED]
		Fax:
<i>Agent:</i>		Telephone 1:
		Telephone 2:
		Email:
		Fax:
Primary Contact (all communications will be directed to this contact): <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Agent/Solicitor		

2. LOCATION OF PROPERTY

<i>Municipal Address</i> 174 Gzowski Street	<i>Concession(s)</i>	<i>Lot(s)</i> Lot 95
<i>Division</i>	<i>Geographic Township (Former Municipality)</i> Rockwood	<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> 9.75	<i>Lot Depth (m)</i> 38	<i>Lot Area (km²)</i> 0.37	<i>Width of Road Allowance (m)</i> 2.5
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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).

Investors Group Wealth Management

5. OFFICIAL PLAN

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

Lot 95

6. ZONING BY-LAW

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

residential

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

Private residence 21 years

- c. Proposed uses of the land:

Private residence

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

- i. North: open farm land

- ii. South: road

- iii. East: Private residence

- iv. West: Private residence

PART 3 | SITE SPECIFICATIONS

Date the subject land was acquired by current owner: Winter 2001

7. PROPOSED VARIANCE

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

Building Permit Application #2021-0237

Variance requested on the East side of the property

The minimum required side yard setback is 1.8m (5'-11"), as per the "R1" Zone, section 8.2.1.5.

The proposed addition with the deck is 5 feet

- b. Explain why it is not possible to comply with the provisions of the by-law:
new roof overhang follows the existing brick house line on the East side

8. EXISTING BUILDINGS

List all existing buildings/structures on the property:

Type of Building/ Structure	Yard Setbacks (m)	Building Dimensions	Ground Floor Area (m ²)	Gross Floor Area (m ²)	Height (m)	Date Built
1. House	Front: 10 Rear: 18 N/E Side: 3 S/W Side: 2	14.5m x 8m			6m Number of Storeys: 2	1973
2. Shed	Front: 28.5 Rear: 1.5 N/E Side: 14 S/W Side: 1.5	5m x 8m			3m Number of Storeys: 1	2016
3.	Front: Rear: N/E Side: S/W Side:				Number of Storeys:	

Number of EXISTING parking and/or loading stalls: 3

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 ²)	Gross Floor Area (m ²)	Height (m)	Date Built
1. Sunroom extension inside	Front: att'd house Rear: 17m N/E Side: 2m S/W Side: 7.5m	11.5m x 3.6m	41m ²	37m ²	4m Number of Storeys: 1	2022
2. Covered Porch outside	Front: att'd house Rear: 13m N/E Side: 1.65m S/W Side: 7.5m	11.5m x 3.6m	41m ²	37m ²	5m Number of Storeys: 1	2022
3.	Front: Rear: N/E Side: S/W Side:				 Number of Storeys:	

Number of PROPOSED parking and/or loading stalls: 0

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 checked="" type="checkbox"/> Township Road (Year-round Maintenance)	
<input 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.

Application Type	File Number	Purpose	Status
<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.

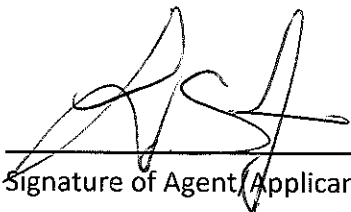
PART 5 AFFIDAVIT

I/We Wendy Spallott
(Applicant/Owner/Agent Name)


of the Township of Guelph Eramosa
(Name of Local Municipality)

in the County/Region of Washington County
(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

Nov 1, 2021
Date


Signature of Commissioner

Nov. 1, 2021
Date

Deanna Pellizzer, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Guelph/Eramosa.
Expires May 5, 2024 .

PART 6 APPLICANT AUTHORIZATION FORM

I/We LEIGH SHACCOFF
(Owner Name/Signing Authority)

the registered owner(s) of 174 LAZARUS ST, ROCKWOOD, MD
(Municipal Address or Legal Description of the Property)

hereby authorize _____
(Applicant/Agent Name)

as an officer/employee of _____ to act
(Company Name)

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



Signature of Owner/Signing Authority

2021-10-01

Date