



Guelph/Eramosa
Township

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: _____

RECEIVED

JAN - 5 2023

**CORPORATION OF
THE TOWNSHIP OF GUELPH/ERAMOSIA**

APPLICATION FOR A MINOR VARIANCE

Under Section 45 of the Planning Act.

Township of Guelph/Eramosa

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
Registered Owner(s): DAVID & TARA ROSS	19 Edgewood Rd Eden Mills, ON N0B 1P0	Telephone 1: 289-218-7598 Telephone 2: 905-330-5107 Email: tara_ross@live.com Fax:
Applicant:		Telephone 1: Telephone 2: Email: Fax:
Agent:		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

Municipal Address <i>19 Edgewood Rd Eden Mills, ON</i>	Concession(s) <i>2</i>	Lot(s) <i>32</i>
Division	Geographic Township (Former Municipality)	Registered Plan No.
Lot(s)/Block(s) of Registered Plan LOT 32, CONCESSION 2	Reference Plan No.	Part(s) of Reference Plan

3. PROPERTY DIMENSIONS

Lot Frontage (m) 30.48m	Lot Depth (m) 30.48m	Lot Area (km ²) 929.03 sq.m.	Width of Road Allowance (m)
--------------------------------	-----------------------------	---	-----------------------------

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).

David & Tara Ross - 19 Edgewood Rd. Eden Mills, Ont.
NOB IPO

PART 2 PLANNING FRAMEWORK

5. OFFICIAL PLAN

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

6. ZONING BY-LAW

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

ZONING RR - RURAL RESIDENTIAL

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

SINGLE FAMILY DWELLING, RESIDENTIAL

- c. Proposed uses of the land:

NO CHANGE

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

i. North: Residential

ii. South: Residential - Rural Forested

iii. East: Residential

iv. West: Residential

PART 3 SITE SPECIFICATIONS

Date the subject land was acquired by current owner: October 12, 2021

7. PROPOSED VARIANCE

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

FRONT SETBACK REQUEST 6.45m SETBACK

REBUILDING EXISTING GARAGE IN SAME LOCATION

- b. Explain why it is not possible to comply with the provisions of the by-law:
LOCATION OF POOL BEHIND GARAGE PRVENTS ADEQUATE PARKING WITHIN GARAGE IF

WE ADHERE TO FRONT SETBACK

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: Rear: N/E Side: S/W Side:	5.04m 16.46m 14.6m 3.33m	109.3 sq.m.		Number of Storeys:	2
2. FREESTANDING GARAGE	Front: Rear: N/E Side: S/W Side:	6.37m 16.56m 4.99m N/A	55.3 sq.m.		Number of Storeys:	1
3.	Front: Rear: N/E Side: S/W Side:				Number of Storeys:	

Number of EXISTING parking and/or loading stalls: _____

9. EXISTING EMPLOYEES

Number of EXISTING employees on the site: N/A

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. ADDITION	Front: Rear: N/E Side: S/W Side:	6.45m 16.7m 3.82m N/A	76.6 sq.m.		Number of Storeys:	2
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: NO CHANGE

11. PROPOSED EMPLOYEES

Number of PROPOSED employees on the site: N/A

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 TARA & DAVID ROSS
(Applicant/Owner/Agent Name)

of the Guelph/Eramosa Township in ^{Essex Mills} Wellington County
(Name of Local Municipality)

in the County/Region of Wellington 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]
Signature of Agent/Applicant

January 8, 2022
Date

[Signature]
Signature of Commissioner

January 5, 2022
Date

Amanda Knight, a
Commissioner, etc., County of
Wellington, while Clerk of the
Township of Guelph/Eramosa.

PART 6 APPLICANT AUTHORIZATION FORM

I/We TARA & DAVID EISS
(Owner Name/Signing Authority)

the registered owner(s) of 19 Edgewood Rd, Eden Mills, NV
(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

January 6, 2022
Date