

Application for Minor Variance

PART 1 - GENERAL INFORMATION

Personal Information is collected pursuant to **Section 45** of the Planning Act and will be used in the processing of this application. Applicants are advised that matters heard before the Committee of Adjustment are part of a public process and therefore the information contained within this application is considered public information and is available to anyone upon request.

1.1 Contact Information

Applicant

Name

First

Last

Company**Position Title****Address**

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Phone (1)**Phone (2)****Email****Primary Contact** Yes No

All communication will be directed to the primary contact(s).

Agent

Only complete if the Applicant and Agent have different contact information.

Name

First

Last

Company**Position Title**

Address

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Phone (1)

Phone (2)

Email

Primary Contact

Yes No

All communication will be directed to the primary contact(s).

Registered Owner(s)

Type of Ownership

Company Individual(s)

Individual(s)

Name (1)

First

Last

Name (2)

First

Last

Address

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Email

mtv301@hotmail.com

Phone (1)

647-528-2443

Phone (2)

Primary Contact

Yes No

All communication will be directed to the primary contact(s).

1.2 Property Location

Municipal Address

20 Gazer Cres.

Address Line 1

Address Line 2

Guelph

City

Ontario

State / Province / Region

N1E 5Z7

Postal / Zip Code

Canada

Country

Legal Description

Lot 42 INST. No. 383087

Registered Plan Number

Plan 451

Additional Information

1.3 Property Dimensions

Lot Frontage (m)

33.53

Lot Depth (m)

43.89

Lot Area (m2)

1098.24

Width of Road Allowance (m)

19.69

1.4 Encumbrances

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

Yes No

PART 2 - EXISTING & PROPOSED USE(S)

2.1 Existing Land Use(s)

2.1.1 Zoning

Please refer to the Township's [Interactive Zoning Map](#) to identify the zoning of the subject property.

Identify the Current Zoning of the Subject Property

Rural Residential (RR)

e.g. Agricultural (A) Zone

Type of Existing Land Use(s)

Agriculture Single-family Residential Multi-Residential Commercial Mixed-Use Industrial
 Institutional Vacant

Description of Existing Land Use(s) On-Site

Single-family Residential

Please identify the use of ALL existing buildings on-site, including any accessory uses.

2.1.2 Official Plan

Please refer to [Map Schedule A3 - Guelph/Eramosa](#) and [Map Schedule A3-1 - Rockwood](#) of the [County of Wellington Official Plan](#) to identify the Official Plan Designation(s) of the subject property:

Identify the Existing Official Plan Designation of the Subject Property

Hamlet

e.g. Prime Agriculture, Greenlands, etc.

2.1.3 Existing Buildings/Structures

Please identify all existing buildings/structures on the subject property.

How Many Existing Buildings/Structures are On-Site:

2

Building/Structure 1

Type of Building/Structure

Single-family Dwelling Unit

Building Dimensions (m)

16.288m x 7.468m

Date Constructed

~1960

Front Yard Setback (m)

11.449

Rear Yard Setback (m)

~17.041m

S/W Side Yard (m)

3.516m

N/E Side Yard (m)

3.369m

Ground Floor Area (m2)

111.12

Gross Floor Area (m2)

222.24

Building Height (m)

~5.411m

Number of Storeys

1

Number of Existing Parking Spaces

8

Number of Loading Stalls

0

Number of Employees (if applicable)

n/a

Building/Structure 2

Type of Building/Structure

Rear Shed

Building Dimensions (m)

7.32m x 7.32m

Date Constructed

2023

Front Yard Setback (m)

55.068m

Rear Yard Setback (m)

6.66m

S/W Side Yard (m)

1.016m

N/E Side Yard (m)

1.830m

Ground Floor Area (m2)

288

Gross Floor Area (m2)

288

Building Height (m)

4.27

Number of Storeys

1

Number of Existing Parking Spaces

0

Number of Loading Stalls

0

Number of Employees (if applicable)

n/a

2.2 Proposed Land Use(s)

Please provide a detailed explanation of all proposed uses on the subject property, including any accessory uses.

Type of Proposed Land Use(s)

- Agriculture Single-family Residential Multi-Residential Commercial Mixed-Use Industrial
 Institutional Vacant

Describe the Proposed Land Use(s) On-Site

Single-family Residential

Please identify the use of ALL proposed buildings and accessory uses.

Will the Demolition of Existing Building(s) be Required to Facilitate the Proposed Use(s)?

Yes No

Please Identify the Existing Building(s) to be Demolished

31.17

2.2.1 Proposed Buildings/Structures

Please identify all proposed buildings/structures on the subject property.

How Many Buildings/Structures are Proposed?

1

Building/Structure 1

Type of Building/Structure

Single-family Dwelling Unit - Addition

Building Dimensions (m)

24.983m x 10.719M

Date Constructed

2024

Front Yard Setback (m)

8.197

Rear Yard Setback (m)

2.615

S/W Side Yard (m)

1.500

N/E Side Yard (m)

18.551

Ground Floor Area (m2)

164.13

Gross Floor Area (m2)

275.25

Building Height (m)

6.175m

Number of Storeys

1

Number of Existing Parking Spaces

8

Number of Loading Stalls

0

Number of Employees (if applicable)

n/a

PART 3 - SITE SPECIFICS

3.1 Site Access

Access Type

- Provincial Highway Regional Road Township Road (Year-Round Maintenance)
 Township Road (Seasonal Maintenance)
 Private Road/ Right-of-Way

Access Name

Hillside Drive

e.g. Highway 7, Wellington Road 124, etc.

3.2 Servicing

3.2.1 Existing Servicing

3.2.1.1 Water Supply (Existing)

Water Supply

Municipal Servicing Private Well(s)

3.2.1.2 Sewage Disposal (Existing)

Sewage Disposal

Municipal Servicing Private Well(s)

3.2.1.3 Storm Drainage (Existing)

Storm Drainage Type

Sewer Ditches Swales Natural

3.2.2 Proposed Servicing

3.2.2.1 Water Supply (Proposed)

Water Supply

Municipal Servicing Private Well(s)

3.2.1.2 Sewage Disposal (Proposed)

Sewage Disposal

Municipal Servicing Private Well(s)

Type of Private Well(s)

Individual Communal

3.2.1.3 Storm Drainage (Proposed)

Storm Drainage Type

Sewer Ditches Swales Natural

Identify New Service Connections Expected to be Required for Proposed Development:

No new service connections

3.3 Abutting Land Uses

North

Single-family Dwelling Unit

East

Single-family Dwelling Unit

South

Single-family Dwelling Unit

West

Single-family Dwelling Unit

PART 4 - ADDITIONAL INFORMATION

4.1 Other Applications

Have there been any applications made under the Planning Act for the subject lands, or lands within 120 m of the subject lands?

Yes No

Identify the Type of Application(s)

Official Plan Amendment Zoning By-law Amendment Site Plan Application Consent/Severance
 Minor Variance Plan of Subdivision Plan of Condominium

Select all that apply.

4.1.1 Official Plan Amendment

Please provide the following information:

File Number

N/A

Proposal

Status

Decision

If applicable, please upload a copy of the decision.

PART 5 - SUBMISSION

Concept Plan/ Site Plan

Siteplan.pdf

Elevation Drawings

Elevations.pdf

Floor Plans

FloorPlans.pdf

Parcel Register (if applicable)

Property Survey Plan-1994.pdf

Applicant Authorization Form (if applicable)

Applicant Authorization Form.pdf

*If the applicant is not the owner of the property, the owner must sign and date the **Applicant Authorization Form**.*

5.1 Source Water Protection Pre-Screening

Planning and building permit applications require screening due to the risk a proposed or existing activity may have on drinking water in vulnerable areas. Find out if your property is within a vulnerable area [here](#).

If a property is located within a vulnerable area, applicants will be asked to fill out a short [Source Water Protection Screening Application Form](#).

If you are making a second or third application for the same project and activities have not changed, then an [Addendum to the Drinking Water Source Protection Screening Form](#) can be filled out.

Upload a copy of the Pre-Screening Form or Addendum here:
Source-Water-Protection.pdf

PART 6 - APPLICATION FEE

In accordance with the [Planning Service Fee By-law 18/2018](#), a non-refundable application fee of **\$2,577.00** is required for all Minor Variance Applications. Please contact the Secretary-Treasurer at planning@get.on.ca following the submission of this application to discuss payment options.

Minor Variance Applications will NOT be deemed complete to proceed until payment has been recieved.

Please note that the Township relies on external consultants to undertake peer review works. In the event that third-party costs are generated through the review of this application, the applicant will be responsible for paying any and all related invoices.

PART 7 - DECLARATION

I/We solemnly declare that all statements contained in this application are true, and that the information contained in the documents that accompany this application are true, and I/we make this solemn declaration conscientiously believing it to be true.

Applicant Signature:

A handwritten signature or scribble consisting of several overlapping, fluid lines. The lines are black and set against a white background. The signature is positioned in the upper left quadrant of the page. It features a long, thin horizontal stroke that extends towards the right, with several other strokes crossing it at various angles, creating a complex, abstract shape. The overall appearance is that of a quick, gestural mark, possibly a signature or a stylized initial.