

# 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**

11 Hamilton Drive

Address Line 1

Address Line 2

Guelph

City

ON

State / Province / Region

N1E 0N9

Postal / Zip Code

Canada

Country

**Phone (1)**

519 841 6200

**Phone (2)**

**Email**

contact@linwoodauto.ca

**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)**

Sherry

First

Pirico

Last

**Name (2)**

Aaron

First

Pirico

Last

**Address**

11 Hamilton Drive

Address Line 1

Address Line 2

Guelph

City

ON

State / Province / Region

N1E 0N9

Postal / Zip Code

Canada

Country

**Email**

sherrypirico@gmail.com

**Phone (1)**

519 830-0807

**Phone (2)**

**Primary Contact**

Yes  No

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

## 1.2 Property Location

**Municipal Address**

11 Hamilton Drive

Address Line 1

Address Line 2

Guelph

City

ON

State / Province / Region

N1E 0N9

Postal / Zip Code

Canada

Country

**Legal Description**

Lot 14 Concession 2

**Registered Plan Number**

**Additional Information**

## 1.3 Property Dimensions

**Lot Frontage (m)**

27.478

**Lot Depth (m)**

42.672

**Lot Area (m2)**

1172.58389

**Width of Road Allowance (m)**

## 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

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

Legal duplex

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

Rural residential

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:

1

## Building/Structure 1

#### Type of Building/Structure

Raised Bungalow

#### Building Dimensions (m)

8.6868 x 15.24

#### Date Constructed

1965

#### Front Yard Setback (m)

7.5

#### Rear Yard Setback (m)

7.5

#### S/W Side Yard (m)

15.54

#### N/E Side Yard (m)

6.18744

#### Ground Floor Area (m2)

132.3868

#### Gross Floor Area (m2)

132.3868

#### Building Height (m)

6.44

#### Number of Storeys

2

Number of Existing Parking Spaces

5

Number of Loading Stalls

Number of Employees (if applicable)

## 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

rural 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

### 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

garage / accessory unit

Building Dimensions (m)

10.9728 x 9.144

Date Constructed

to be determined

Front Yard Setback (m)

7.5

Rear Yard Setback (m)

7.5

S/W Side Yard (m)

15.24

N/E Side Yard (m)

6.18744

Ground Floor Area (m2)

1080

Gross Floor Area (m2)

Building Height (m)

7.25

Number of Storeys

2

Number of Existing Parking Spaces

4

Number of Loading Stalls

Number of Employees (if applicable)

## 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**

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)

 

**Type of Private Well(s)**

- Individual  Communal

##### 3.2.1.2 Sewage Disposal (Existing)

**Sewage Disposal**

- Municipal Servicing  Private Well(s)

 

**Type of Private Well(s)**

- Individual  Communal

##### 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)

**Type of Private Well(s)**

Individual  Communal

**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:**

none

**3.3 Abutting Land Uses**

**North**

rural residential

**East**

rural residential

**South**

rural residential

**West**

rural residential

**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**

**Proposal**

**Status**

**Decision**

*If applicable, please upload a copy of the decision.*

## **PART 5 - SUBMISSION**

**Concept Plan/ Site Plan**

scan0289.pdf

**Elevation Drawings**

scan0288.pdf

**Floor Plans**

scan0289.pdf

**Parcel Register (if applicable)**

**Applicant Authorization Form (if applicable)**

*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:**

## **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](mailto: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 in black ink that reads "Sherry Pirico". The signature is written in a cursive, flowing style.