



**Guelph/Eramosa
Township**

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P.O. Box 700
Rockwood ON N0B 2K0
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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> Deborah SMITH & Connell SMITH	67 Lewis Drive, Newmarket, ON L3Y1R6	<i>Telephone 1:</i> 905-830-5636
		<i>Telephone 2:</i>
		<i>Email:</i> connell.smith@gmail.com
		<i>Fax:</i> djpletsch@rogers.com
<i>Applicant:</i> Doug Martin (Purchaser of the property - taking possession end of January 2023)	33 Marilyn Drive Guelph, ON N1H 1G9	<i>Telephone 1:</i> 519-827-8436
		<i>Telephone 2:</i>
		<i>Email:</i> dwmartin494@gmail.com
		<i>Fax:</i>
<i>Agent:</i> Jeff Buisman, Van Harten Surveying	2106 Gordon Street, Guelph, ON, N1L 1G6	<i>Telephone 1:</i> 519-821-2763 ext. 225
		<i>Telephone 2:</i>
		<i>Email:</i> jeff.buisman@vanharten.com
		<i>Fax:</i>
Primary Contact (all communications will be directed to this contact): <input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Agent/Solicitor		

2. LOCATION OF PROPERTY

<i>Municipal Address</i> 46 Bedford Road, Guelph	<i>Concession(s)</i>	<i>Lot(s)</i>
<i>Division</i>	<i>Geographic Township (Former Municipality)</i> Township of Guelph	<i>Registered Plan No.</i> 365
<i>Lot(s)/Block(s) of Registered Plan</i> Part of Lot 5	<i>Reference Plan No.</i>	<i>Part(s) of Reference Plan</i>

3. PROPERTY DIMENSIONS

<i>Lot Frontage (m)</i> 13.7m	<i>Lot Depth (m)</i> 64.2m	<i>Lot Area (km²)</i> 1,000m ² (0.10ha)	<i>Width of Road Allowance (m)</i> 20.12m
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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).

Mortgage as in INST No. WC285307 with the Royal Bank of Canada

PART 2 | PLANNING FRAMEWORK

5. OFFICIAL PLAN

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

Hamlet Area

6. ZONING BY-LAW

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

Rural Residential (RR)

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

Residential

- c. Proposed uses of the land:

Residential

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

- i. North: Residential

- ii. South: Residential

- iii. East: Residential

- iv. West: Residential

Date the subject land was acquired by current owner: October 2003

7. PROPOSED VARIANCE

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

The minor variance requests are as follows:

A) To permit reduced side yard setbacks for the proposed dwelling to be a minimum of 2.0m vs 3.0m in Section 7.2.5.

B) To permit a reduced lot frontage to be 13.7m vs 30.0m in Section 7.2.2.

C) To permit a reduced lot area to be 1,000m² vs. 4,000m² in Section 7.2.1.

- b. Explain why it is not possible to comply with the provisions of the by-law:

The subject property contains an existing dwelling that is very small and the intention is to demolish the dwelling and construct a new one in its place. The property is undersized and contains a couple of legal non-conforming zoning items. With the lot being very narrow, a variance is being requested for the reduced side yard setbacks for the proposed dwelling. We are also addressing the legal non-conforming frontage and area. Please see the covering letter for more details.

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. Existing Dwelling (to be removed)	<i>Front:</i> 23.6m <i>Rear:</i> 29.4m <i>N/E Side:</i> 2.2m <i>S/W Side:</i> 3.4m		92m²		<i>Number of Storeys:</i> 1 storey	
2.	<i>Front:</i> <i>Rear:</i> <i>N/E Side:</i> <i>S/W Side:</i>				<i>Number of Storeys:</i>	
3.	<i>Front:</i> <i>Rear:</i> <i>N/E Side:</i> <i>S/W Side:</i>				<i>Number of Storeys:</i>	

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. Proposed Dwelling	<i>Front:</i> 11.9m <i>Rear:</i> 29.9m <i>N/E Side:</i> 2.0m <i>S/W Side:</i> 2.0m	10.3m x 21.3m	220m²		<i>Number of Storeys:</i> 2 storey	Pending Variance Approval
2.	<i>Front:</i> <i>Rear:</i> <i>N/E Side:</i> <i>S/W Side:</i>				<i>Number of Storeys:</i>	
3.	<i>Front:</i> <i>Rear:</i> <i>N/E Side:</i> <i>S/W Side:</i>				<i>Number of Storeys:</i>	

Number of PROPOSED parking and/or loading stalls: _____

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)	Bedford Road
<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>		N/A	
<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 Jeff Buisman, Van Harten Surveying
(Applicant/Owner/Agent Name)

of the City of Guelph
(Name of Local Municipality)

in the County/Region of County of Wellington
(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

Jan - 13, 2023

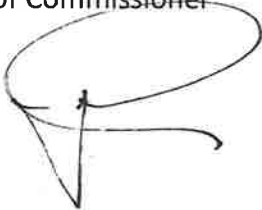
Date

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2024

Signature of Commissioner

Jan 13, 2023

Date



PART 6 APPLICANT AUTHORIZATION FORM

I/We Deborah SMITH & Connell SMITH
(Owner Name/Signing Authority)

the registered owner(s) of 46 Bedford Road, Guelph
(Municipal Address or Legal Description of the Property)

hereby authorize Jeff Buisman
(Applicant/Agent Name)

as an officer/employee of Van Harten Surveying to act
(Company Name)

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

Deborah Pletsch Smith Connell Smith
Signature of Owner/Signing Authority

01-13-2023
Date

Doug Martin Marla Martin
Signature of Applicant:
Doug Martin, intended purchaser

01-13-2023
Date