

## COMMITTEE OF ADJUSTMENT AGENDA

Wednesday, October 7, 2020, at 2:00 p.m.

Remotely VIA TELECONFERENCE

Due to COVID-19 and Public Health concerns, public attendance at Committee of Adjustment Hearings will not be permitted at this time.

**To participate during the Public Hearing:** To pre-register as a delegate (to speak or make comments), please email [gkruse@get.on.ca](mailto:gkruse@get.on.ca), Secretary Treasurer of the Committee of Adjustment. To ask questions or make comments on an agenda item, please call **1-800-952-5114** and enter participant code **1718291#**. During the hearing, delegates will be provided with instructions on how to register with the operator to ask a question.

**To listen to the Public Hearing:** The public is encouraged to listen through teleconference by calling **1-886-696-5894** and entering the participant code **9338121#**. Your line will be listen only.

Members of the public may enter the teleconference 10 minutes prior to 2:00 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. DECLARATIONS OF PECUNIARY INTEREST
5. ADOPTION OF MINUTES - Meeting held September 9, 2020
6. APPLICATION(S) TO BE PRESENTED
  - 6.1 A 06-20 – Janice Young Baker  
5485 FOURTH LINE – CON 4 W PT LOT 15 RP 61R756 PART 2  
Former geographic area of the Township of Eramosa  
Now in the Township of Guelph/Eramosa
7. CORRESPONDENCE - none
8. CLOSED SESSION - none
9. ADJOURNMENT



**THE CORPORATION OF THE  
TOWNSHIP OF GUELPH/ERAMOSIA  
Committee of Adjustment Minutes**

**Wednesday, September 9, 2020 at 6:00 p.m.  
Electronically Via Teleconference**

**Members Present:** Melanie Flake  
Eric Freeman  
Ken McNab

**Township Planning Consultants:** County of Wellington – Zachary Prince

**Staff Present:** Jenni Spies, Deputy Clerk  
Gaetanne Kruse, Secretary-Treasurer

**1. CALL TO ORDER**

Melanie Flake called the meeting to order at 6:01p.m.

**2. ROLL CALL**

Roll call taken by the Chair Melanie Flake of the Committee of Adjustment Members, Township Planning Consultant and Township of Guelph/Eramosa Staff in attendance for the teleconference:

**Eric Freeman: Present**  
**Ken McNab: Present**  
**Zachary Prince: Present**  
**Gaetanne Kruse: Present**

**3. APPROVAL OF AGENDA**

Moved by: Ken McNab  
Seconded by: Eric Freeman

Be it resolved that the agenda for the September 9, 2020 Committee of Adjustment Teleconference Meeting be approved as presented.

**Carried Unanimously** with all Committee Members approval in indicating their respective names on the Resolution.

4. **DECLARATIONS OF PECUNIARY CONFLICT OF INTEREST – NONE**

5. **ADOPTION OF MINUTES**

Moved by: Ken McNab

Seconded by: Eric Freeman

Be it resolved that the minutes of September 2, 2020 be approved as printed.

**Carried Unanimously** with all Committee Members approval in indicating their respective names on the Resolution and Chairperson's name on the Minutes of Meeting dated September 2, 2020.

6. **APPLICATION**

6.1 **A 03-20 – David Sanford & Brenda Miller-Sanford**

19 HARTFIELD DRIVE – PLAN 668 LOT 8

Former geographic area of the Township of Guelph

Now in the Township of Guelph/Eramosa

The applicant is requesting relief from Section 7.2.1 of the Township's Zoning By-law 40/2016 Minimum Lot Area requirement of 4,000 m<sup>2</sup>, whereas a lot area of 2,250 m<sup>2</sup> for the retained lot and a minimum lot area of 3,300 m<sup>2</sup> for the severed lot is proposed; and relief from Section 4.2.2 to permit the existing accessory building (garage) to remain on the severed lot prior to erection of the main building. The Minor Variances are required to satisfy an approval condition of the related Consent Application B57-19.

Present: John Cox of J. L. Cox Planning Consultants Inc. representing the owners David Sanford & Brenda Miller-Sanford also present for the meeting.

John Cox presented the application.

Zachary Prince of the County of Wellington presented the Planning Report and correspondence received from:

- Township of Guelph/Eramosa Building Dept. – Dan Sharina;
- R. J. Burnside & Associates Limited, Township Engineering Consultants – Chris Knechtel; and
- GRCA – Fred Natolochny.

Gaetanne Kruse advised no additional comments were received:

Present in support of the application: None

Present in opposition of the application: None

Application A 03-20 was approved by the Committee with conditions as noted in the Decision.

**Carried Unanimously** with all Committee Members approval in indicating their respective names on the Notice of Decision

A copy of the Committee's Decision is attached to these minutes.

**7. CORRESPONDENCE – None**

**8. CLOSED SESSION – None**

**9. ADJOURNMENT**

The Chair adjourned the meeting at 6:21 p.m.

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**Melanie Flake, Chair**

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**Gaetanne Kruse, Secretary-Treasurer**



Guelph/Eramosa  
Township

The Corporation of the Township of  
Guelph/Eramosa  
Committee of Adjustment  
- Decision -

APPLICATION FILE NO: A 03-20 – DAVID SANFORD & BRENDA MILLER-SANFORD  
PROPERTY LOCATION: 19 HARTFIELD DRIVE  
PLAN 668 LOT 8  
Former geographic area of the Township of Guelph  
Now in the Township of Guelph/Eramosa  
TWP. FILE NO. 23-11-000-010-02705

**PURPOSE OF APPLICATION:**

1. Relief from "Minimum Lot Area" of Section 7.2.1 of Zoning By-law 40/2016 to permit a lot area of 3,338 m<sup>2</sup> for the severed lot and 2,303 m<sup>2</sup> for the retained lot whereas a Minimum Lot Area of 4,000 m<sup>2</sup> is required.
2. Relief from Section 4.2.2 "Establishment of an Accessory Building or Use" of Zoning By-law 40/2016 to permit the existing accessory structure on the severed land to remain until the main building is constructed.

*We, the undersigned*, in making the decision upon this application, have considered:

1. whether the variance requested was minor; and
2. whether the variance requested was desirable for the appropriate development and use of the land; and
3. whether the general intent and purpose of the official plan will be maintained; and
4. whether the general intent and purpose of the zoning by-law will be maintained; or
5. whether this application has met the requirements of section 45(2) of the Planning Act (*in the case of a change in a use of property which is lawfully non-conforming under the by-law*);

The request is hereby  Approved  Refused  Held Over, subject to the following condition(s):

**CONDITION(S):**

- a. That the septic systems for the severed and retained lots be designed to include a nitrogen removal treatment unit for the existing and the new dwelling capable of meeting 10mg/L or less effluent nitrite-nitrogen in accordance with the report provided by Van Harten dated: April 9, 2020, prior to a building permit being issued.
- b. That the owner provide a copy of a valid maintenance contract for the treatment unit. The maintenance contract should include the recommendations in the report provided by Van Harten dated: April 9, 2020, prior to a building permit being issued.
- c. That a permit for the main dwelling be obtained within 1 year of approval of this variance or the existing accessory structure is to be removed.
- d. That the existing accessory structure cannot be used for commercial/industrial business purposes or habitation.

**MELANIE FLAKE**

Melanie Flake, Member

**ERIC FREEMAN**

Eric Freeman, Member

**KEN MCNAB**

Ken McNab, Member

DATED this 9<sup>th</sup> day of September, 2020

  
Gaetanne Kruse, Secretary-Treasurer

You are notified that under Subsection 45(12) of the Planning Act, R.S.O. 1990, you may appeal to the Local Planning Appeal Tribunal against the decision of the Committee of Adjustment by sending notice of appeal by Registered Mail or by hand to the Secretary-Treasurer of the Committee of Adjustment, within Twenty (20) days of the making of the decision. The notice shall contain written reasons in support of the appeal and be accompanied by the appropriate fee as required by the Local Planning Appeal Tribunal.

A notice of appeal must be received by the Committee no later than 4:30 p.m. on **Monday, September 28, 2020.**

Send notice of appeal to:

Gaetanne Kruse, CPT  
Secretary-Treasurer, Committee of Adjustment  
Township of Guelph/Eramosa  
P.O. Box 700  
Rockwood, ON N0B 2K0 Fax (519) 856-2240

**COMMITTEE OF ADJUSTMENT**

**A 06-20**

**Janice Young Baker**

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**5485 FOURTH LINE**

**CON 4 W PT LOT 15 RP 61R756 PART 2**

**Former geographic area of the Township of Eramosa**

**Now in the Township of Guelph/Eramosa**



# NOTICE OF HEARING

## An Application Has Been Filed With The Committee of Adjustment For The Township of Guelph/Eramosa

Due to COVID-19 and Public Health concerns, public attendance at Committee of Adjustment Hearings will not be permitted at this time.

The Committee of Adjustment for the Township of Guelph/Eramosa will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O., 1990, P.13, as amended.

**DATE:** Wednesday, October 7, 2020  
**TIME:** 2:00 p.m.  
**LOCATION:** THIS PUBLIC HEARING WILL BE HELD VIRTUALLY VIA TELECONFERENCE.

**APPLICATION NUMBER:** A 06-20

**Location of Property:** 5485 FOURTH LINE – CON 4 W PT LOT 15 RP 61R756 PART 2  
Former geographic area of the Township of Eramosa  
Now in the Township of Guelph/Eramosa

**Purpose:** The applicant is requesting relief from Section 4.4.1.3 of the Township's Zoning By-law 40/2016 maximum gross floor area of an accessory second unit to a maximum size of 115 m<sup>2</sup> whereas 136 m<sup>2</sup>.

**By-law Requirements:** Section 4.4.1.3 of Zoning By-law 40/2016 states that the maximum gross floor area of an accessory second unit shall be no more than an amount equal to 45% of the gross floor area of the main dwelling, to a maximum size of 115 m<sup>2</sup>.

**Request:** Relief of 21 m<sup>2</sup> is required from Section 4.4.1.3 of the Township's Zoning By-law 40/2016.

### ***How Do I Provide Comments, Participate or Listen to the Public Hearing?***

You may provide your comments, in support or opposition, regarding this application:

**As a Delegate** To participate during the Public Hearing: To pre-register as a delegate (to speak or make comments), please email [gkruse@get.on.ca](mailto:gkruse@get.on.ca), Secretary Treasurer of the Committee of Adjustment. To ask questions or make comments on an agenda item, please call **1-800-952-5114** and enter participant code **1718291#**. During the hearing, delegates will be provided with instructions on how to register with the operator to ask a question.

**To Listen** To listen to the Public Hearing: The public is encouraged to listen through teleconference by calling **1-886-696-5894** and entering the participant code **9338121#**. Your line will be **listen only**.

**Teleconference Time for the Public** Members of the public may enter the teleconference 10 minutes prior to 2:00 p.m.

**In Writing** **Filing a written submission:** Written comments on the application may be forwarded in person or by mail to the Secretary-Treasurer of the Committee of Adjustment as indicated below.

### **How Do I Get More Information?**

Information regarding this application is available by contacting the undersigned as of the date of this notice. For more information about this matter, please contact:

**Gaetanne Kruse, Secretary-Treasurer, Committee of Adjustment**  
Township of Guelph/Eramosa, 8348 Wellington Rd 124, P.O. Box 700, Rockwood, ON N0B 2K0  
Email: [gkruse@get.on.ca](mailto:gkruse@get.on.ca) Telephone: 519-856-9596 Ext. 112 Fax (519) 856-2240

**By Telephone** (519) 856-9596 (Ext. 112), between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday, exclusive of office closures.

**How Do I Receive Notification Of The Decision?** You *must* make a written request for Notice of Decision to the Secretary-Treasurer of the Committee of Adjustment (contact information provided above.)

A sketch of the property is included.

Dated at the Township of Guelph/Eramosa  
This 23<sup>rd</sup> day of September, 2020

Gaetanne Kruse, CPT  
Secretary-Treasurer

**LEGAL DESCRIPTION**

PART 2 of CON 4 W PT LOT 16 RP 61R756  
TOWNSHIP OF ERAMOSA - COUNTY OF WELLINGTON

**SITE DESCRIPTION**

ZONING (CURRENT): AGRICULTURAL (A)

BUILDING CLASSIFICATION

OCCUPANCY: RESIDENTIAL

**SITE** HA ACRES M<sup>2</sup> S.F.  
LOT AREA: 0.56 1.37 5,560.5 59,653

**BUILDING STATISTICS**

**PRIMARY RESIDENCE AREA** m<sup>2</sup> S.F.  
MAIN FLOOR 132.85 1,430  
2ND FLOOR 128.39 1,382  
BONUS FLOOR 45.34 488  
TOTAL FLOOR AREA 306.58 3,300  
TOTAL GROSS FLOOR AREA 302.59 3,257

**ACCESSORY RESIDENCE AREA** m<sup>2</sup> S.F.

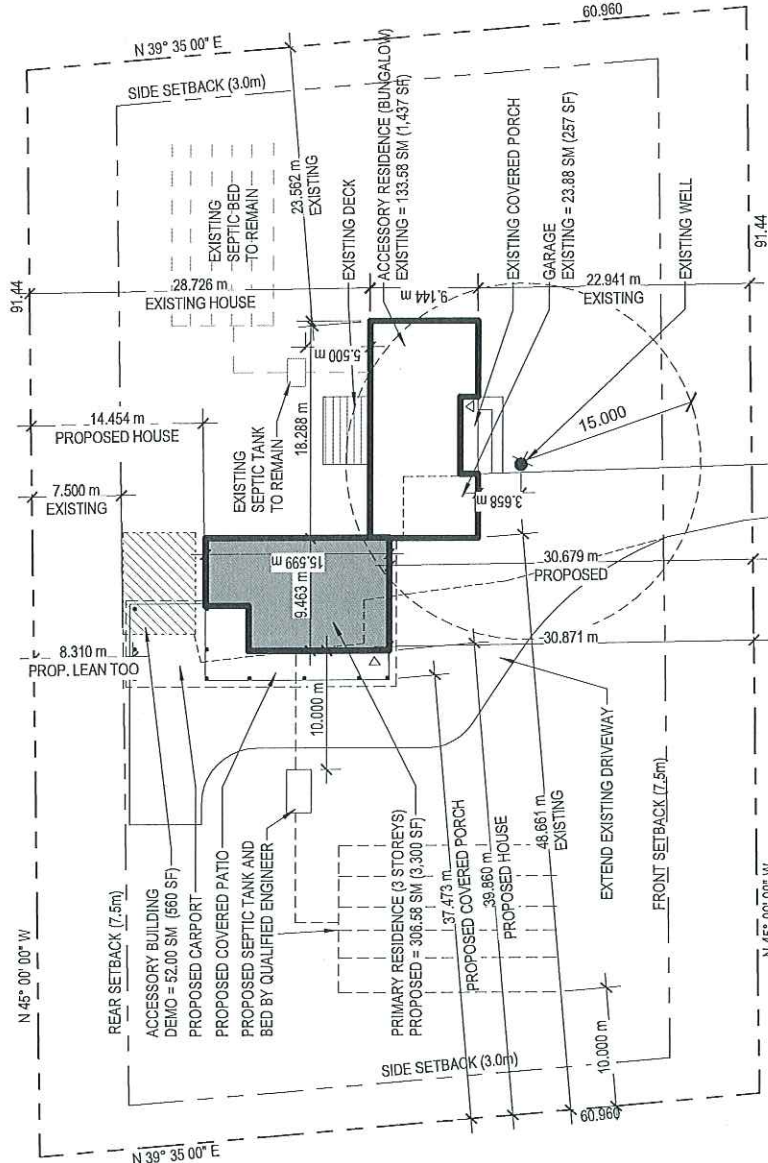
MAIN FLOOR 133.58\* 1,437  
TOTAL FLOOR AREA 133.58 3,300  
TOTAL GROSS FLOOR AREA 125.94 1,356

**SITE STATISTICS**

LOT AREA: 4,000 m<sup>2</sup> PROVIDED 5,560.51 m<sup>2</sup>  
LOT FRONTAGE (MIN): 30 m 91.4 m  
FRONT YARD SETBACK (MAXIMUM): 30 % 5.22 m  
SIDEYARD SETBACK (MIN): 7.5 m 22.94 m  
REAR YARD SETBACK (MIN): 3.0 m 23.562 m  
BUILDING HEIGHT (MAX): 11.0 m 8.310 m  
PARKING SPACES (MIN): 2 9,250 m<sup>2</sup>

**\* VARIANCE #1**

RELIEF FROM 4.4.1 TO PERMIT AN ACCESSORY APARTMENT WITH AN INCREASED TOTAL FLOOR AREA OF 136 SM (1464 SF) INSTEAD OF THE MAXIMUM PERMITTED AREA OF 115 SM (1,238 SF).



**FOURTH LINE**

**1 SITE PLAN**  
1:400

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	2020.09.09

**HFH INC**  
6006 Hwy 6, RR#2  
Banc, ON, N0B 1S0  
www.hfhinc.ca

PROJ. NO. 20-011-DM

PROJECT	BAKER RESIDENCE - ADDITION (3,300 SF)
ADDRESS	5485 FOURTH LINE, ROCKWOOD, RR3, NOB 2K0
TITLE	SITE PLAN
DATE	2020-09-09 2:58:16 PM
DRAWN BY	JRV
SCALE	As Indicated
DWG. NO.	<b>A10</b>





DATE RECEIVED BY STAFF: Aug 10/2018  
 RECEIVED BY STAFF PERSON: T. Johnson  
 ASSIGNED NUMBER: AV-25

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

**CORPORATION OF  
 THE TOWNSHIP OF GUELPH/ERAMOSA**  
**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
Registered Owner(s):  Janice Young Baker	5485 fourth line RR3 Rockwood N0B 2K0	Telephone 1: [REDACTED] Telephone 2: [REDACTED] Email: [REDACTED] Fax:
Applicant:  John Vanderwoerd	6006 Hwy 6, Elora, On N0B 1S0	Telephone 1: 519-821-2040 x214 Telephone 2: Cell - 519-400-5646 Email: johnvanderwoerd@hfhinc.ca Fax:
Agent:  HFH Inc.	6006 Hwy 6, Elora, On N0B 1S0	Telephone 1: 519-821-2040 Telephone 2: Email: admin@hfhinc.ca Fax:
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> 5485 fourth line RR3 Rockwood ON N0B2K0	<i>Concession(s)</i> 4	<i>Lot(s)</i> Part Lot 15
<i>Division</i>	<i>Geographic Township (Former Municipality)</i> Eramosa	<i>Registered Plan No.</i> 61R756
<i>Lot(s)/Block(s) of Registered Plan</i> Part 2	<i>Reference Plan No.</i> MJ 74-421	<i>Part(s) of Reference Plan</i>

**3. PROPERTY DIMENSIONS**

<i>Lot Frontage (m)</i> 91.44	<i>Lot Depth (m)</i> 60.96	<i>Lot Area (km<sup>2</sup>)</i> 5,780.67 SM 1.37 ACRES 0.005561 sq km	<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).

National Bank of Canada 4 Place Laval 8600, Laval Quebec H7N 5V3  
Branch 16059

**PART 2 | PLANNING FRAMEWORK**

**5. OFFICIAL PLAN**

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

Prime Agricultural  
\_\_\_\_\_  
\_\_\_\_\_

**6. ZONING BY-LAW**

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

Agricultural (A)  
\_\_\_\_\_  
\_\_\_\_\_

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

Residential since 1975  
\_\_\_\_\_  
\_\_\_\_\_

- c. Proposed uses of the land:

Residential  
\_\_\_\_\_  
\_\_\_\_\_

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

- i. North: Agricultural \_\_\_\_\_
- ii. South: Agricultural \_\_\_\_\_
- iii. East: Agricultural \_\_\_\_\_
- iv. West: Agricultural \_\_\_\_\_

**PART 3 | SITE SPECIFICATIONS**

Date the subject land was acquired by current owner: January 19, 2013

**7. PROPOSED VARIANCE**

a. What is the nature and the extent of the relief that is being applied for? (Please specifically indicate on sketch):  
RELIEF FROM 4.4.1 TO PERMIT AN ACCESSORY APARTMENT WITH AN INCREASED  
TOTAL FLOOR AREA OF 136 SM (1464 SF) INSTEAD OF THE MAXIMUM PERMITTED  
AREA OF 115 SM (1,238 SF).

b. Explain why it is not possible to comply with the provisions of the by-law:  
The existing residence is planned to be converted into an accessory apartment and a  
new primary residence addition will be built. The existing main floor will become the new accessory apartment  
and the basement of the existing house will become the basement of the new primary residence.

**8. EXISTING BUILDINGS**

List all existing buildings/structures on the property:

Type of Building/ Structure	Yard Setbacks (m)	Building Dimensions	Ground Floor Area (m <sup>2</sup> )	Gross Floor Area (m <sup>2</sup> )	Height (m)	Date Built
1. residential	Front: 22.941 Rear: 28.73 N/E Side: 48.66 S/W Side: 23.56	18.288m x 9.144m	133.58 sm	125.94 sf	4.02 m  Number of Storeys: 1	1975
2. Accessory storage (DEMO)	Front: 50.00 Rear: 7.50 N/E Side: 39.64 S/W Side: 41.97	6.096m x 8.534m	10.76 sm	10.76 sm	4.25 m  Number of Storeys: 1	unkno wn
3.	Front:  Rear:  N/E Side:  S/W Side:				    Number of Storeys:	

Number of EXISTING parking and/or loading stalls: 10

**9. EXISTING EMPLOYEES**

Number of EXISTING employees on the site: n/a

DATE PLOTTED: 2018/06/04 10:55:11 AM

**10. PROPOSED BUILDINGS**

List all proposed buildings/structures for the property:

Type of Building/ Structure	Yard Setbacks (m)	Building Dimensions	Ground Floor Area (m <sup>2</sup> )	Gross Floor Area (m <sup>2</sup> )	Height (m)	Date Built
1. Residential	Front: 30.68 Rear: 14.45 N/E Side: 39.86 S/W Side: 40.57	9.463m x 15.599m	132.85 sm	302.58 sm	9.25 m  Number of Storeys: 3	2020 (T.B.C)
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: 4

**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)	FOURTH LINE
<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: Individual
- Other Specify: \_\_\_\_\_

b. Sewage disposal is provided via:

- Municipal Servicing
- Private Septic System Specify individual or communal septic system:  
Individual
- 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 <sup>John Vanderwoerd</sup> John Robert Vanderwoerd  
(Applicant/Owner/Agent Name)

of the <sup>Guelph/Erasmus Township</sup> Guelph/Erasmus Township  
(Name of Local Municipality)

in the County/Region of <sup>Wellington</sup> 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

September 9, 2020  
Date

  
\_\_\_\_\_  
Signature of Commissioner

September 9, 2020  
Date

Jasmeet Singh Ajrawat  
Barrister, Solicitor & Notary Public  
In and for the Province of Ontario  
My commission is of unlimited duration  
No Legal Advice Given

Axess Law Professional Corporation  
2210-439 University Avenue  
Toronto, Ontario  
M5G 1Y8  
416-901-9638  
www.Axesslaw.com

Signed before via videoconferencing technology.



By/We JANICE L. YOUNG BAKER  
(Owner Name/Signing Authority)

the registered owner(s) of 5485 fourth line RR 3 Rockwood MO 64678  
(Municipal Address or Legal Description of the Property)

hereby authorize John Vanderwoerd  
(Applicant/Agent Name)



as an officer/employee of HFH Inc. to act  
(Company Name)



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

J. Young Baker.  
Signature of Owner/Signing Authority

Mon Sept 7, 2020  
Date

CONSENT & ACKNOWLEDGEMENT: By signing this Compliance Audit Certificate, you confirm that it will serve as your original one-time use electronic signature and that the signatures applied to this document are legally binding. You acknowledge that you have carefully reviewed the document attached to this Compliance Audit Certificate and that you consent to complete this transaction in an electronic form. Please sign this agreement where indicated below.

1. Axess Law Professional Corporation: jajrawat@axesslaw.com	Supporting Identification
	
<p>Signature </p>	

2. John Vanderwoerd: johnvanderwoerd@hfhinc.ca	Supporting Identification
	
<p>Signature </p>	



**MasterFile Compliance Audit Certificate**

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See consent & acknowledgement statement on page 1 of this certificate

Package: vNOT (PID:84a13b73fe1d492b9b87d5e9980fc690)

Document: Baker 20-011-DM - Variance Application - 2020.09.08 (1).pdf (DID:537e18197862496a8d543a3e17354238)

Scan the QR Code to the left or open the MasterFile link below to view the full audit trail of the document

MasterFile: <https://sign.syngrafii.ca/link/mf/84a13b73fe1d492b9b87d5e9980fc690/537e18197862496a8d543a3e17354238>



## Drinking Water Source Protection Screening Form

Office Use Only

Roll Number: \_\_\_\_\_

File Number: \_\_\_\_\_

Submission Date: \_\_\_\_\_

WHPA, IPZ, ICA: \_\_\_\_\_

Vulnerability Score: \_\_\_\_\_

Find out if you live in a vulnerable drinking water area at [www.wellingtonwater.ca](http://www.wellingtonwater.ca)

For assistance in completing this form, please refer to the “Explanatory Guide” beginning on page 6.

Please note that you may still need to contact the applicable Conservation Authority, as this is not considered correspondence on their behalf.

### 1. Property Information

Municipal Address of Subject Property: 5485 fourth line, RR3, Rockwood ON NOB 2K0

Assessment Roll Number of Subject Property: 23 11 000 005 076 20

Property Owner: Janice Young Baker

### 2. Proposal (Please check all that apply to this application):

Building	
<input type="checkbox"/>	New Structure
<input type="checkbox"/>	Expansion or Conversion of an Existing Structure
<input type="checkbox"/>	New Septic System
<input type="checkbox"/>	Replacement Septic System
<input type="checkbox"/>	Geothermal System (Transport Pathway)
<input type="checkbox"/>	Change of Use

Planning	
<input checked="" type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Official Plan Amendment
<input type="checkbox"/>	Consent Application
<input type="checkbox"/>	Zoning By-law Amendment Application
<input type="checkbox"/>	Subdivision/Condominium Application
<input type="checkbox"/>	Site Plan Application

**Brief Description of the Proposed Use of Land, Proposed Buildings or Structures. If constructing a geothermal, please provide construction details including depth, vertical or horizontal, closed loop or open loop.**

Existing residential property on Agricultural land. Proposal for addition of house and create an accessory apartment from the existing house

### 3. Potential Threat Activities Associated with the Application

Please check all applicable activities that may be associated with the development proposal:

#### 3.1 Fuel Handling and Storage greater than 250 litres

	Existing	Proposed	Greater than 2,500L	Underground Storage Tank	Aboveground Storage Tank	Inside Home	Outside Home
Liquid Fuel (i.e. gasoline or diesel)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
Fuel oil (home heating)	<input type="radio"/>	<input type="radio"/>				<input type="radio"/>	<input type="radio"/>
Waste oil (heating)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		

#### 3.2 Chemical Handling and Storage

	Yes	If Yes, please indicate the type(s) of chemicals if known:		If Yes, please estimate the total amount
		3.2.1 Dense Non-Aqueous Phase Liquids (DNAPLs), including chlorinated solvents	3.2.2 Organic Solvents	
Paints and other coatings (including stains, enamels, lacquers, rust paint)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Dry cleaning chemicals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Automotive repair/maintenance and/or industrial manufacturing and processing (e.g. degreasers, automotive fluids, oils, furniture stripping products, chemical solvents, adhesives)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Solvent based degreasers or liquids for washing metal parts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

#### 3.3 Road Salt Application and/or Outdoor Storage

	Covered	Uncovered	Estimated Volume Stored on Property (m <sup>3</sup> )	Estimated Application Area (m <sup>2</sup> ) including private roads, parking lots, and sidewalks
Road Salt Storage	<input type="radio"/>	<input type="radio"/>		
Road salt application (private roads, parking lots, sidewalks, etc.)				

### 3.4 Snow Storage (see guide)

	Above Grade	Below Grade (buried)	Approximate Storage Area greater than:		
			0.01 ha (double driveway)	0.5 ha (1 soccer field)	1 ha (2 soccer fields)
Snow Storage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 3.5 Waste Storage or Disposal (see guide)

	Yes
3.5.1 Storage and/or application of raw, untreated liquids and solids that are pumped out of septic systems and holding tanks (not including septic tanks)	<input type="radio"/>
3.5.2 Storage and/or disposal of oils (does not include restaurant oil or grease); hazardous waste; liquid industrial waste; industrial and commercial waste; or PCB waste	<input type="radio"/>

### 3.6 Storm Water Management/Industrial Sewage

	Yes
Stormwater management facility (treatment, retention, infiltration, recharge or control of stormwater)	<input type="radio"/>
Car or truck washing facility	<input type="radio"/>
Oil and Water Separator	<input type="radio"/>
Sediment control (i.e. Stormceptor)	<input type="radio"/>

### 3.7 Septic Systems

	Existing	Proposed	
		New	Replacement
Septic system for residential or small-scale commercial/industrial/institutional use (Ontario Building Code)	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Septic system (Greater than 10,000 litres per day) for commercial/industrial/institutional use (note an Environmental Compliance Approval would be required)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 3.8 Water Taking

	Proposed	Existing	If Existing, please provide the following:			
			Drilled	Dug	Well Not In Use*	Approx. Construction Date
3.8.1 Private Well ( <i>*Please note that if there is an existing well that is not in use, Section 3.9 must also be checked</i> )	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
3.8.2 Greater than 50,000 litres per day of water being used (note a Permit to Take Water may be required)	<input type="radio"/>	<input type="radio"/>				

**3.9 Transport Pathway (see guide)**

	Yes
Creation of aggregate pits, geothermal systems, non-residential or large residential caissons/building piers, or utilities/excavation within fractured bedrock and underground parking garages	<input type="radio"/>
Existing private well not in use	<input type="radio"/>

**3.10 Recharge Reduction**

	Yes
Creation of impervious surfaces (including large roofed areas, pavement, etc.) – <b>only applies within Town of Erin</b>	<input type="radio"/>

**3.11 Agricultural**

	Application	Storage	Product Name(s)
<b>3.11.1</b> Fertilizers	<input type="radio"/>	<input type="radio"/>	
<b>3.11.2</b> Pesticides	<input type="radio"/>	<input type="radio"/>	
<b>3.11.3</b> Agricultural source material (i.e. manure)	<input type="radio"/>	<input type="radio"/>	
<b>3.11.4</b> Non-agricultural source material (i.e. biosolids, commercial food wastes, etc.)	<input type="radio"/>	<input type="radio"/>	

	Yes	Estimated Number of Animals	Type of Animals
<b>3.11.5</b> Grazing and Pasturing of livestock	<input type="radio"/>		
<b>3.11.6</b> Outdoor Confinement Yard	<input type="radio"/>		
<b>3.11.7</b> Nutrient Management Plan or Strategy, NASM Plan applies to or is registered for the property	<input type="radio"/>		
Environmental Farm Plan	<input type="radio"/>		

**3.12 None of the above are applicable**

Check off this box only if none of the above sections have been checked	<input type="radio"/>
---	-----------------------

**4. Declaration (Owner or Applicant) or Person Engaged in Activity**

**Owner**

I, \_\_\_\_\_, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**Applicant or Authorized Agent**

I, John Vanderwoerd, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

2020.09.08  
Date

  
\_\_\_\_\_  
Signature

**Information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and the *Clean Water Act*, 2006, S.O. 2006, c. 22 for the administration and enforcement of the *Clean Water Act*. Please note that business identity information is not considered personal information pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*.**

For any inquiries about the collection of this information, please contact the Risk Management Official, Wellington Source Water Protection, 7444 Wellington Road 21, Elora, ON, N0B 1S0, 519-846-9691 ext. 362.



## Explanatory Guide for Completing the Drinking Water Source Protection Screening Form

Your property is located within a municipal well head protection area or intake protection zone and therefore may be subject to the *Clean Water Act*, 2006. The Wellhead Protection Area (WHPA) is the area around a municipal well where land use activities have the potential to affect the quality and quantity of water that flows into the wellhead. For more information, refer to [www.wellingtonwater.ca](http://www.wellingtonwater.ca) or contact 1-844-383-9800.

To assist staff in determining whether your property and/or application is subject to the Act, the Drinking Water Source Protection Screening Form is completed to inventory the activities that are proposed on your property. The following sections explain the form.

### Section 1 – Property Information:

Please fill out the municipal address and property owner for the subject property.

### Section 2 – Proposal:

Please check all that apply to the application and provide a brief explanation of the proposed development and/or construction details if construction a geothermal (such as depth, vertical r horizontal, closed loop or open loop).

### Section 3 – Potential Threat Activities Associated with Proposed Application:

Within this section please fill out all that apply to your application. If there is a circle provided in the table, please provide a check mark; if there is a blank space in the table please write in the applicable information.

#### 3.1 Liquid Fuel Handling and Storage:

Fill out this section if on the property there is liquid fuel storage or handling greater than 250 litres (1 gal = 3.785 L). This can be located in land uses for residential, agricultural, gas, commercial, industrial or institutional purposes and includes gasoline, diesel or home heating oil. It does not include propane or natural gas.

#### 3.2 Chemical Handling and Storage:

Fill out this section if the application is regarding one of the listed chemical handling or storage activities on the form.

##### 3.2.1 Known DNAPLs:

Fill out this section only if applicant is aware of a Dense Non-Aqueous Phase Liquid (DNAPL) on the property. DNAPLs are chemicals that are denser than water and therefore have the ability to contaminate the groundwater easily. The specific DNAPLs that pose a potential threat are poly-aromatic hydrocarbons (PAHs), 1, 4-dioxane, trichloroethylene, tetrachloroethylene or perchloroethylene (PCE or PERC) and Vinyl Chloride.

- **Vinyl Chloride:** Used to make polyvinyl chloride (PVC) pipes, wire coatings, vehicle upholstery and plastic kitchen ware
- **PAHs:** Used in wood preservatives, pharmaceuticals, dyes and asphalt products.

- **1,4-dioxane:** Used as a degreasing solvent or solvent stabilizer in various manufacturing processes.
- **Tetrachloroethylene** (PCE or PERC): Used in dry cleaning, metal cleaning and as an intermediate in manufacturing processes.
- **Trichloroethylene** (TCE): Mainly used for degreasing of metal parts in the automotive and metal industries and also found in some household products such as adhesives, paint removers, paints, rug cleaning fluids, and metal cleaners.

### 3.2.2 Known Organic Solvents:

Fill out this section if the applicant is aware of Organic Solvents on the property. Organic Solvents are liquid organic compounds with the ability to dissolve solid, gases or liquids and therefore have the ability to contaminate drinking water sources. Organic Solvents that are of potential concern include Carbon Tetrachloride, Chloroform, Dichloromethane and Pentachlorophenol (PCP).

- **Carbon Tetrachloride:** Once used widely in fire extinguishers, as a cleaning agent, in the manufacture of refrigerants as well as an industrial solvent and metal degreasing agent is a banned substance in Ontario since 1999. The only permitted uses of the chemical are in research laboratories or in the manufacturing process where the product is converted to an alternative product which does not contain a class of ozone-depleting substances.
- **Chloroform:** commonly used in a laboratory setting, and in the production of pharmaceuticals, dyes and pesticides.
- **Dichloromethane** (also known as methylene chloride): used as a solvent in paint strippers and removers. It is used as a process solvent in the manufacture of drugs, pharmaceuticals and film coatings. It is also used as a metal cleaning and finishing solvent in electronics manufacturing, aerosol propellant and as an agent in urethane foam blowing.
- **Pentachlorophenol** (PCP): used as an herbicide, insecticide, fungicide, algacide and disinfectant, and as an ingredient in antifouling paint. Its use has significantly declined due to its high toxicity. Today it is used industrially as a wood preservative and is not manufactured in Canada.

### 3.3 Road Salt Application, Handling and Storage:

Fill out this section if there will be road salt storage on the property or road salt application on a private road, parking lot, or sidewalk located on the property. Please provide estimates in m<sup>3</sup> for volume and m<sup>2</sup> for area.

### 3.4 Snow Storage:

Fill out this section if there will be snow storage (above or below grade) on the property and indicate whether the storage will be greater than 0.01 hectare (0.03 acre or 10 metres by 10 metres), greater than 0.5 hectares (1.24 acres or 50 metres by 50 metres), or greater than 1 hectare (2.5 acres or 100 metres by 100 metres). For reference, 0.01 hectare is roughly the size of a double driveway, 0.5 hectares is roughly the size of one soccer field, and 1 hectare is roughly the size of two soccer fields.

### 3.5.1 Waste Storage or Disposal - Septic Tank Pump outs

Fill out this section only if application is involved in the pumping out or disposal/treatment of raw sewage or septage, porta potties or holding tanks.

### **3.5.2 Waste Storage or Disposal - Storage and/or Disposal of Hazardous Waste:**

Fill out this section if there is hazardous waste or liquid industrial waste stored on the property including waste oil, solvents, and automotive fluids. Please note storage or disposal of oil does not include restaurant oil or grease. Storage of hazardous waste or liquid industrial waste includes wastes requiring registration with the Ontario Hazardous Waste Information Network (HWIN), if applicable. Disposal of waste on site includes landfilling and incineration. Typically, this will only be at commercial or industrial properties.

### **3.6 Storm Water Management/Industrial Sewage:**

Fill out this section if one of the listed storm water management or industrial sewage activities is planned or present. For reference, a storm water management facility may include a retention or detention pond (wet or dry), catch basins, sediment control, recharge systems (such as infiltration galleries), swales and ditches.

### **3.7 Septic Systems:**

Fill out this section if the property will be serviced by a septic system. Please indicate whether the septic system is existing or proposed. If the existing or proposed septic system has a design capacity of less than 10,000 litres, it is regulated under the Ontario Building Code (OBC). A building permit, obtained through the municipality, is required by the OBC for installation of a new septic system and for the repair/replacement of an existing system. If the existing or proposed septic system has a design capacity of greater than 10,000 litres a day, a provincial Environmental Compliance Approval may be required under the Ontario Water Resources Act. Please contact the local Ontario Ministry of the Environment and Climate Change office for more information.

#### **3.8.1 Water Taking - Private well installed:**

Fill out this section if there is an existing well present or a new well being installed on the property. This includes private drinking water wells, environmental test wells, geotechnical wells, irrigation wells, etc. Please indicate whether the well is proposed or existing, and fill out the rest of the section (dug or drilled as well as the approximate construction date) for existing wells only.

#### **3.8.2 Water Taking - Greater than 50,000 litres per day**

Fill out this section if more than 50,000 litres per day is being withdrawn from a well or a water body (1 gal = 3.785 gal).

### **3.9 Transport Pathway**

Transport pathways are human constructed pathways through soil and bedrock that may increase the vulnerability of groundwater to certain contaminants.

Please check the first circle if your application will be installing a vertical geothermal system, installation of caissons or building piers for a non-residential application or for a large residential application, aggregate project, or installation of utilities or excavation within fractured bedrock. A road occupancy permit application could indicate when fracture bedrock excavation occurs. If geothermal, please provide construction details including depth, vertical or horizontal, closed loop or open loop in the space provided in Part 2 (on the first page of this document). A large residential application includes multi-story, multi-unit residential developments.

Please check the second circle if there is an existing private well that is not in use. Private wells include environmental and / or geotechnical monitoring wells and domestic wells. If you filled out Section 3.8.1 as private well not in use, Section 3.9 should also be completed.

**3.10 Recharge Reduction:**

Fill out this section if there is going to be an increase in impervious surfaces on the property. For example, asphalt (driveways and parking areas) and covered areas (roofs, decks and structures). If building within current building envelope then it is not an increase. Please note this box only applies within the Town of Erin.

**3.11.1 Fertilizers and/or 3.11.2 Pesticides:**

Fill out this if there is storage or use of fertilizer or pesticides for agricultural or commercial use. Do not fill out this section if used only for personal use.

**3.11.3 Agricultural - Application, handling and storage of agricultural (i.e. manure) and/or 3.11.4 non-agricultural source material (bio solids):**

Fill out this section if there is application, handling or storage of Agricultural Source Material (ASM) (manure) or Non-Agricultural Source Material (NASM) on the property. ASM and NASMs include; manure (ASM) and biosolids, commercial food waste, etc. For more information on NASMs and ASMs please look at fact sheet number 4, available on our website, [www.wellingtonwater.ca](http://www.wellingtonwater.ca)

**3.11.5 Agricultural - Grazing and pasturing of livestock:**

Fill out this section if there is any grazing, pasturing or housing of one or more livestock on the property excluding household pets. Livestock can include cows, horses, sheep, goats and other animals. If unsure, please contact Wellington Source Water Protection for clarification. Please give an estimation of the number of animals, as well as the type of animal(s).

**3.11.6 Outdoor Confinement Yard:**

Fill out this section if there are any livestock including cows, horses, sheep, goats and other animals housed in an outdoor confinement yard on the property. If unsure, please contact Wellington Source Water Protection for clarification. Please give an estimation of the number of animals, as well as the type of animal(s).

**3.11.7 Prescribed Instruments**

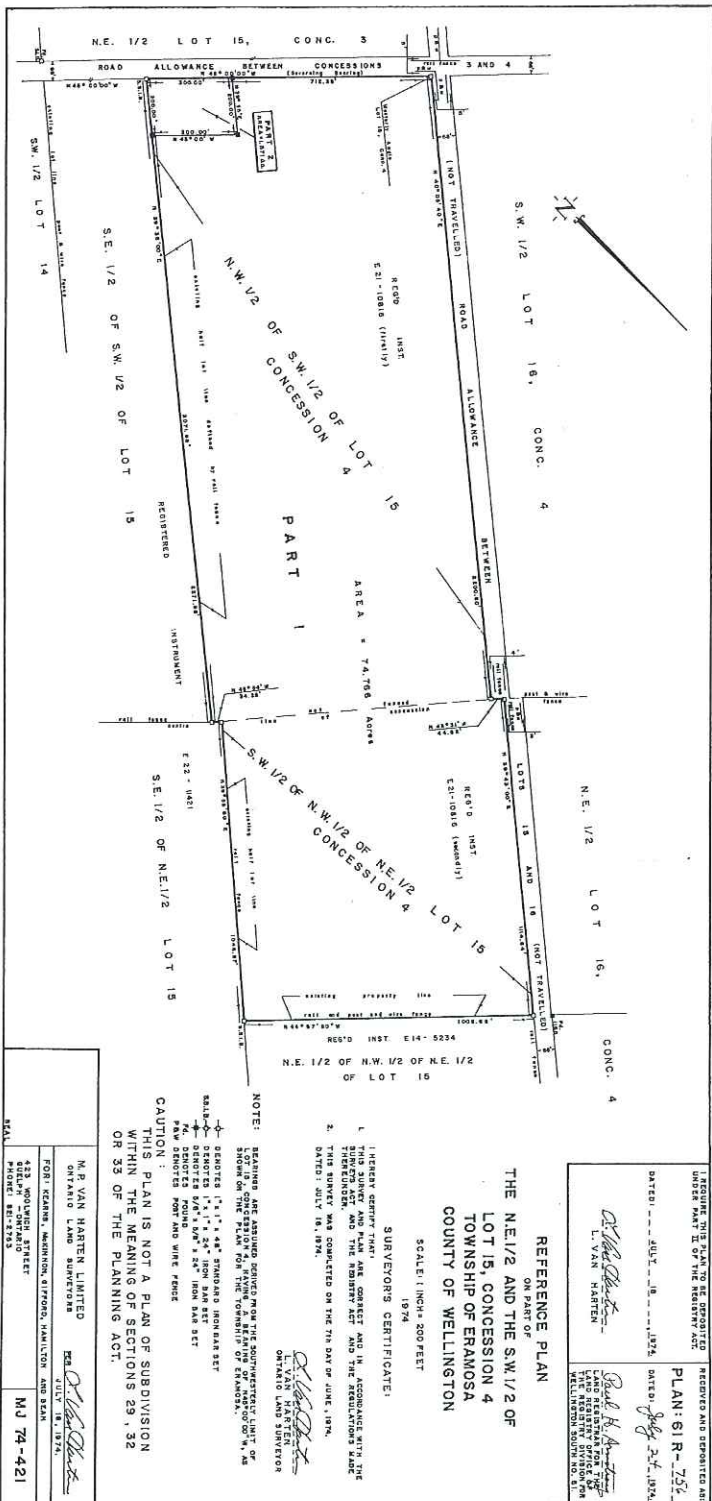
Fill out this section if there are any provincially prescribed instruments that apply to or are registered for the property. This includes Nutrient Management Strategies, Nutrient Management Plans and Non-Agricultural Source Material Plans.

**3.12 None of the above are applicable:**

Check that none of the above sections in Part 3 are applicable to the application. This section should only be checked if none of the other sections have been checked.

**Section 4 - Declaration:**

Either the owner or the applicant must sign and date the form.



REFERENCE PLAN  
ON PART OF  
THE N.E. 1/2 AND THE S.W. 1/2 OF  
LOT 15, CONCESSION 4  
TOWNSHIP OF ERAMOSA  
COUNTY OF WELLINGTON

SCALE 1 INCH = 200 FEET  
1974

SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT THE CORNER AND IN CONNECTION WITH THE SURVEY AND THE NEARBY ACT AND THE REGISTRY ACT HAVE BEEN CORRECTLY LOCATED AND THE NEARBY ACT AND THE REGISTRY ACT DATED JULY 16, 1974.

L. VAN HARTEN  
ONTARIO LAND SURVEYOR

NOTE: BEARINGS ARE ASSUMED DERIVED FROM THE SUPPLEMENTARY LIST OF BEARINGS FOR THE CONCESSION FOR AGRICULTURAL LANDS OF 1874.  
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M.P. VAN HARTEN LIMITED  
433 WOODBURN STREET  
WINDSOR, ONTARIO  
N9A 2E5  
PHONE: 253-2733

1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT  
DATED -- JULY 16, 1974  
L. VAN HARTEN

RESERVED AND DEPOSITED AN  
PLAN: 61 R-752  
DATED July 27, 1974

LAND REGISTRATION DIVISION  
THE REGISTRY DIVISION  
ONTARIO

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	2020.09.09



  
 4004 Hwy 6, RR#2  
 Bow, ON, N0B 1S0  
[www.h2hinc.ca](http://www.h2hinc.ca)  
 Proj. No. 20-011-D.M

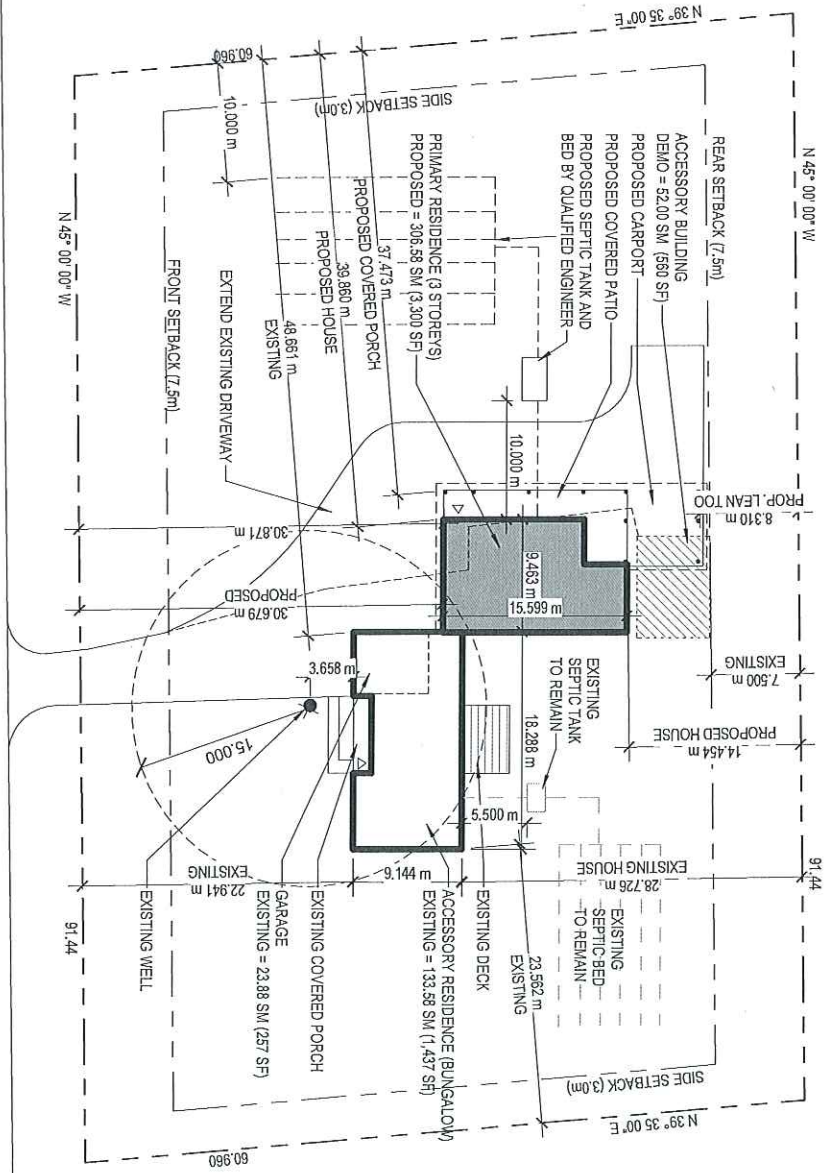
PROJECT	BAKER RESIDENCE - ADDITION (3,300 SF)	DWG. NO.	A1.0
ADDRESS	5485 FOURTH LINE, ROCKWOOD, RR3, N0B 2K0	PLOT DATE	2020-09-09 2:58:16 PM
TITLE	SITE PLAN	DRAWN BY	JRV
SCALE	As indicated	DATE	2020-09-09

PlanViewProject\07-Derek Warren\Baker 20-011-D.M (Plan & Vign)\Baker 20-011-D.M - Concept Site Plan - 2020.09.09.dwg

# 1 SITE PLAN

## 1 : 400

### FOURTH LINE



**\* VARIANCE #1**  
 RELIEF FROM 4.4.1 TO PERMIT AN ACCESSORY APARTMENT WITH AN INCREASED TOTAL FLOOR AREA OF 136 SM (1,464 SF) INSTEAD OF THE MAXIMUM PERMITTED AREA OF 115 SM (1,238 SF).

SITE STATISTICS	REQUIRED	PROVIDED
LOT AREA:	4,000 m <sup>2</sup>	5,560.51 m <sup>2</sup>
LOT FRONTAGE (MIN):	30 m	91.4 m
LOT COVERAGE (MAXIMUM):	30 %	5.22 %
FRONT YARD SETBACK (MIN):	7.5 m	22,941 m
SIDEYARD SETBACK (MIN):	3.0 m	23,582 m
REAR YARD SETBACK (MIN):	7.5 m	8,310 m
BUILDING HEIGHT (MAX):	11.0 m	9,280 m
PARKING SPACES (MIN):	2	4

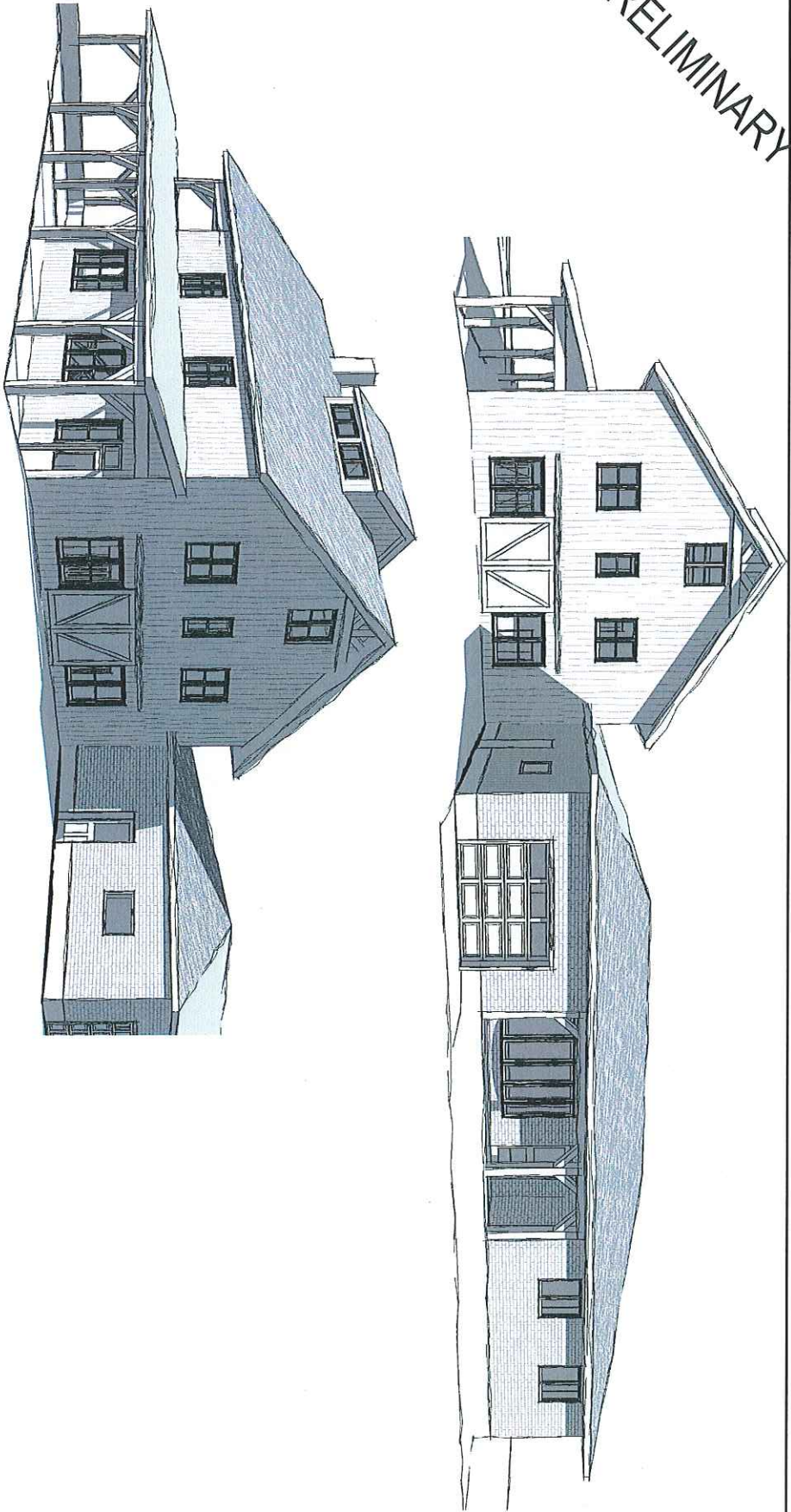
ACCESSORY RESIDENCE AREA	MAIN FLOOR	TOTAL FLOOR AREA	TOTAL GROSS FLOOR AREA
m <sup>2</sup>	133.58*	1,437	1,336
S.F.	1,437	3,300	1,356

BUILDING STATISTICS	PRIMARY RESIDENCE AREA	MAIN FLOOR	2ND FLOOR	BONUS FLOOR	TOTAL FLOOR AREA	TOTAL GROSS FLOOR AREA
m <sup>2</sup>	132.85	128.39	45.34	306.58	3,000	3,257
S.F.	1,430	1,382	488	3,300	3,257	


SITE	HA	ACRES	M <sup>2</sup>	S.F.
LOT AREA:	0.56	1.37	5,560.5	59,853

**LEGAL DESCRIPTION**  
 PART 2 of CON 4 W PT LOT 16 RP 61R756  
 TOWNSHIP OF ERAMOSA - COUNTY OF WELLINGTON  
**SITE DESCRIPTION**  
 ZONING (CURRENT): AGRICULTURAL (A)  
**BUILDING CLASSIFICATION**  
 OCCUPANCY: RESIDENTIAL

PRELIMINARY



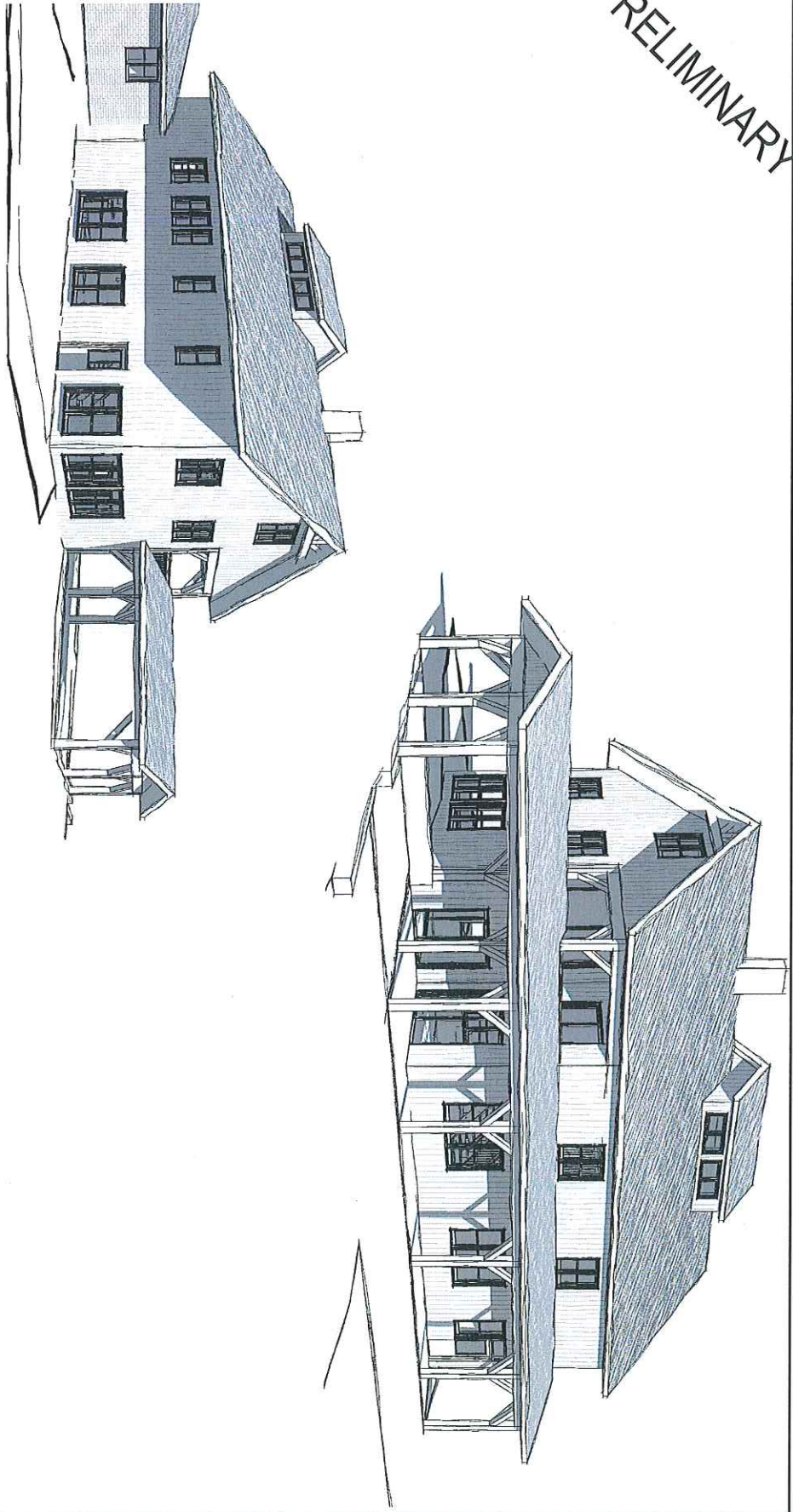
4	REVISE PER COMMENTS	2020.08.31
3	BONUS FLOOR CONCEPT	2020.08.07
2	DESIGN REVISIONS	2020.07.04
1	DESIGN REVISIONS	2020.05.15
No.	Description	Date


  
 6006 Hwy 6, RR#2  
 Boca, ON, N0B 1S0  
[www.hchinc.ca](http://www.hchinc.ca)  
 PROJ. NO. 20-011-DM

PROJECT	BAKER RESIDENCE - ADDITION (3,300 SF)
TITLE	PERSPECTIVES
SCALE	DWG. NO.
PLT DATE	2020-09-07 1:58:33 PM
DRAWN BY	JRV
	<b>A0.0</b>

P:\Revit\project\01 - Baker Residence - Addition\DWG\A0.0.dwg - 2020.08.31.v1

PRELIMINARY



No.	Description	Date
3	REVISE PER COMMENTS	2020.08.31
2	BONUS FLOOR CONCEPT	2020.08.07
1	DESIGN REVISIONS	2020.05.15


  
 6006 Hwy 6, RR#2  
 Bono, ON, N0B 1S0  
 WWW.HCHINC.CO

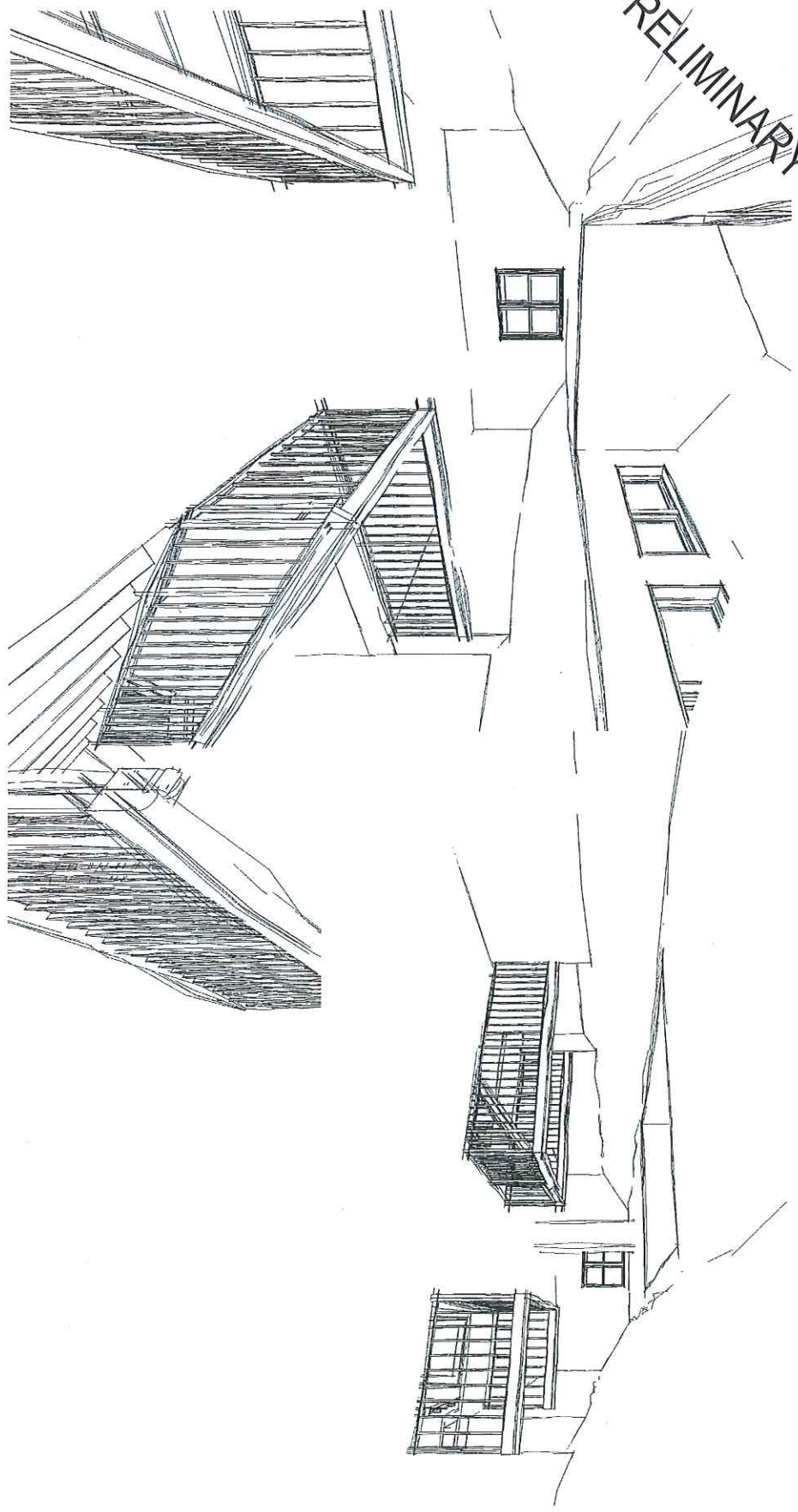
PROJ. NO. 20-011-DM

PROJECT	BAKER RESIDENCE - ADDITION (3,300 SF)
TITLE	PERSPECTIVES
SCALE	DWG. NO.
PLLOT DATE	2020-09-07 1:58:36 PM
DRAWN BY	JRV
<b>A0.1</b>	

P:\Rev\07project\01 Baker\_Residence\2021-04\101 - Baker - Concept Set.dwg - Concept Set.dwg - 2020.08.31.rvt



PRELIMINARY



No.	Description	Date
2	REVISE PER COMMENTS	2020.08.31
1	BONUS FLOOR CONCEPT	2020.08.07

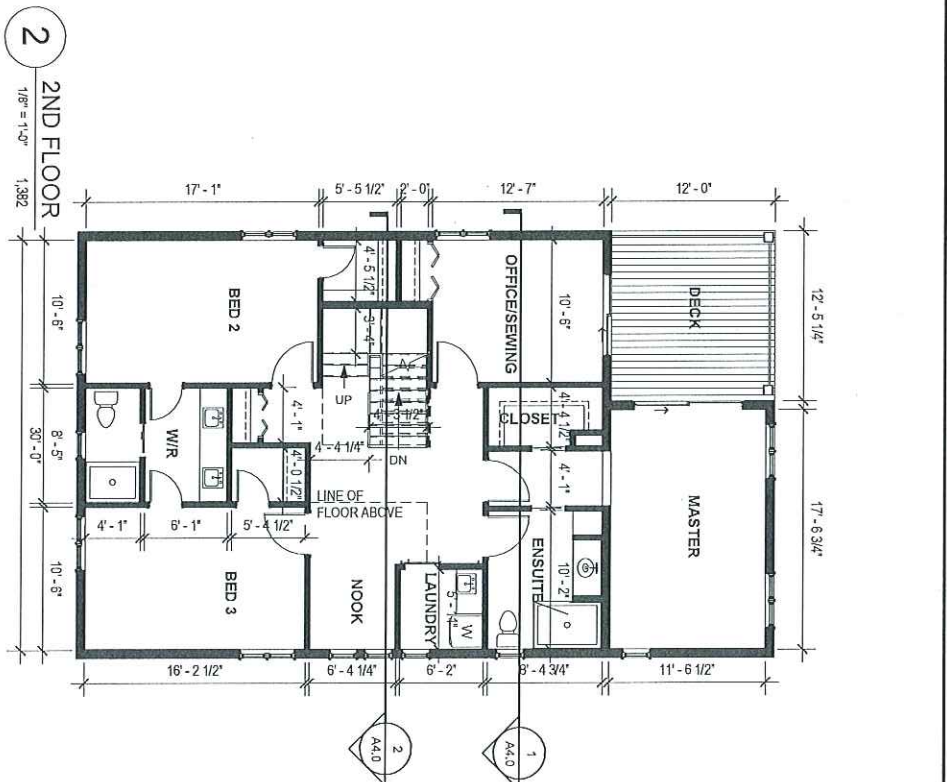
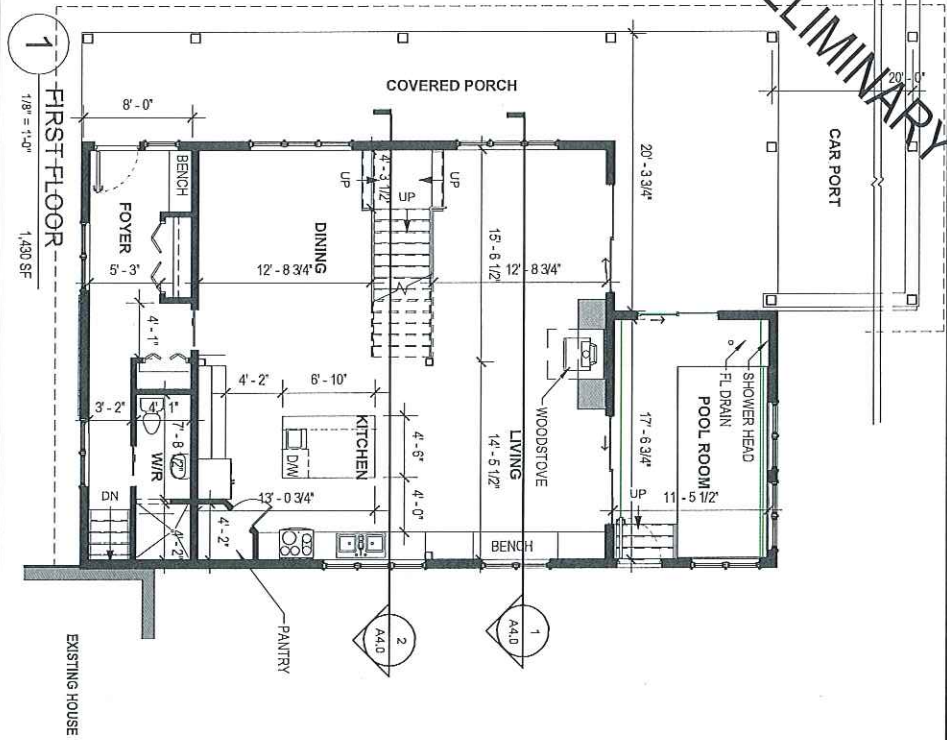

  
 6035 Hwy 6, RR#2  
 Eora, ON, N0B 1S0  
 WWW.HFMINC.CO

PROJ. NO. 20-011-DM

PROJECT	BAKER RESIDENCE - ADDITION (3,300 SF)
TITLE	PERSPECTIVES
SCALE	
PLLOT DATE	2020-09-07 1:58:38 PM
DRAWN BY	JRV
DWG. NO.	<b>A0.2</b>

P:\Baker\Project\01 Baker\_Markings\20-011-DM\Print & Republish\20-011-DM - Concept Set\_R4 - 2020.08.31.rvt

PRELIMINARY



No.	Description	Date
4	REVISE PER COMMENTS	2020.08.31
3	BONUS FLOOR CONCEPT	2020.08.07
2	DESIGN REVISIONS	2020.07.04
1	DESIGN REVISIONS	2020.05.15

**HEH INC**  
 6008 Hwy 6, RR#2  
 Eford, ON, N0B 1S0  
 WWW.HEHINC.CO

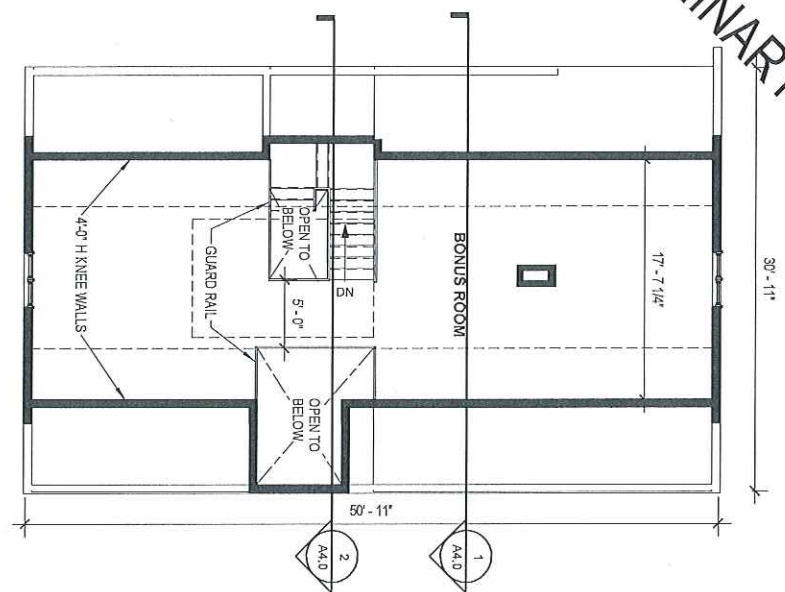
PROJ. NO. 20-011-DM

PROJECT: BAKER RESIDENCE - ADDITION (3,300 SF)  
 TITLE: FLOOR PLANS  
 SCALE: 1/8" = 1'-0"  
 PLOT DATE: 2020-09-07 1:58:39 PM  
 DRAWN BY: JRV

DWG. NO. **A2.0**

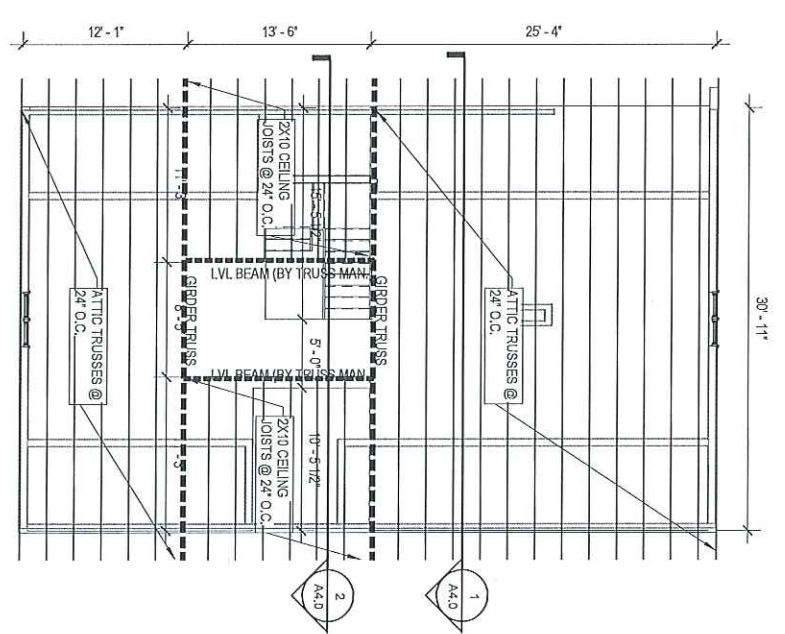
Path:\projects\2020\Baker 2021-DM (Rev 8) (NIP)\Baker 2021-DM - Concept SH R2 - 2020.08.31.rvt

PRELIMINARY



**1** BONUS FLOOR PLAN  
 1/8" = 1'-0"  
 488 SF PER OBC (842 SF USABLE)

No.	Description	Date
2	REVISE PER COMMENTS	2020.08.31
1	BONUS FLOOR CONCEPT	2020.08.07



**2** ROOF FRAMING  
 1/8" = 1'-0"

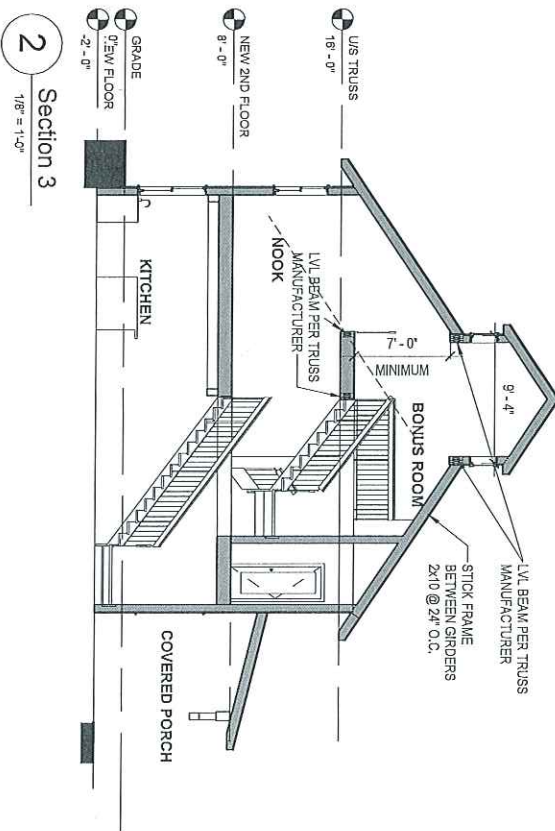
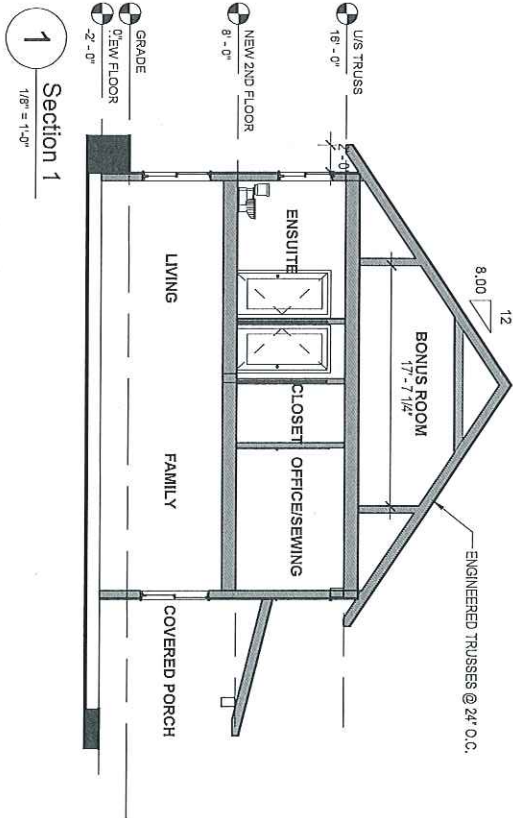
**HFH**  
 INC  
 6004 HWY 6, RR#2  
 EPOCA, ON N08 1S0  
 WWW.HFHINC.CO

20-011-DM

PROJECT	BAKER RESIDENCE - ADDITION (3,300 SF)
TITLE	FLOOR PLAN - FRAMING PLAN
SCALE	1/8" = 1'-0"
PLT DATE	2020-09-07 1:58:40 PM
DRWN BY	JRV
DWG. NO.	<b>A2.1</b>

Plan/Rev/Project/Drawn/Modified/20-011-DM/Jan & Neph/25/20-011-DM - Concept Set Pt. 2/2020.08.31/1

PRELIMINARY



No.	Description	Date
1	BONUS FLOOR CONCEPT	2020.08.07
2	REVISE PER COMMENTS	2020.08.31

**HFH**  
HMC

6004 HWY 6, RR#2  
BROCK, ON, N0B 1S0  
WWW.HFHINC.CO

PROJ. NO. 2D-011-DM

PROJECT	BAKER RESIDENCE - ADDITION (3,300 SF)
TITLE	SECTIONS
SCALE	1/8" = 1'-0"
DATE	2020-09-07 1:58:41 PM
DWG. NO.	A4.0
DRAWN BY	JRV

Project/Specialist: Derek Lam/Baker 20-011-DM; Lam & Knight/Baker 20-011-DM; Concept Series - 2020.03.17



CMT Engineering Inc.  
1011 Industrial Crescent, Unit 1  
St. Clements, Ontario N0B 2M0  
Tel: 519-699-5775  
Fax: 519-699-4664  
www.cmtinc.net

September 9, 2020

20-505.R01

HFH Inc.  
6006 Highway 6  
R. R. 2  
Elora, Ontario  
N0B 1S0

Attention: Mr. John Vanderwoerd

Dear Sir:

**Re: Class IV Sewage Disposal System  
Septic Assessment  
5485 Fourth Line, RR3  
Rockwood, Ontario**

As requested, CMT Engineering Inc. (CMT Inc.) has conducted an assessment of the suitability of the above-noted site for the installation of a new Class IV Sewage disposal system to service a proposed dwelling. It is understood that there is an existing dwelling (and associated septic system) on the property which is to become a secondary dwelling. This new secondary dwelling will continue to be serviced by the existing septic system. It is understood that it is proposed to construct a new primary dwelling which is to be serviced by a new Class IV sewage disposal system. The Township of Guelph/Eramosa is requesting that the site be assessed to ensure there is suitable space to install a new Class IV Sewage Disposal System on the subject property to service the proposed dwelling.

CMT Inc. was provided with the design drawings for the proposed dwelling completed by HFH Inc. (dated 2020-09-07) as well as the site plan completed by HFH Inc. (dated 2020-09-09). From the proposed house design drawings, the proposed dwelling has an estimated Daily Design Sanitary Sewage Flow (Q) of 2700 L/day. This daily design flow was based on three (3) bedrooms, 306.6 m<sup>2</sup> (3300 sq. ft.) of living area, and a fixture unit count of 23.5.

CMT Inc. did not visit the site as part of this assessment, and as such, has assumed the worst-case scenario where a high groundwater table and soils with a percolation rate (T) of greater than 50 min/cm exist on the site. As such, the proposed house would require a septic tank with a minimum capacity of 5,400 L (1,200 gal). This tank should be placed a minimum of 1.5 m away from the proposed dwelling. It is recommended that a fill-based absorption leaching bed be installed to service the proposed residence. A fill-based absorption trench leaching bed with a total of 108 m (minimum) of distribution piping (assuming a T-Time of 8 min/cm for imported

sand) and an extended sand mantel with a total minimum footprint of 675 m<sup>2</sup> (distribution piping area and mantle area) would be required for the proposed residence.

If a high groundwater table is encountered, the leaching bed must be fully raised, and as such, the minimum set back distances set out in Column B of Table 8.2.1.6.B would need to be increased by twice the height the leaching bed is raised. Typically, a fully raised septic bed would be 1.5 m above the original ground surface, and as such, the required setback distances would need to be increased by a maximum of 3.0 m.

**Based on the site plan completed by HFH Inc. (dated 2020-09-09) there would be more than sufficient room on the west side of the proposed dwelling for a fully-raised fill-based absorption trench leaching bed that would meet all required design criteria and setback distances set out the in 2012 Ontario Building Code as amended in 2019.**

We trust that this information meets your present requirements and we thank you for this opportunity to have been of service. Should you have any questions, please do not hesitate to contact our office.

Yours truly,



Marc Favaro, B.Sc.  
Project Leader



Nathan Chortos, P.Eng.

ks



**PLANNING REPORT  
for the TOWNSHIP OF GUELPH ERAMOSA**

20/32 CofA A06-20 5485 Fourth Line - Baker

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Township

**DATE:** October 7<sup>th</sup>, 2020  
**TO:** Chair and Members of the Committee of Adjustment  
 Township of Guelph Eramosa  
**FROM:** Zach Prince, Planner  
 County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION A06-20 - BAKER**  
**5485 Fourth Line**  
**Ward 2**  
**SCHEDULES:** **1 - Applicant's Site Plan**

We have reviewed the application for minor variance and provide the following comments; these comments are provided without the benefit of a site visit.

**Recommendation**

Be it resolved that the Committee of Adjustment of the Township of Guelph/Eramosa has received the following Planning Report regarding MINOR VARIANCE APPLICATION A06-20 – 5485 Fourth Line - Baker, and

The relief being requested as part of Application A04-20 be approved as follows:

1. Relief from Section 4.4.1.3 of the Township's Zoning By-law 40/2016 maximum gross floor area of an accessory second unit to a maximum size of 136m<sup>2</sup> whereas 115m<sup>2</sup> is required.

The following conditions are recommended as a condition of approval:

- a) That a grading and servicing plan be submitted and approved to the satisfaction of the Director of Public Works or Chief Building Official of the Township of Guelph/Eramosa.

The details of the minor variance application are included in the table below:

Regulation	By-law Section	Required	Proposed	Relief requested
Accessory apartment size	4.4.1.3	A maximum area of 115m <sup>2</sup> (1,238ft <sup>2</sup> )	136m <sup>2</sup> (1,464ft <sup>2</sup> )	21m <sup>2</sup> (226ft <sup>2</sup> )

Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>• We would consider the variance minor in terms of impact.</li> <li>• The relief is requested to recognize the size of the existing dwelling which will be converted into an accessory unit. A new addition will be constructed which will become the primary dwelling unit.</li> </ul>

That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>• The subject property is zoned Agricultural (A).</li> <li>• Accessory apartments are permitted in the Agricultural (A) zone.</li> <li>• The applicant has provided a septic design, building drawings and a site plan to show what will be constructed on the lot.</li> <li>• Given the size of the proposed main dwelling the accessory second unit will function as “secondary” to the main dwelling unit.</li> </ul>
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>• The property is designated as Prime Agricultural in the County Official Plan</li> <li>• Accessory apartments are permitted in the Prime Agricultural designation.</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The variance would facilitate the construction of an addition that will act as the main dwelling and the existing dwelling will become an accessory apartment.</li> <li>• The new main dwelling meets the requirements of the zoning By-law and will be attached to the existing dwelling.</li> </ul>

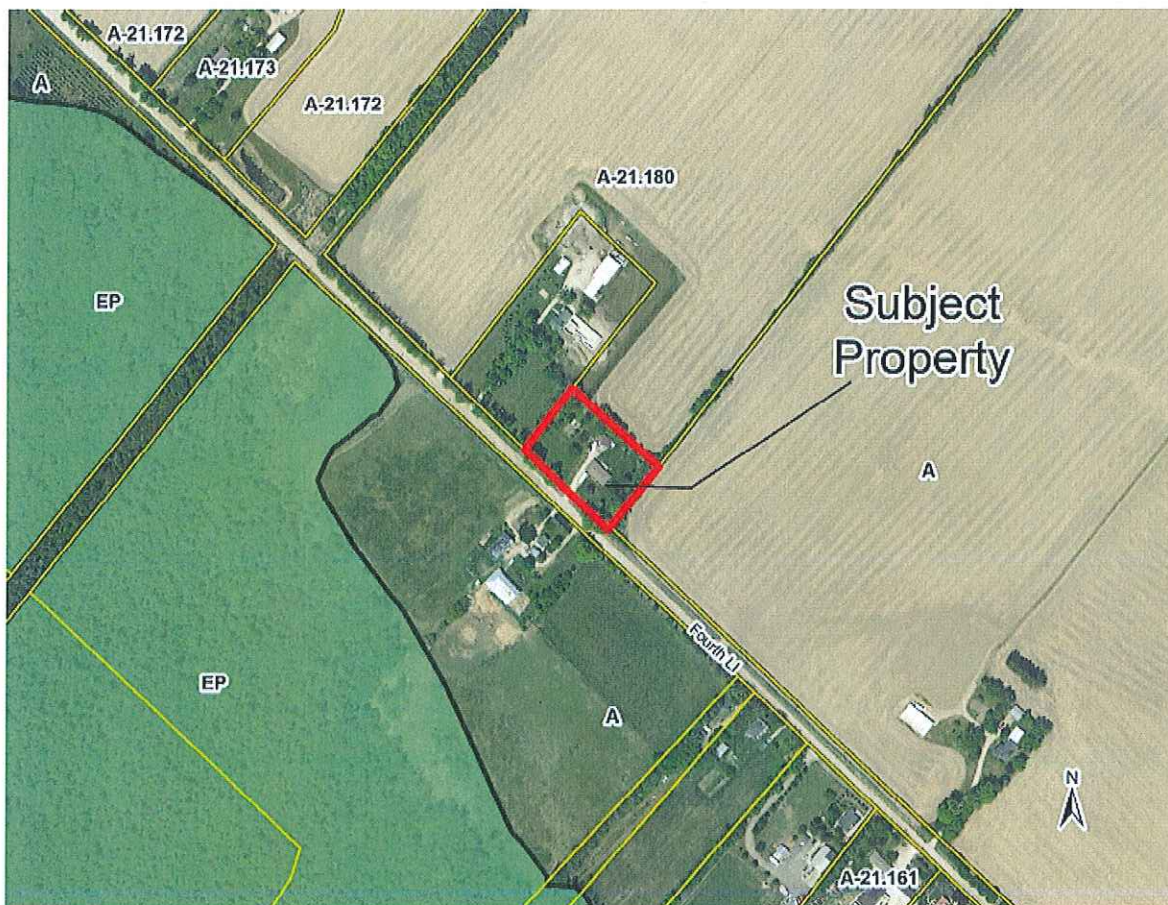


Figure 1 - Subject Property

#### Agency Comments

- Building Department: *I have reviewed the documents above and have no comments from the Building Department as it relates to the “Committee of Adjustment Application”.*



However, it should be noted to the applicant that a grading plan completed by an engineer or surveyor will be required for the Building Permit Application. This is to ensure that the newly proposed accessory residence does not impact neighbouring property owners as it relates to drainage.

- Public Works: Public Works has reviewed the above noted Minor Variance Application. As a condition of the variance, a grading and servicing plan is recommended to support the building permit. Grading detail is specifically required for new septic system and the service from the addition which crosses under the driveway extension.

#### Conclusion

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. Planning Staff have no concerns with this application, subject to the condition stated at the beginning of the report.

Respectfully submitted  
County of Wellington Planning and Development Department



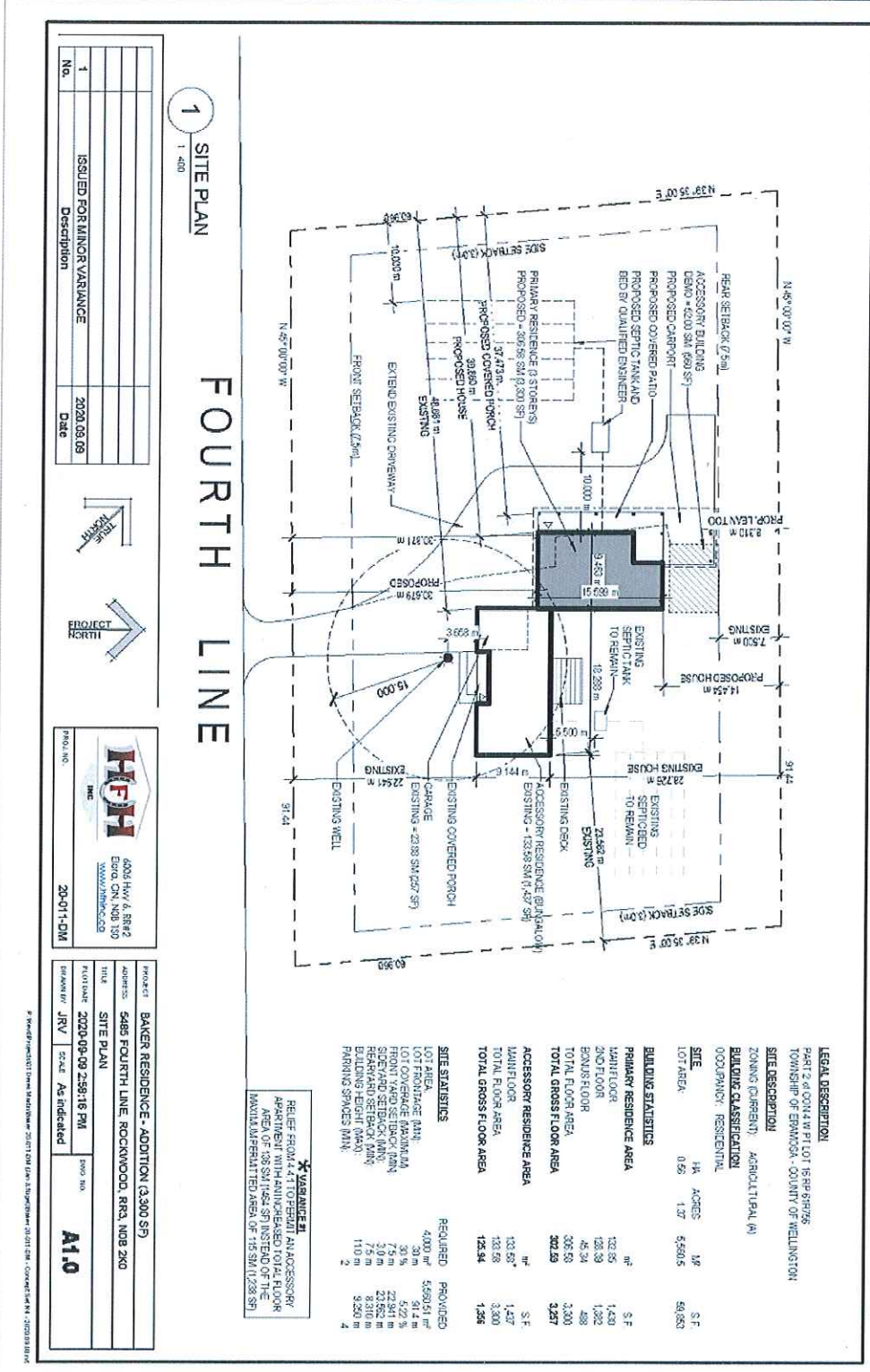
Zach Prince MCIP RPP, Planner

Reviewed by  
Township of Guelph Eramosa CAO



Ian Roger, P.Eng.  
CAO

**SCHEDULE 1  
Applicant's Site Plan**



**1**  
SITE PLAN  
1:400

**FOURTH LINE**

No.	Description	Date
1	ISSUED FOR MINOR VARIANCE	2020.08.09



**HFH INC.**  
4001 Hwy 4, RR#2  
Eramosa, ON, N0B 1S0  
www.hfhinc.ca

PROJECT NO. 20-011-DM

PROJECT	BAGER RESIDENCE - ADDITION (3,300 SF)
ADDRESS	5485 FOURTH LINE, ROCKWOOD, RR3, N0B 2K0
TITLE	SITE PLAN
FILE DATE	2020-08-09 2:58:16 PM
DRAWN BY	JRV
SCALE	As indicated
DATE	1999
NO.	<b>A1.0</b>

**\*VARIANCE\***  
RELIEF FROM 4.4 TO PERMIT AN ACCESSORY APPOINTMENT WITH AN INCREASED TOTAL FLOOR AREA OF 108,581 SQ. FT. INSTEAD OF THE MAXIMUM PERMITTED AREA OF 115,511 (1,228 SF)

LEGAL DESCRIPTION	LEGAL DESCRIPTION
PART 2 of ON L4 W PLOT 158 P18725	
TOWNSHIP OF ERAMOSA - COUNTY OF WELLINGTON	
<b>SITE DESCRIPTION</b>	
ZONING (CURRENT)	AGRICULTURAL (A)
<b>BUILDING CLASSIFICATION</b>	
OCCUPANCY	RESIDENTIAL
<b>SITE</b>	
LOT AREA	0.65
HA	1.37
ACRES	0.65
MP	54,683
S.F.	54,683

<b>BUILDING STATISTICS</b>	HA	MP	S.F.
<b>PRIMARY RESIDENCE AREA</b>			
LANDFLOOR	120.83	1.20	1,420
2ND FLOOR	120.83	1.20	1,420
POOLS FLOOR	42.34	0.42	488
TOTAL FLOOR AREA	303.99	3.03	3,300
TOTAL GROSS FLOOR AREA	302.99	3.02	3,287
<b>ACCESSORY RESIDENCE AREA</b>			
LANDFLOOR	133.85	1.33	1,407
TOTAL FLOOR AREA	133.85	1.33	1,407
TOTAL GROSS FLOOR AREA	123.54	1.23	1,355

<b>SITE STATISTICS</b>	REQUIRED	PROVIDED
LOT AREA	4,000 m <sup>2</sup>	5,600 m <sup>2</sup>
LOT FRONTAGE (MIN)	30 m	31.4 m
LOT COVERAGE (MAXIMUM)	30%	52.2%
FRONT YARD SETBACK (MIN)	7.5 m	22.84 m
REAR YARD SETBACK (MIN)	7.5 m	22.84 m
SEMI-REAR SETBACK (MIN)	7.5 m	22.84 m
BUILDING HEIGHT (MAX)	11.0 m	9.20 m
PARKING SPACES (MIN)	2	4



# MEMO

Phone: 519-856-9596 ext. 117  
Fax: 519-856-2240  
Email: dsharina@get.on.ca

---

**TO:** Gaetanne Kruse, Township Planning Administrator and;  
Zach Prince, Planner

**FROM:** Dan Sharina, Chief Building Official

**DATE:** September 29, 2020

**RE:** Building Department Comments for Committee of Adjustment A06-20,  
located at 5485 Fourth Line.

**DOCUMENTS REIEWED:**

- Township, "Application for Minor Variance"
- Site Plan drawing completed by "HFH Inc." dated, September 09, 2020
- Preliminary Construction Plans completed by "HFH Inc." dated, Sept. 07, 2020
- Septic Assessment completed by "CMT Engineering Inc." dated, Sept.09, 2020

---

I have reviewed the documents above and have no comments from the Building Department as it relates to the "Committee of Adjustment Application".

However, it should be noted to the applicant that a grading plan completed by an engineer or surveyor will be required for the Building Permit Application. This is to ensure that the newly proposed accessory residence does not impact neighbouring property owners as it relates to drainage.

Regards,

A handwritten signature in black ink, appearing to read 'Dan Sharina', is written over a horizontal line.

Name: Dan Sharin, BCIN: 37963  
Title: Chief Building Official



# MEMO

Phone: 519-856-9596 ext. 109

Fax: 519-856-2240

Email: [hniemi@get.on.ca](mailto:hniemi@get.on.ca)

---

**TO:** Gaetanne Kruse  
**FROM:** Harry Niemi, P. Eng., Director of Public Works  
**DATE:** September 28, 2020  
**RE:** Minor Variance Application, A 06-20, 5485 Fourth Line

---

Public Works has reviewed the above noted Minor Variance Application. As a condition of the variance, a grading and servicing plan is recommended to support the building permit. Grading detail is specifically required for new septic system and the service from the addition which crosses under the driveway extension.

A handwritten signature in black ink, appearing to read 'Harry Niemi', is written in a cursive style.

Harry Niemi, P.Eng.,  
Director of Public Works

Cc: Zachary Prince, County of Wellington

**From:** Mathew Williamson  
**Sent:** Friday, September 11, 2020 11:46 AM  
**To:** Gaetanne Kruse <gkruse@get.on.ca>  
**Cc:** zacharyp@wellington.ca  
**Subject:** RE: COMMITTEE OF ADJUSTMENT APPLICATION – A 06-20 5485 FOURTH LN

Good morning, the Township of Guelph/Eramosa Fire Department has no comment(s) on this application as requirements such as smoke and carbon monoxide (CO) alarms will be addressed by the Building Department through the applicable Building Permit process.

Many regards,

Mat Williamson,  
Fire Prevention Officer – Captain  
Township of Guelph/Eramosa  
519-835-6724 (Cell)  
8348 Wellington Road 124  
Rockwood ON NOB 2K0

'Fire Prevention through Public Education'

**From:** Ashley Rye [mailto:arye@grandriver.ca]  
**Sent:** Friday, September 18, 2020 1:41 PM  
**To:** Gaetanne Kruse <gkruse@get.on.ca>  
**Cc:** Zachary Prince (zacharyp@wellington.ca) <zacharyp@wellington.ca>  
**Subject:** RE: COMMITTEE OF ADJUSTMENT APPLICATION – A 06-20 5485 FOURTH LN

Good Afternoon Gae,

The subject property does not contain any features of interest to the GRCA as such we will not be commenting on the application.

Thank you,  
Ashley

Ashley Rye  
Resource Planner  
Grand River Conservation Authority  
400 Clyde Road  
Cambridge, ON N1R5W6  
P: (519) 621-2763 Ext. 2238  
F: (519) 621-4844  
W: [www.grandriver.ca](http://www.grandriver.ca)



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Steep
- Oversteep
- Steep
- Slope Erosion (GRCA)
- Oversteep
- Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

