

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
Registered Owner(s): David & Sarah Jones	117 Drenters Court, Rockwood, ON	Telephone 1: 647-333-0827 Telephone 2: Email: djones@canadaclouds.com Fax:
Applicant:		Telephone 1: Telephone 2: Email: Fax:
Agent: GSP Group Inc. c/o Valerie Schmidt	201 - 72 Victoria Street South, Kitchener, ON N2G 4Y9	Telephone 1: 226-243-7445 Telephone 2: 519-569-8883 Email: vschmidt@gspgroup.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> 117 Drenters Court	<i>Concession(s)</i>	<i>Lot(s)</i>
<i>Division</i>	<i>Geographic Township (Former Municipality)</i>	<i>Registered Plan No.</i>
<i>Lot(s)/Block(s) of Registered Plan</i> 40	<i>Reference Plan No.</i> 61M-210	<i>Part(s) of Reference Plan</i>

3. PROPERTY DIMENSIONS

<i>Lot Frontage (m)</i> 11.00	<i>Lot Depth (m)</i> 35.00	<i>Lot Area (km²)</i> 385	<i>Width of Road Allowance (m)</i> Unknown
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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).

TD Bank. 252 Queen Street, Acton, ON, L7J 1P6

5. OFFICIAL PLAN

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

Residential

6. ZONING BY-LAW

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

Village Residential Low Density (R1) Special Provision Zone - 21.157

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

Residential

- c. Proposed uses of the land:

No change proposed.

- 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: April 7, 2022

7. PROPOSED VARIANCE

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

To seek relief from Section 5.1.10.3.2(b) of the Zoning By-law to permit an increased driveway width of 59% or 6.5 metres (21.3 ft) whereas the Zoning By-Law requires a driveway width of 50% of the lot which equals 5.5 metres (18 ft) based on a 11 metre wide lot.

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

Landscape stones (different material from the asphalt driveway) have been installed to create walkway to the front entrance which has increased the width of the driveway by 1.0 metre.

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. Single detached dwelling	<i>Front:</i> 6.29 <i>Rear:</i> 13.59 <i>N/E Side:</i> 1.29 <i>S/W Side:</i> 1.30	Approximately 14.66 m x 8.4 m	Approximately 23.06 sq. m	Unknown	<i>Number of Storeys:</i> 2	2016
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: 2 indoor spaces

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. N/A	Front: Rear: N/E Side: S/W Side:					Number of Storeys:
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: N/A

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)	Derenters Court
<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: _____

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.

I/We Valerie Schmidt
(Applicant/Owner/Agent Name)

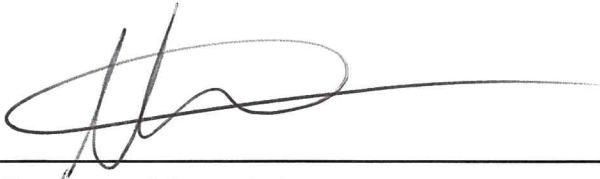
of the City of Kitchener
(Name of Local Municipality)

in the County/Region of Waterloo
(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.

V. Schmidt
Signature of Agent/Applicant

Dec. 20/22
Date


Signature of Commissioner

DEC. 20/ 2022
Date

Natasha Wilson, a Commissioner, etc.,
Province of Ontario, for GSP Group Inc.
Expires August 25, 2024.

PART 6 APPLICANT AUTHORIZATION FORM

I/We DAVID JONES
(Owner Name/Signing Authority)

the registered owner(s) of 117 Derenters Court
(Municipal Address or Legal Description of the Property)

hereby authorize Valerie Schmidt
(Applicant/Agent Name)

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

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

D. Jones
Signature of Owner/Signing Authority

Dec. 17th 2022
Date