

Application for Minor Variance

PART 1 - GENERAL INFORMATION

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

1.1 Contact Information

Applicant

Name

First

Last

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

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

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

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

Agent

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

Name

First

Last

Company**Position Title**

Address

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Phone (1)

Phone (2)

Email

Primary Contact

Yes No

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

Registered Owner(s)

Type of Ownership

Company Individual(s)

Individual(s)

Name (1)

First

Last

Name (2)

First

Last

Address

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Email

b.taylor@cogeco.ca

Phone (1)

2893399372

Phone (2)

Primary Contact

Yes No

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

1.2 Property Location

Municipal Address

10 Memorial Street

Address Line 1

Address Line 2

Eden Mills

City

Ontario

State / Province / Region

N0B 1P0

Postal / Zip Code

Canada

Country

Legal Description

Lot 32, Concession 2

Registered Plan Number

Additional Information

1.3 Property Dimensions

Lot Frontage (m)

55.03

Lot Depth (m)

166.16

Lot Area (m2)

9143.78

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

RR

e.g. Agricultural (A) Zone

Type of Existing Land Use(s)

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

Description of Existing Land Use(s) On-Site

Main Building, Family Home, Storage

Secondary Building, Daughter and Fiancé Home, Garage, Storage

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 System, Hamlet

e.g. Prime Agriculture, Greenlands, etc.

2.1.3 Existing Buildings/Structures

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

How Many Existing Buildings/Structures are On-Site:

2

Building/Structure 1

Type of Building/Structure

2 Story House

Building Dimensions (m)

16.46 X 8.53

Date Constructed

1870 with addition in 1972

Front Yard Setback (m)

28.22

Rear Yard Setback (m)

120.1

S/W Side Yard (m)

34.82

N/E Side Yard (m)

6.35

Ground Floor Area (m2)

357.3

Gross Floor Area (m2)

1018

Building Height (m)

Number of Storeys

6.7	2
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Number of Existing Parking Spaces	Number of Loading Stalls
16	

Number of Employees (if applicable)

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Building/Structure 2

Type of Building/Structure
Originally a barn, converted to living space with garage and storage

Building Dimensions (m)	Date Constructed
14.93 X 7.62	1870 with addition in 1972

Front Yard Setback (m)	Rear Yard Setback (m)	S/W Side Yard (m)	N/E Side Yard (m)
48.09	103.54	26.39	13.31

Ground Floor Area (m2)	Gross Floor Area (m2)
317.9 (includes 129.69 of garage space)	711.85

Building Height (m)	Number of Storeys
6.4	2

Number of Existing Parking Spaces	Number of Loading Stalls
10	

Number of Employees (if applicable)

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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

We are applying for a Minor Variance to our granted permit, and would like to extend the living space in the secondary building. This will continue to be used as a home for my 24 year old Daughter and her fiancé. They have started jobs, fresh out of school and would struggle to find housing that they can afford. There was an unexpected cost (\$22,000) for the 2 dwelling Fire Separation for maintaining the allotted ADU size percentage. My Daughter and fiancé do not have the \$22,000 for the fire separation. Therefore, we would like your permission to include the entire building in the permit.

We moved to this beautiful property last fall to help our children, with the hope of them not having to grow out of the space.

The future plan is for them to take over running this property when my wife and I are no longer able to do so.

Thank you,
Brian Taylor

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?

0

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

Eramosa-Milton Townline

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)

Individual Septic System

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)

Individual Septic System

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:

N/A

3.3 Abutting Land Uses

North

Road and residential

East

Road and residential

South

Residential

West

Conservation

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.

4.1.3 Site Plan Application

Please provide the following information:

File Number

GET-2023-252

Proposal

Additional Dwelling Unit

Status

Permit Granted - Work & Construction

Decision

ADU Permit GET-2023-252.pdf

GET-2023-237.pdf

GRCA Permit 734-23_cp_17592288880060.pdf

If applicable, please upload a copy of the decision.

PART 5 - SUBMISSION

Concept Plan/ Site Plan

Pictures of Existing Buildings.pdf

Site Plan_cp_17592290133816 -1-_cp_17592290133816.pdf

Lot Drawing, 10 Memorial Street.pdf

Elevation Drawings

ADU Permit GET-2023-252.pdf

GRCA Permit 734-23_cp_17592288880060.pdf

Floor Plans

Measurements of Main House & Secondary Building.pdf

Adjusted Drawings wo Fire Separation.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 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:

Brian Taylor