

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

teacherterresa@gmail.com

Phone (1)

5198302630

Phone (2)

5198207542

Primary Contact

Yes No

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

1.2 Property Location

Municipal Address

243 Queen Street

Address Line 1

Address Line 2

Rockwood

City

ON

State / Province / Region

N0B 2K0

Postal / Zip Code

Canada

Country

Legal Description

Residential

Registered Plan Number

150

Additional Information

Block D

1.3 Property Dimensions

Lot Frontage (m)

20.315

Lot Depth (m)

40.234

Lot Area (m2)

817.35371

Width of Road Allowance (m)

1.4 Encumbrances

Are there any mortgages, easements, or restrictive covenants affecting the property?

Yes No

Encumbrance Information

Type of Encumbrance (mortgage, easement, etc.)

LIne of Credit

Name of Holder (1)

CICB

First

Bank

Last

Address (1)

9 Woodlawn Rd. W.

Address Line 1

Address Line 2

Guelph

City

ON

State / Province / Region

N1H1G8

Postal / Zip Code

Canada

Country

Phone (1)

5198372654

Email (1)

Name of Holder (2)

First

Last

Address (2)

Address Line 1

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Phone (2)

Email (2)

Additional Holder(s) & Encumbrance(s) Information

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

Residential

e.g. Agricultural (A) Zone

Type of Existing Land Use(s)

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

Description of Existing Land Use(s) On-Site

Residential

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

Primary Urban Center, Delineated Urban Center

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

Dwelling

Building Dimensions (m)

16.05 X 12.70

Date Constructed

1980

Front Yard Setback (m)	Rear Yard Setback (m)	S/W Side Yard (m)	N/E Side Yard (m)
7.7	19.8	.8	2.5

Ground Floor Area (m2)	Gross Floor Area (m2)
168.11	137.49

Building Height (m)	Number of Storeys
6.40	1

Number of Existing Parking Spaces	Number of Loading Stalls
2	0

Number of Employees (if applicable)

0

Building/Structure 2

Type of Building/Structure

Pool Shed

Building Dimensions (m)	Date Constructed
3.65 X 2.7	2003

Front Yard Setback (m)	Rear Yard Setback (m)	S/W Side Yard (m)	N/E Side Yard (m)
033.58	3	1.8	15.85

Ground Floor Area (m2)	Gross Floor Area (m2)
10.03	10.03

Building Height (m)	Number of Storeys
3	1

Number of Existing Parking Spaces	Number of Loading Stalls
0	0

Number of Employees (if applicable)

0

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

Residential

Please identify the use of ALL proposed buildings and accessory uses.

Will the Demolition of Existing Building(s) be Required to Facilitate the Proposed Use(s)?

Yes No

2.2.1 Proposed Buildings/Structures

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

How Many Buildings/Structures are Proposed?

1

Building/Structure 1

Type of Building/Structure

Increase the size of front entrance which will replace an existing cement pad of the same size

Building Dimensions (m)

2.43 X 2.36

Date Constructed

Fall 2024

Front Yard Setback (m)

5.4

Rear Yard Setback (m)

0

S/W Side Yard (m)

11.4

N/E Side Yard (m)

6.25

Ground Floor Area (m2)

5.7348

Gross Floor Area (m2)

Building Height (m)

2.469

Number of Storeys

1

Number of Existing Parking Spaces

2

Number of Loading Stalls

0

Number of Employees (if applicable)

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

Queen St.

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)

3.2.1.2 Sewage Disposal (Existing)

Sewage Disposal

Municipal Servicing Private Well(s)

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)

3.2.1.2 Sewage Disposal (Proposed)

Sewage Disposal

Municipal Servicing Private Well(s)

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:

3.3 Abutting Land Uses

North

Residential

East

Residential

South

Residential

West

Residential

PART 4 - ADDITIONAL INFORMATION

4.1 Other Applications

Have there been any applications made under the Planning Act for the subject lands, or lands within 120 m of the subject lands?

Yes No

Identify the Type of Application(s)

- Official Plan Amendment Zoning By-law Amendment Site Plan Application Consent/Severance
 Minor Variance Plan of Subdivision Plan of Condominium

Select all that apply.

4.1.5 Minor Variance Application

Please provide the following information:

File Number

Proposal

Status

Decision

If applicable, please upload a copy of the decision.

PART 5 - SUBMISSION

Concept Plan/ Site Plan

243 Queen St - Site Plan.pdf

Elevation Drawings

Stamped 2024.03.19_Diemer Residence.pdf

Floor Plans

RPM Construction - Diemer Res. Addition Schedule 1.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:

Teresa Diemer