

# 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**

<input type="text" value="Randy &amp; Kimberly"/>	<input type="text" value="Richard"/>
First	Last

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

Address Line 1

Address Line 2

<input type="text" value="Rockwood"/>	<input type="text" value="Ontario"/>
City	State / Province / Region

<input type="text" value="N0B2K0"/>	<input type="text" value="Canada"/>
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**

<input type="text" value="Rob"/>	<input type="text" value="Stovel"/>
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**

kimandrandy@live.com

**Phone (1)**

519-400-0901

**Phone (2)**

519-546-4535

**Primary Contact**

Yes  No

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

## 1.2 Property Location

**Municipal Address**

5438 Wellington Rd 26

Address Line 1

Address Line 2

Rockwood

City

Ontario

State / Province / Region

N0B2K0

Postal / Zip Code

Canada

Country

**Legal Description**

N.E. 1/2 Lot 14, Concession 7

**Registered Plan Number**

Plan 61R-719

**Additional Information**

Part 1

## 1.3 Property Dimensions

**Lot Frontage (m)**

47.75

**Lot Depth (m)**

88.95

**Lot Area (m2)**

+/- 4066.98 m2 (0.0041 km2)

**Width of Road Allowance (m)**

NA

## 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

Agricultural

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

Rural Residential (1974 - present)

*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

Prime Agricultural

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

House with attached personal garage and hobby shop

#### Building Dimensions (m)

House +/- 12.8 x 15.2 Garage +/-6.5 x16.2 HS +/- 18.2 x 5.8

#### Date Constructed

House 1975 with permitted additions 2002, 2012

#### Front Yard Setback (m)

+/- 47.5

#### Rear Yard Setback (m)

More than 7.5

#### S/W Side Yard (m)

3.1+

#### N/E Side Yard (m)

+/-12.8

#### Ground Floor Area (m2)

House +/- 175.7, Garage +/- 109.6, HS +/- 105.9

#### Gross Floor Area (m2)

House +/- 175.7 +full basement, Garage +/- 109.6, HS +/- 105.9

#### Building Height (m)

#### Number of Storeys

Various all one storey, all less than 11 m	1
<b>Number of Existing Parking Spaces</b>	<b>Number of Loading Stalls</b>
16	0
<b>Number of Employees (if applicable)</b>	
2 Owners	

## Building/Structure 2

### Type of Building/Structure

Garden Shed
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### Building Dimensions (m)

+/- 7.3 x 3.7
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### Date Constructed

2017
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### Front Yard Setback (m)

>50
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### Rear Yard Setback (m)

>12
-----

### S/W Side Yard (m)

+/- 3.1
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### N/E Side Yard (m)

>30
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### Ground Floor Area (m2)

+/- 87.8
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### Gross Floor Area (m2)

+/- 87.8
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### Building Height (m)

3.048
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### Number of Storeys

1
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### Number of Existing Parking Spaces

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### Number of Loading Stalls

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### 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

<p>Rural Residential + Home Occupation - Trade for 5438 Wellington Rd 26:</p> <ul style="list-style-type: none"> <li>Request Trade description to be modified on a site-specific basis to include service, maintenance and minor mechanical repairs to motor vehicles and farm equipment</li> <li>request increase to the minimum size allowance (100m<sup>2</sup>) by 5.9% to 105.9 m<sup>2</sup> (1140 sq. ft.) to recognize existing structure.</li> <li>relief is requested to have Home Occupation Trade within the main dwelling unit (attached shop/garage) rather than within an accessory building</li> <li>Please Note: This relief is being requested on a time limited basis - 5 years. Please see Attachment.</li> </ul>
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*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

County

#### Access Name

Wellington Road 26

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)

Private Septic

##### 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)

Private Septic

**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:**

NONE

**3.3 Abutting Land Uses**

**North**

Agricultural (Site Specific 21.41)

**East**

Erin Township

**South**

Agricultural, Rural Residential

**West**

Agricultural (Site Specific 21.41)

**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**

5438 Wellington Road 26-Site Plan-01-22-2025 - 1.pdf

5438 Wellington Road 26-Site Plan-01-22-2025 - Digital.dwg

LetterReport-Minor Variance-GET-JAN 21 2025.pdf

**Elevation Drawings**

**Floor Plans**

**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. If a property is not within a vulnerable area or if the activity does not trigger a Prohibition or Risk Management Plan policy, the application will proceed as normal. 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 [Source Water Protection Screening Application Form](#). The application will then be screened by municipal staff, and possibly the Risk Management Official, to assess if the proposed activities pose a risk to drinking water quality or quantity before an application can be approved

**Upload a copy of the Pre-Screening Form here:**

## **PART 6 - APPLICATION FEE**

For the cost of a **Minor Variance Application**, please refer to the Township's Planning Service Fee By-law 17/2024, as amendment located online [here](#).

**Please note:** The Township uses consultants for Planning, Engineering, and Legal services. The Township's planning processes operate on a user-fee basis. As such, all consulting costs incurred by the



Township in the processing of an application are to be paid by the applicant. Additional fees may also be required by external commenting agencies, such as the Grand River Conservation Authority (GRCA) or Ministry of Transportation Ontario (MTO).

The County of Wellington serve as our Planning Consultants. Their Planning & Land Division Fees can be found online [here](#). Please refer specifically to the Local Municipal Charges for their consultant fees.

After you have made your submission online, please contact the Secretary-Treasurer at [planning@get.on.ca](mailto:planning@get.on.ca) to discuss payment options.

**Minor Variance Applications will NOT be deemed complete to proceed until payment has been received.**

## **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:**

A handwritten signature in black ink, appearing to be 'K. E. M.', written in a cursive style.