

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: July 20, 2020	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application #: A-39/20

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 42 Arrow Road

Legal description of property (registered plan number and lot number or other legal description):

Lot 11, Registered Plan 797, City of Guelph, County of Wellington

OWNER(S) INFORMATION:

Name: Connect Tech Inc.

Mailing Address: 42 Arrow Road

City: Guelph Postal Code: N1K 1R7

Home Phone: _____ Work Phone: 519 836 1291

Fax: 519 837 4878 Email: djw@connecttech.com

AGENT INFORMATION (If Any)

Company: Fryett Turner Architects Inc.

Name: Jim Fryett

Mailing Address: 115 Metcalfe St.

City: Elora Postal Code: N0B 1S0

Home Phone: _____ Work Phone: 519 846 2201 x222

Fax: 519 846 0343 Email: james@fryettarchitect.com

Official Plan Designation: Industrial	Current Zoning Designation: B4
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
Whereas Table 7.3.4 Minimum Side Yard requires 'One-half the Building Height to a max of 9 metres, but not less than 3 metres and in accordance with Section 7.3.1.', the building has been constructed with a Side Yard of 2.51 metres.
Whereas Table 7.3.5 Minimum Rear Yard requires '6 metres and in accordance with Section 7.3.1.', the building has been constructed with a Rear Yard of 3.5 metres.

Why is it not possible to comply with the provision of the by-law? (your explanation)
Original land survey improperly located building on property, discrepancy not discovered until after construction completed.

PROPERTY INFORMATION			
Date property was purchased:	April 30, 1999	Date property was first built on:	1990 approximately
Date of proposed construction on property:	Fall 2010	Length of time the existing uses of the subject property have continued:	Continuous
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Industrial			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Industrial			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)		
Frontage: 62.0 m (Fair Road) - Front Yard	Depth: 64.5 m	Area: 3985.3 m ²

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)			
EXISTING (DWELLINGS & BUILDINGS)		PROPOSED	
<u>Main Building</u>		<u>Main Building</u>	
Gross Floor Area:	1274.92 + 460 = 1734.92	Gross Floor Area:	1274.92 + 460 = 1734.92
Height of building:	8.2	Height of building:	8.2
Garage/Carport (if applicable)		Garage/Carport (if applicable)	
Attached <input type="checkbox"/> Detached <input type="checkbox"/>		Attached <input type="checkbox"/> Detached <input type="checkbox"/>	
Width:		Width:	
Length:		Length:	
Driveway Width:		Driveway Width:	
Accessory Structures (Shed, Gazebo, Pool, Deck)		Accessory Structures (Shed, Gazebo, Pool, Deck)	
Describe details, including height: Existing one storey 7.5 m		Describe details, including height: Existing one storey 7.5 m	

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND			
EXISTING		PROPOSED	
Front Yard Setback:	7.5 M	Front Yard Setback:	7.5 M
Exterior Side Yard (corner lots only)	17.5 existing M	Exterior Side Yard (corner lots only)	17.5 existing M
Side Yard Setback:	Left: M Right: 6.0 M	Side Yard Setback:	Left: M Right: 2.5 M
Rear Yard Setback	6.0 M	Rear Yard Setback	3.58 M

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	no		
Zoning By-law Amendment	no		
Plan of Subdivision	no		
Site Plan	no		
Building Permit	no		
Consent	no		
Previous Minor Variance Application		yes	A-5/14 A-39/16

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

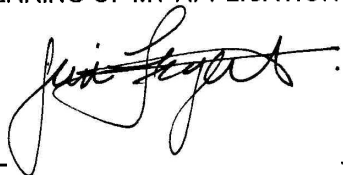
This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

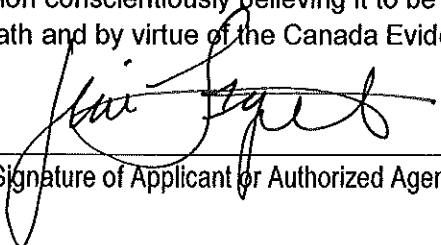


Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Fryett Turner Architects Inc, of the Township of Centre Wellington in County/Regional Municipality of Wellington, solemnly declare that all of the above statements contained in this application are true and I 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 Applicant or Authorized Agent

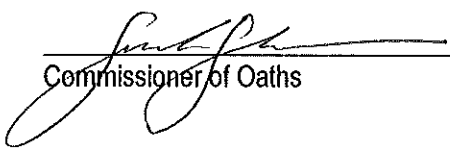
Signature of Applicant or Authorized Agent

NOTE: The Signature of applicant or authorized agent must be witnessed by a Commissioner

Declared before me at the

Township of Centre Wellington in the County/Regional Municipality of Wellington

this 20 day of July, 2020.



Commissioner of Oaths

SARAH SHANNON, B.A., LL.B.
BARRISTER, SOLICITOR, NOTARY PUBLIC
149 GEDDES ST.
ELORA, ONTARIO
NOB 1S0
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

Connect Tech Inc.

[Organization name / property owner's name(s)]

of Lot 11, Registered Plan 797, City of Guelph, County of Wellington

(Legal description and/or municipal address)

hereby authorize Fryett Turner Architects Inc

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 20th day of July 2020.



(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.