

# COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <b>Dec 14, 2020</b>	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>A-11/21</b>

## 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: 137 Brant Ave

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

PT LOT 2, CONCESSION 6, DIVISION C , CITY OF GUELPH (FORMERLY TOWNSHIP OF GUELPH), PT 1, 61R651 ; GUELPH

### OWNER(S) INFORMATION:

Name: PAPADEDES, SANDRA PAULA; PAPADEDES, NEKTARIOS

Mailing Address: 193 Dawn Ave

City: Guelph      Postal Code: N1G 5J9

Home Phone: (519) 821-7997      Work Phone: (519) 827-5245

Fax: \_\_\_\_\_      Email: Nick@universalcleaning.ca

### AGENT INFORMATION (If Any)

Company: \_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_      Postal Code: \_\_\_\_\_

Work Phone: \_\_\_\_\_      Mobile Phone: \_\_\_\_\_

Fax: \_\_\_\_\_      Email: \_\_\_\_\_

Official Plan Designation: Low Density Residential	Current Zoning Designation: R.1C
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<b>NATURE AND EXTENT OF RELIEF APPLIED FOR</b> (variances required):
** A Variance to Section 5.1.2, Row 7 to permit a side yard addition to be situated 0.10m from the side lot line.

<b>Why is it not possible to comply with the provision of the by-law? (your explanation)</b>
The enclosed stairwell was erected many years and many owners ago. The Neighbour in which it is beside knew of the Structure when he bought in 2016 and did not have an impact on his decision to buy. The structure seems to be built to Code using proper footings, concrete stairs and concrete rebar walls, 2 X 4 above ground walls and has trusses & shingles. This side entrance was never brought to my attention that it would need a variance to pass the City of Guelph's Code when I purchased the property. At this time it would be very costly and a lot of work to dismantle since it has been permanently Affixed to the property from what I can tell for decades. By just removing the 2 X 4 walls, roof & trusses would cause other Problems and become a trip hazard during winter months. It would also may require having to refinish the whole side of the House since it has been there for so long.

<b>PROPERTY INFORMATION</b>			
Date property was purchased:	May 12, 2017	Date property was first built on:	1978
Date of proposed construction on property:	Existing	Length of time the existing uses of the subject property have continued:	Since Built
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):			
Residential			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):			
Residential			

<b>DIMENSIONS OF PROPERTY:</b> (please refer to your survey plan or site plan)							
Frontage:	45.01 ft.	13.7M	Depth:	110 ft.	33.51	Area:	5,371.19 459 sq. M

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED (NO CHANGE)		
<u>Main Building</u>			<u>Main Building</u>		
Gross Floor Area:	1,050 sq. Ft.	320 Sq. M	Gross Floor Area:		
Height of building:			Height of building:		
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
Attached <input type="checkbox"/>		Detached <input type="checkbox"/>	None		
Attached <input type="checkbox"/>	Detached <input type="checkbox"/>				
Width:	45.01 ft.	13,7M	Width:		
Length:	110 ft.	33.5M	Length:		
Driveway Width:	20ft	6.1M	Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: Shed. L 2.13M X W 1.82M x H 1.82M Shed. L 2.44M X W 1.82M x H 1.82M			Describe details, including height:		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND									
EXISTING			PROPOSED						
Front Yard Setback:	7.51		M	Front Yard Setback:	M				
Exterior Side Yard (corner lots only)			M	Exterior Side Yard (corner lots only)	M				
Side Yard Setback:	Left: 1.71	M	Right: 3.65	M	Side Yard Setback:	Left: 0.10	M	Right:	M
Rear Yard Setback	16.31		M	Rear Yard Setback			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	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19 008216 RX
Consent	<input type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input type="checkbox"/>	<input type="checkbox"/>	

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

**REMOTE AFFIDAVIT OR SWORN DECLARATION**

I/We, Nektarios Papadedes, of the City/Town of Guelph in County/Regional Municipality of Wellington, and located in the City/Town of Guelph 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

Declared remotely by **Juan da Silva**, of the City/Town of **Guelph** in the County/Regional Municipality of **Wellington** before me at the City/Town of **Guelph** in the County/Regional Municipality of **Wellington** this **8** day of **December**, 20**20**, in accordance with

O. Reg 431/20, Administering Oath or Declaration Remotely.

  
Commissioner of Oaths

JUAN ANTONIO da SILVA CABRAL  
A Commissioner etc. Province of Ontario for  
The Corporation of the City of Guelph  
Expires July 19, 2022

(official stamp of Commissioner of Oaths)