

# 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-10/21</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: 180 Dallan Drive, Guelph ON N1L 0N4

Legal description of property (registered plan number and lot number or other legal description):  
Registered Plan Number 61M-200      Lot No. 76

### REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)

Name: Mahendranath Thimmanagari and Vindhya Thimmanagari

Mailing Address: 180 Dallan Drive,

City: Guelph      Postal Code: N1L 0N4

Home Phone: 519-823-5615      Work Phone: cell phone: 226-500-0990

Fax: \_\_\_\_\_      Email: mahererreddi@hotmail.com

### AGENT INFORMATION (If Any)

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

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

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

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

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

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

Official Plan Designation:	Low density greenfield residential	Current Zoning Designation:	R.1C
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**NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):**

Proposing to changes in the accessory basement apartment for moving the laundry from inside the accessory basement apartment into the furnace room. From this change will increase the accessory apartment total area to 108.2 square metres, or 31.0 percent of the total gross floor area (349m2(3757ft2m) from the current approved accessory apartment, (77.6square meter/ 835square feet). A variance as amended from the committee of adjustment is being requested

Relief Applied to get 108.2m2 of accessory apartment area whereas allowed area is 80m2.

Zoning By-law Section 4.15.1.5      Proposed 108.2m2 (31%)

Requirement as per zoning by-law- 80m2(45%)

**Why is it not possible to comply with the provision of the by-law? (your explanation)**

The sizes layout is such that variance is needed for zoning-by-law.

**PROPERTY INFORMATION**

Date property was purchased:	October 2017	Date property was first built on:	2017
Date of proposed construction on property:	February 2021	Length of time the existing uses of the subject property have continued:	2017

**EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):**

Residential

**PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):**

Residential

**DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)**

Frontage: 17m      Depth: 31.75m      Area: 539.75m2



PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
<b>Main Building</b>			<b>Main Building</b>		
Gross Floor Area:	310.2m <sup>2</sup>		Gross Floor Area:	349m <sup>2</sup>	
Height of building:	7.59m		Height of building:	7.59m	
<b>Garage/Carport (if applicable)</b>			<b>Garage/Carport (if applicable)</b>		
Attached <input type="checkbox"/>	Detached <input checked="" type="checkbox"/>		Attached <input type="checkbox"/>	Detached <input checked="" type="checkbox"/>	
Width:	6.20m		Width:	6.20m	
Length:	6.05m		Length:	6.05m	
Driveway Width:	6.0m		Driveway Width:	6.0m	
<b>Accessory Structures (Shed, Gazebo, Pool, Deck)</b>			<b>Accessory Structures (Shed, Gazebo, Pool, Deck)</b>		
Describe details, including height: N/A			Describe details, including height: N/A		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	6.05m		M	Front Yard Setback:	6.05m M
Exterior Side Yard (corner lots only)	5.10m		M	Exterior Side Yard (corner lots only)	5.10m M
Side Yard Setback:	Left: M 1.30m	Right: M		Side Yard Setback:	Left: M 1.30m Right: M
Rear Yard Setback	6.47m		M	Rear Yard Setback	6.47m M

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)	
Provincial Highway <input type="checkbox"/>	Municipal Road <input checked="" type="checkbox"/> Private Road <input type="checkbox"/> Water <input type="checkbox"/> Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)	
Water <input checked="" type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/>
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 type="checkbox"/>	
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 Information and Access Coordinator at [privacy@guelph.ca](mailto:privacy@guelph.ca) or 519-822-1260 ext. 2349.

**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.

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, MAHENDRANATH THIMMANAGARI, 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.

T. Mahendranath  
 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 14 day of December, 2020, in accordance with

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

[Signature]  
 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)