

Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Nov 12, 2020	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A-3/21

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: 73 Keating Street

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

Block 224, Plan 61M-18

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

Name: 1266304 Ontario Inc

Mailing Address: 500 Hanlon Creek Blvd

City: Guelph Postal Code: N1C 0A1

Home Phone: (519) 826-6700 Work Phone: _____

Fax: _____ Email: _____

AGENT INFORMATION (If Any)

Company: Fusion Homes

Name: Charlotte Balluch

Mailing Address: 500 Hanlon Creek Blvd

City: Guelph Postal Code: N1C 0A1

Work Phone: (519) 826-6700 x 242 Mobile Phone: _____

Fax: _____ Email: cballuch@fusionhomes.com

Official Plan Designation:	Low Density Greenfield Residential	Current Zoning Designation:	R.2-6
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
Seeking relief from zoning by-law section 4.13.7.2.3 to permit a driveway width of 6.0m whereas the zoning permits a maximum driveway width of 3.5m.

Why is it not possible to comply with the provision of the by-law? (your explanation)
The lot is within specialized zone R.2-6 which permits 40 and 50ft homes. Homes of this size are designed to include a 2-car garage. A 6.0m driveway is appropriate for lots of this size to accomodate the 2-car garage while maintaining ample front yard landscaped area.

PROPERTY INFORMATION			
Date property was purchased:	Sept 30, 2020	Date property was first built on:	N/A
Date of proposed construction on property:	TBD	Length of time the existing uses of the subject property have continued:	Vacant
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):			
Vacant			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):			
Residential			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)		
Frontage:	Depth:	Area: 444.27 sq.m
12.34m	34.72m	

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:	N/A	Gross Floor Area:	168.89
Height of building:	N/A	Height of building:	9.63
Garage/Carport (if applicable) N/A		Garage/Carport (if applicable) 6.24	
Attached <input type="checkbox"/> Detached <input type="checkbox"/>		Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>	
Width:	N/A	Width:	9.53
Length:	N/A	Length:	17.8
Driveway Width:	N/A	Driveway Width:	6.0m
Accessory Structures (Shed, Gazebo, Pool, Deck) N/A		Accessory Structures (Shed, Gazebo, Pool, Deck) N/A	
Describe details, including height:		Describe details, including height:	

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND			
EXISTING		PROPOSED	
Front Yard Setback:	N/A M	Front Yard Setback:	as per zoning by-law M
Exterior Side Yard (corner lots only)	N/A M	Exterior Side Yard (corner lots only)	as per zoning by-law M
Side Yard Setback:	Left: M N/A Right: M N/A	Side Yard Setback:	Left: M as per zoning by-law Right: M as per zoning by-law
Rear Yard Setback	N/A M	Rear Yard Setback	as per zoning by-law 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input checked="" 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 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, Charlotte Balloch, 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.

CBalloch
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 12 day of November, 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 fo Guelph
Expires July 19, 2022
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

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

Lee Piccoli

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

of 500 Hanlon Creek Blvd
(Legal description and/or municipal address)

hereby authorize Charlotte Balluch
(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 10th day of November 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.