

Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Jan 12, 2021	Folder #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	A-47120

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: 523 Kortright Road West. Guelph, On N1G 3R5

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

Lot 15, Plan 691 - Corner of Scottsdale and Kortright

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

Name: George Edward Coutts and Debbie Jane Coutts

Mailing Address: 523 Kortright Road West

City: Guelph

Postal Code: N1G 3R5

Home Phone: 519 994 2414

Work Phone:

Fax:

Email: g_coutts@hotmail.com

AGENT INFORMATION (If Any)

Company: Sutcliffe Homes & Renovations

Name: Phill McFadden

Mailing Address: 930 Woodlawn Road West. Unit 2-3

City: Guelph

Postal Code: N1K 1T2

Work Phone: 519-822-1708

Mobile Phone: 519-993-4565

Fax:

Email: pmcfadden@sutcliffehomes.ca

Official Plan Designation: Low Density Residential	Current Zoning Designation: R.1B
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
A variance to Table 5.1.2, Row 6 to permit a front yard setback of 3.25m from required 6m
A variance to Section 4.15.1.5 to allow for an accessory apartment to be 95.7 m.sq instead of 80 m.sq.
A variance to Table 4.7, Row 3 to permit a covered front porch to project 3.63 m into the front yard instead of 2.4 m

Why is it not possible to comply with the provision of the by-law? (your explanation)
All requested variances are due to creating a reasonable size in-law suite, while maintaining off street parking. Tie in to existing utilities and sanitary, is also most reasonable at this side of property.

PROPERTY INFORMATION			
Date property was purchased:	Oct 3,1988	Date property was first built on:	1980
Date of proposed construction on property:	November 2020	Length of time the existing uses of the subject property have continued:	Since Construction
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: 17.7m	Depth: 33.52m	Area: 801.32 sq.m.

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	1,328 sq. ft. / 123.3 sq. m.		Gross Floor Area:	2,387 sq. ft. / 221.8 sq. m.	
Height of building:	19.9 ft. / 6m		Height of building:	19.9 ft. / 6m	
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>			Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>		
Width:	3.3m		Width:	3.3m	
Length:	6.2m		Length:	6.2m	
Driveway Width:	5.7m		Driveway Width:	5.7m	
Accessory Structures (Shed, Gazebo, Pool, Deck) N/A			Accessory Structures (Shed, Gazebo, Pool, Deck) Attached Deck		
Describe details, including height:			Describe details, including height: An attach deck is proposed, to be build 24" above grade.		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	8.41	M	Front Yard Setback:	3.25	M
Exterior Side Yard (corner lots only)	7.44	M	Exterior Side Yard (corner lots only)	7.44	M
Side Yard Setback:	Left: 5.02 M	Right: M	Side Yard Setback:	Left: 1.50 M	Right: M
Rear Yard Setback	11.9	M	Rear Yard Setback	11.9	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.

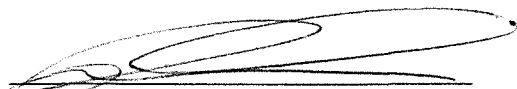
I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Phil McEadden c/o Sutcliffe Homes, of 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

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared ~~before me at the~~ via video conference call in the

(City/Town of Guelph) in the (County) Regional Municipality of

Wellington this 21 day of September, 2020.


 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)

APPOINTMENT AND AUTHORIZATION

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

George and Debbie Coutts

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

of 523 Kortright Road West, Guelph ON

(Legal description and/or municipal address)


hereby authorize

Phill McFadden c/o Sutcliffe Homes 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 9th day of September 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.