

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 #: A-14/21
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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: 18 Southampton Street

Legal description of property (registered plan number and lot number or other legal description):
Part Lot 92 Plan 27

OWNER(S) INFORMATION:

Name: James Bryson + Jennifer Vanderkooy
 Mailing Address: 18 Southampton St.
 City: Guelph Postal Code: N1H 5N4
 Home Phone: (519) 716-1756 Work Phone: _____
 Fax: _____ Email: jamesbryson3@gmail.com

AGENT INFORMATION (If Any)

Company: _____
 Name: _____
 Mailing Address: _____
 City: _____ Postal Code: _____
 Work Phone: _____ Mobile Phone: _____
 Fax: _____ Email: _____

Official Plan Designation: <i>Low Density Residential</i>	Current Zoning Designation: <i>R1B</i>
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

A variance to Table S.1.2 Row 7 to permit a right side yard setback of 0.91 m instead of 1.5m.

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

Our current house is 0.6 m from the property line with a 3 season addition at the back that is 0.85 m from the property line. We plan to remove the 3 season addition and build a 2 story addition 0.91 m from the property line. Without the variance it will be difficult to plan addition to use current driveway from our kitchen. Exterior wall would be built in that driveway. We are also trying to maximize our space both inside the addition and on our property (backyard).

PROPERTY INFORMATION			
Date property was purchased:	<i>Dec 19 2014</i>	Date property was first built on:	<i>1919</i>
Date of proposed construction on property:	<i>Starting April 2021</i>	Length of time the existing uses of the subject property have continued:	<i>101 years</i>
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):			
<i>Residential - single family</i>			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):			
<i>Residential - single family.</i>			

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

Frontage: *11 m* Depth: *22.5 m* Area: *247.5 m²*

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)			
EXISTING (DWELLINGS & BUILDINGS)		PROPOSED	
Main Building		Main Building addition = $14.86m^2 / \text{floor} = 29.72m^2$	
Gross Floor Area:	$58m^2 (\text{main}) + 46.45m^2 (\text{porch}) = 104.45m^2$	Gross Floor Area:	Total house after = $134.17m^2$
Height of building:	2 story	Height of building:	2 story
Garage/Carport (if applicable)		Garage/Carport (if applicable) stays the same	
Attached <input type="checkbox"/>	Detached <input checked="" type="checkbox"/>	Attached <input type="checkbox"/>	Detached <input checked="" type="checkbox"/>
Width:	3.5m	Width:	3.5m
Length:	5m	Length:	5m
Driveway Width:	3.1m	Driveway Width:	3.1m
Accessory Structures (Shed, Gazebo, Pool, Deck)		Accessory Structures (Shed, Gazebo, Pool, Deck)	
Describe details, including height: Deck $4.88m \times 3.05m = 14.88m^2$		Describe details, including height: Deck removed	

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	1.3 M		Front Yard Setback:	1.3 M	
Exterior Side Yard (corner lots only)	M		Exterior Side Yard (corner lots only)	M	
Side Yard Setback:	Left: 0.5 M	Right: 0.6 M	Side Yard Setback:	Left: 0.5 M	Right: 0.6 M
Rear Yard Setback	0.16 M		Rear Yard Setback	0.16 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 checked="" 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 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, James Bryson, 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 **12** day of **January**, 20**21**, in accordance with

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


Commissioner of Oaths

JUAN ANTONIO da SILVA
A Commissioner etc. Province of Ontario for
The Corporation of the City of Guelph
Expires July 19, 2022
(official stamp of Commissioner of Oaths)