

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 26, 2021	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A-18/21

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: 86 ARTHUR ST N, GUELPH

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

LOT 12, PART LOT 13, PLAN 32

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

Name: ROBERT BELL, ANNA-MARIE SHAFTOE
Mailing Address: 86 ARTHUR ST N
City: GUELPH Postal Code: N1E 4T8
Home Phone: 519-803-5543 Work Phone: _____
Fax: _____ Email: bob@wike.ca

AGENT INFORMATION (If Any)

Company: VOLUMES OF SPACE
Name: KELLY WILSON
Mailing Address: 26 DOUGLAS ST, UNIT B2
City: GUELPH Postal Code: N1H 2S9
Work Phone: 519-546-2314 Mobile Phone: _____
Fax: _____ Email: kelly@volumesofspace.com

Official Plan Designation: LOW DENSITY RESIDENTIAL	Current Zoning Designation: R1B
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

WE ARE APPLYING FOR RELIEF FOR THE SIDE YARD SETBACK FOR THE PROPOSED ATTACHED SINGLE GARAGE. ZONING BYLAW TABLE 5.1.2 ROW 7 REQUIRES A 1.5m SIDE SETBACK.

WE ARE REQUESTING A 0.6m SETBACK, EQUIVALENT TO WHAT IT WOULD BE FOR A DETACHED, ACCESSORY GARAGE.

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

WE ATTEMPTED A DETACHED GARAGE BUT IT IS NOT PERMITTED BY THE GRCA DUE TO PROXIMITY TO THE SPEED RIVER. PLEASE SEE THE ENCLOSED SITE PLAN DATED SEPT. 25, 2020, WHICH WAS REJECTED BY GRCA.

SHIFTING THE GARAGE AWAY FROM THE RIVER REQUIRES IT TO BECOME ATTACHED TO THE HOUSE. BUT THE EXISTING HOUSE SIDE YARD SETBACK OF 4.35m DOES NOT LEAVE ENOUGH WIDTH FOR THE GARAGE AND A 1.5m SETBACK.

PROPERTY INFORMATION			
Date property was purchased:	1997	Date property was first built on:	100+ YRS
Date of proposed construction on property:	SPRING 2021	Length of time the existing uses of the subject property have continued:	100+ YRS
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: 20.7m	Depth: 39m	Area: 798 sm

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:	199.7 sm	Gross Floor Area:	254.6 sm
Height of building:	10.4 m	Height of building:	10.4 m
Garage/Carport (if applicable)		Garage/Carport (if applicable)	
Attached <input type="checkbox"/>	Detached <input type="checkbox"/>	Attached <input checked="" type="checkbox"/>	Detached <input type="checkbox"/>
Width:		Width:	3.8 m
Length:		Length:	7.0 m
Driveway Width:		Driveway Width:	4.3 m
Accessory Structures (Shed, Gazebo, Pool, Deck)		Accessory Structures (Shed, Gazebo, Pool, Deck)	
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:	0 M	Front Yard Setback:	0 M
Exterior Side Yard (corner lots only)	M	Exterior Side Yard (corner lots only)	M
Side Yard Setback:	Left: 1.7 M Right: 4.35 M	Side Yard Setback:	Left: 1.7 M Right: 0.6 M
Rear Yard Setback	20.9 M	Rear Yard Setback	18.9 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 checked="" type="checkbox"/>	B-3/17 - Approved
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	A-11/17 - Approved A-12/17 - Approved

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, KELLY WILSON, 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 25 day of January, 2021, 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)

APPOINTMENT AND AUTHORIZATION

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

ROBERT BELL

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

of 86 ARTHUR ST. N., GUELPH, N1E4T8
(Legal description and/or municipal address)

hereby authorize Kelly Wilson
(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 26 day of JAN. 2021.

R. Bell

(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.