

# Committee of Adjustment Application for Minor Variance



<b>Consultation with City staff is encouraged prior to submission of this application.</b>	<b>OFFICE USE ONLY</b>	
	Date Received: <b>Jan 25, 2021</b>	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>A-17/21</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: 222 Speedvale Ave E, Guelph

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

PT LOTS 36 & 46, PLAN 381, PT 1 61R2400 ; PT LOTS 35, 36 & 47, PLAN 381, PT 261R1594

SAVE AND EXCEPT PT 1 61R1734 ; GUELPH

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

Name: THRESHOLDS HOMES AND SUPPORTS INC.

Mailing Address: 236 Victoria St N, Unit 2A

City: Kitchener      Postal Code: N2H 5C8

Home Phone: \_\_\_\_\_      Work Phone: 519-742-3191 x1226

Fax: \_\_\_\_\_      Email: awong@thresholdssupports.ca

### AGENT INFORMATION (If Any)

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

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

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

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

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

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

Official Plan Designation: <b>Low density residential</b>	Current Zoning Designation: <b>OR-19</b>
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
<b>6.5.3.19.1.4 OR-19 218-222 Speedvale Ave. E: Minimum Off-Street Parking 42 off-street Parking Spaces shall be provided</b>
<b>Parking variance -- reduction from 42 off-street parking spots to 40</b>

Why is it not possible to comply with the provision of the by-law? (your explanation)
To comply with 4.25.3 regarding Group Homes
Specifically, Table 4.25 Row 4 Minimum Amenity Area of 100 m <sup>2</sup> , and 12 m <sup>2</sup> per resident . Seven residents, greater of 84 m <sup>2</sup> or 100 m <sup>2</sup> required
change two existing parking spots adjacent to the existing backyard amenity area to greenspace for resident use and bring total area to exceed 100 m <sup>2</sup>

PROPERTY INFORMATION			
Date property was purchased:	<b>November 2 2020</b>	Date property was first built on:	<b>June 9 1981</b>
Date of proposed construction on property:	<b>February 14 2020</b>	Length of time the existing uses of the subject property have continued:	
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): <b>Commerical (offices)</b>			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): <b>Residential, group home</b>			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)		
Frontage:	Depth:	Area:
<b>24.84 m</b>	<b>37.49 m</b>	<b>924.37 sq m</b>

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:	324.6m		Gross Floor Area:	324.6m	
Height of building:	5m		Height of building:	5m	
Garage/Carport (if applicable) n/a			Garage/Carport (if applicable) n/a		
Attached <input type="checkbox"/> Detached <input type="checkbox"/>			Attached <input type="checkbox"/> Detached <input type="checkbox"/>		
Width:			Width:		
Length:			Length:		
Driveway Width:			Driveway Width:		
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:	5.48 M		Front Yard Setback:	5.48 M	
Exterior Side Yard (corner lots only)	M		Exterior Side Yard (corner lots only)	M	
Side Yard Setback:	Left: M 12.87	Right: M 2.75	Side Yard Setback:	Left: M 12.87	Right: M 2.75
Rear Yard Setback	7.22 M		Rear Yard Setback	7.22 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 checked="" type="checkbox"/>	In progress -- ICI Renovation - Building Permit 20 006429 PR
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.

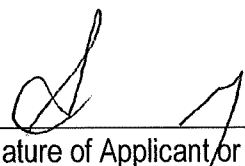
*Allan Wong*

\_\_\_\_\_  
Signature of Owner or Authorized Agent

\_\_\_\_\_  
Signature of Owner or Authorized Agent

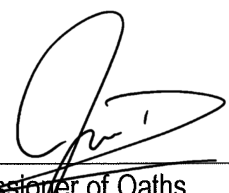
**REMOTE AFFIDAVIT OR SWORN DECLARATION**

I/We, Allan Wong, of the City/Town of Kitchener in County/Regional Municipality of Waterloo, and located in the City/Town of Kitchener in County/Regional Municipality of Waterloo, 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 21 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)