

Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Feb 3, 2021	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A-19/21

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: 12 Glasgow Street North, Guelph, ON N1H 4V4

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

The property is legally described as PTLOT 449, PLAN 8, AS IN MS108825;S-T & T/W MS108825, City of Guelph, County of Wellington. The municipal address of the Property is 12 Glasgow N, Guelph, Ontario N1H 4V4 Lot 449 - P.I.N 71485-0045

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

Name: Alicia Gillett and Ryan Houle

Mailing Address: 12 Glasgow Street, North

City: Guelph, On.

Postal Code: N1H 4V4

Home Phone: 416-577-9454 or 519-546-2279

Work Phone: same as home phone

Fax: n/a

Email: agillett85@gmail.com

~~AGENT INFORMATION (If Any)~~

Company: _____

Name: _____

Mailing Address: _____

City: _____

Postal Code: _____

Work Phone: _____

Mobile Phone: _____

Fax: _____

Email: _____

Official Plan Designation: Low density residential Lot 449 - P.I.N 71485-0045	Current Zoning Designation: R1.B
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

Site yard setbacks. (Proposed addition is located within the rear yard setback).

Addition to be flush with the existing home side yard setbacks.

Proposed side yard setbacks are: 1.034m and 1.101m (As noted on the site plan - SP1.0)

Relief from Table 5.1.2 - R.1 Zones - R.1B

NOTE: The proposed side yard setbacks are 1.034m and 1.101m (As noted on the site plan- SP1.0)

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

Existing dwelling unit side yard setbacks to remain. New Addition to be flush with existing home and meet existing side yard setbacks

PROPERTY INFORMATION

Date property was purchased:	December 1st, 2016	Date property was first built on:	Property was first built on in 1920's
Date of proposed construction on property:	Late summer 2021	Length of time the existing uses of the subject property have continued:	Since it was built in 1920's

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):

Residential - Single Family Dwelling Units

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):

Residential - Single Family Dwelling Units

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

Frontage:

9.925 m

Depth:

17.678 m

Area:

175.45 m²

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	54.12 m ²		Gross Floor Area:	75.30 m ²	
Height of building:	8.529 m		Height of building:	8.529 m	
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:	3.00 m	10.151m	Driveway Width:	3.00 m	10.151m
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: N/A			Describe details, including height: N/A		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	0.00 m		M	Front Yard Setback:	0.00 m M
Exterior Side Yard (corner lots only)			M	Exterior Side Yard (corner lots only)	M
Side Yard Setback:	Left: M 1.034 m	Right: M 1.101 m		Side Yard Setback:	Left: M 1.034 m Right: M 1.101 m
Rear Yard Setback	10.341 m		M	Rear Yard Setback	6.684 m 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.

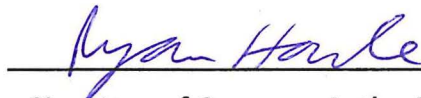
A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, 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

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REMOTE AFFIDAVIT OR SWORN DECLARATION

I/We, Alicia Gillett, of the City/Town of Guelph, ON in County/Regional Municipality of Wellington, and located in the City/Town of Guelph, ON 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.

Alicia Gillett
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 3 day of February, 2021, 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 of Guelph
Expires July 19, 2022

(official stamp of Commissioner of Oaths)