

# Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <b>Mar 30, 2021</b>	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>A-27/21</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: 745 Stone Road East

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

Part of Lot 1, East of the Blind Line, Registered Plan 131 (Part 2, Plan 61R-21422)

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

Name: John Drolc and Helen Drolc

Mailing Address: 745 Stone Road East

City: Guelph      Postal Code: N1L 1B8

Home Phone: 519-821-3278      Work Phone: \_\_\_\_\_

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

### AGENT INFORMATION (If Any)

Company: Black, Shoemaker, Robinson & Donaldson Limited

Name: Nancy Shoemaker

Mailing Address: 257 Woodlawn Road West, Unit 101

City: Guelph      Postal Code: N1H 8J1

Work Phone: 51-822-4031      Mobile Phone: \_\_\_\_\_

Fax: \_\_\_\_\_      Email: nancy@bsrd.com

Official Plan Designation: Employment Mixed Use 2 & Glenholm Estate Residential	Current Zoning Designation: Urban Reserve (UR)
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**NATURE AND EXTENT OF RELIEF APPLIED FOR** (variances required):

Section 11.2.3.4 requires accessory buildings be setback 7.5 metres or half the building height from any lot line. In this case, accessory building 7 on the plan is 4.5 metres in height and accessory building 6 is 3 metres in height so the required setback will default to 7.5 metres. Requesting variance to allow a setback of existing accessory building of 1.19 metres.

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

Once the lot line adjustment is completed the accessory buildings will not meet the accessory building setback for urban reserve properties but will for all other zones.

**PROPERTY INFORMATION**

Date property was purchased:	May 30, 1972	Date property was first built on:	1972
Date of proposed construction on property:	N/A	Length of time the existing uses of the subject property have continued:	49 Years

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

Residential

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

Residential until land is serviced and rezoned to allow employment uses

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

Frontage: 60.96 m                      Depth: 53.46 m                      Area: 3,273 sq.m.

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)			
EXISTING (DWELLINGS & BUILDINGS)		PROPOSED - NO CHANGE	
<b>Main Building</b>		<b>Main Building</b>	
Gross Floor Area:	265 m <sup>2</sup>	Gross Floor Area:	
Height of building:	1 storey	Height of building:	
<b>Garage/Carport (if applicable)</b>		<b>Garage/Carport (if applicable)</b>	
Attached <input checked="" type="checkbox"/> Detached <input checked="" type="checkbox"/>		Attached <input type="checkbox"/> Detached <input type="checkbox"/>	
Width:	6	Width:	
Length:	6 m 6 m	Length:	
Driveway Width:	5 m 5 m	Driveway Width:	
<b>Accessory Structures (Shed, Gazebo, Pool, Deck)</b>		<b>Accessory Structures (Shed, Gazebo, Pool, Deck)</b>	
Describe details, including height: See attached schedule for details		Describe details, including height:	

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	14.4 M		Front Yard Setback:	14.4M	
Exterior Side Yard (corner lots only)	n/a M		Exterior Side Yard (corner lots only)	n/a M	
Side Yard Setback:	Left: 32.2 m M	Right: 4.4 m M	Side Yard Setback:	Left: 32.2 m M	Right: 4.4 m M
Rear Yard Setback	47.8 M		Rear Yard Setback	25.5 M	

**See attached schedule for accessory building**

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 type="checkbox"/>	Sanitary Sewer <input type="checkbox"/> Storm Sewer <input type="checkbox"/>
If not available, by what means is it provided: private well & septic		

**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 type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
			<u>Lot line adjustment filed concurrent with this application</u>

**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.



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

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Signature of Owner or Authorized Agent



**AFFIDAVIT**

I/We, Nancy Shoemaker, 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.

*Nancy Shoemaker*  
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

City/~~Town~~ of Guelph in the County/~~Regional Municipality~~ of

Wellington this 29th day of March, 20 21.

*Kerry Francis Hillis*  
Commissioner of Oaths

**Kerry Francis Hillis, a Commissioner, etc.**  
Province of Ontario, for Black, Shoemaker,  
Robinson & Donaldson Limited  
Expires March 28, 2022  
(official stamp of Commissioner of Oaths)

**APPOINTMENT AND AUTHORIZATION**

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

John Drolc and Helen Drolc

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

of 745 Stone Road East

(Legal description and/or municipal address)

hereby authorize Black, Shoemaker, Robinson & Donaldson Limited

(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 29th day of March 2021.

Helen Drolc

(Signature of the property owner)

[Signature]

(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.

## 745 Stone Road East – Accessory Buildings

### Particulars of all Accessory Buildings – Description Details and Location

Building 1	2-Car Detached garage	Gross Floor Area: Building Height: Width: Length: Front Yard Setback: Rear Yard Setback: Left Side Yard: Right Side Yard:	37.9 m <sup>2</sup> 1 storey 6 m 6m 8.1 m 39 m 20.1 m 34.86 m
Building 2	Shed	Gross Floor Area: Building Height: Width: Length: Front Yard Setback: Rear Yard Setback: Left Side Yard: Right Side Yard:	6.8 m <sup>2</sup> 1.8 m 3 m 2.2 m 20 m 31.26 m 24 m 33.96 m
Building 3	Shed	Gross Floor Area: Building Height: Width: Length: Front Yard Setback: Rear Yard Setback: Left Side Yard: Right Side Yard:	8.4 m <sup>2</sup> 1.8 m 2 m 4.2 m 28 m 23.46 m 32.2 m 24.56 m
Buildings 4,5 & 6	1 to 2 storey Storage Building	Gross Floor Area: Building Height: Width: Length:	310 m <sup>2</sup> 1 to 2 storey (3 m & 6.6m) 11 m 18.5 m 33.7 m 1.19 m 20.5 m 29.46 m
Building 7	Storage Building	Gross Floor Area: Building Height: Width: Length: Front Yard Setback: Rear Yard Setback: Left Side Yard: Right Side Yard:	30.4 m <sup>2</sup> 1 storey (4.5 m) 4.5 m 6.7 m 47.56 m 1.4 m 49.36 m 4.9 m
Building 8	Shed	Gross Floor Area: Building Height: Width: Length: Front Yard Setback: Rear Yard Setback: Left Side Yard: Right Side Yard:	3.3 m <sup>2</sup> 1.6 m 1.8 m 1.8 m 28.5 m 23.16 m 58.16 m 1.0 m