

Committee of Adjustment Application for Minor Variance



Application No. 1 - Severed Parcel (1)

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Apr 22, 2021	Folder #: A-31/21
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(severed parcel)

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: 124 Ferguson Street, Guelph Legal description of property (registered plan number and lot number or other legal description): All of Lot 34, Registered Plan 231			
REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land) Name: David Leo, Dominic Leo and Salvatore Leo Mailing Address: 120 Ferguson Street City: Guelph Postal Code: N1E 2Y7 Home Phone: 519-760-9030 Work Phone: _____ Fax: _____ Email: mary.galley@unilever.com & leodavis76@hotmail.com			
AGENT INFORMATION (If Any) Company: Jeff Buisman Name: Van Harten Surveying Inc. Mailing Address: 423 Woolwich Street City: Guelph Postal Code N1H 3X3 Work Phone: _____ Mobile Phone: 519-821-2763 ext. 225 Fax: 519-821-2770 Email: jeff.buisman@vanharten.com			

Official Plan Designation: Low Density Residential	Current Zoning Designation: Residential R.1B-10 & within the Flood Fringe
---	--

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
<p>A severance application is being applied for and this minor variance is being submitted simultaneously to address the zoning deficiencies on the severed parcel as a result of the severance. The requests are as follows and shown as A) to D) on the sketch.</p> <p>A) To permit a reduced lot frontage of the severed parcel to be 9.1m instead of 12.2m as required in Section 5.1.2.6 of the Zoning By-law.</p> <p>B) To permit a reduced lot area of the severed parcel to be 410m² instead of 460m² as required in Table 5.1.2, Row 3 of the Zoning By-law.</p> <p>C) To permit a minimum left side yard to be 1.2m instead of 1.5m as required in Table 5.1.2, Row 7 of the Zoning By-law.</p> <p>D) To permit a minimum right side yard to be 1.2m instead of 1.5m as required in Table 5.1.2, Row 7 of the Zoning By-law.</p>

Why is it not possible to comply with the provision of the by-law? (your explanation)
<p>A severance is being applied for to create a new lot and the minor variances are required as a result of the severance. Please see the covering letter for justification on variance.</p>

PROPERTY INFORMATION			
Date property was purchased:	October 2015	Date property was first built on:	Vacant Parcel
Date of proposed construction on property:	Pending severance & minor variance approvals	Length of time the existing uses of the subject property have continued:	N/A
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):			
Residential			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):			
Residential - Proposed Dwelling			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)			
Frontage:	9.1m	Depth:	45.2m
		Area:	410m²
Severed Parcel:			

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)			
EXISTING (DWELLINGS & BUILDINGS)		PROPOSED	
Main Building N/A		Main Building Dwelling (conceptual design)	
Gross Floor Area:		Gross Floor Area:	Ground Floor Area = 109m²
Height of building:		Height of building:	1-2 storey
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:	3.6m
Length:		Length:	6.7m
Driveway Width:		Driveway Width:	3.6m
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 N/A		PROPOSED Dwelling	
Front Yard Setback:		M	Front Yard Setback: 9.1m M
Exterior Side Yard (corner lots only)		M	Exterior Side Yard (corner lots only) N/A M
Side Yard Setback:	Left: M	Right: M	Side Yard Setback: Left: M 1.2m Right: M 1.2m
Rear Yard Setback		M	Rear Yard Setback 20m 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 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"/>	

Severance and Lot Line Adjustment Applications are being submitted simultaneously

Additional Variance Application being submitted simultaneously

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.

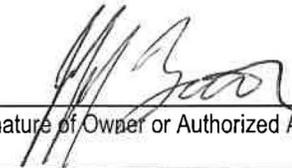
POSTING OF ADVISORY SIGN

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 fourteen (14) 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 (14) 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

AFFIDAVIT

I/We, **Jeff Buisman of Van Harten Surveying Inc.**, 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.



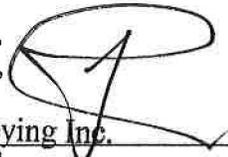
Signature of Applicant or Authorized Agent

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 of **Guelph** in the County/Regional Municipality of
(city or town)
Wellington this **20** day of **April**, 20**21**.

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.


Commissioner of Oaths

Expires May 11, 2021.

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

David LEO, Dominic LEO & Salvatore LEO

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

being the registered property owner(s) of

All of Lot 34, Registered Plan 231 / 124 Ferguson Street

(Legal description and/or municipal address)

hereby authorize **Jeff Buisman of Van Harten Surveying Inc.**

(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 20 day of NOVEMBER 2020.

Salvatore LEO
(Signature of the property owner)

Dominic LEO
(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.