Committee of Adjustment Application for Minor Variance

Introduction – Minor Variance

An asterisk (*) indicates a response is required

Pre-consultation with Zoning and Planning Services staff

Was a Preliminary Zoning Review submitted for this proposal? (Residential properties only) *

- (•) Yes
- ( ) No

Was Planning Services staff consulted? *

- (•) Yes
- ( ) No

Committee of Adjustment fee(s)

Following the submission of this online form, Committee of Adjustment staff will contact you to complete the required fee payment and that until such time that the fee is received, the application will not be complete and will not be processed. For the application fee related to the Committee of Adjustment, please visit the Committee of Adjustment fees page.

I understand that following the submission of this online form, Committee of Adjustment staff will contact me to complete the required fee payment *

- [x] I agree

Municipal Freedom of Information

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 their 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 the owner/authorized agent, consultants and solicitors, will be part of the public record and will also be available to the general public. Therefore, information on this application and any supporting documentation provided by the owner/authorized agent, consultants and solicitors, will be **posted online** and 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 extension 2349.

I understand and provide my consent, that personal information, as defined by Section 2 of the MFIPPA is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. *

☑ I agree

Permission to enter the site

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. *

☑ I agree

Posting of Advisory Sign

I understand that each sign must be posted at least ten (10) days before the scheduled hearing of this application and be replaced, if necessary, until the day following the hearing. *

☑ I agree

Need help? Call us at 519-822-1260 extension 2524 or email us.

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Contact information

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Registered owner

If there is more than one owner, please include all registered owner(s) as listed on Transfer/Deed of Land.

Name *	Phone *	Extension	Email *
Stewart Davies	(416) 806-9493		sdavies@bhj.ca

Mailing address

Unit	Street address *	City *	Postal code *
	9 Mercer Street	Guelph	N1H 2E6

Name *	Phone *	Extension	Email *
Joanne Peach	(416) 806-9493		joannepeach@rogers.com

Mailing address

Unit	Street address *	City *	Postal code *
	9 Mercer Street	Guelph	N1H 2E6

Is there an authorized agent? *

- ○ Yes
- ◉ No

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Property information

An asterisk (*) indicates a response is required

Property address

Street number *

9

Street *

Mercer Street

City *

Guelph

Province *

Ontario

Postal code

N1H 2E6

Legal Description of the property

The legal description is the registered plan and lot number(s)

Legal description of the property *

PLAN 23 PT LOT 110 PT LOT 111

Official Plan Designation – Schedule: Land Use (PDF)

Official Plan Designation – Land Use *

Low Density Residential

Current Zoning Designation – Interactive Map

Current zoning designation *

R.1B

Date property was purchased *

9/11/2011

Is a building or structure proposed? *

- Yes
- No

Is this a vacant lot? *

- Yes
- No

Is this a corner lot? *

- Yes
- No

Length of time existing uses have continued *

Since 1994

Existing use of the subject property *

Residential

Proposed use of land *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

20.12

Area (metres squared) *

503

Depth (metres) *

25

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Application details

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Purpose of the application

Is the purpose of the application enlargement/extension of legal non-conforming use? *

- ○ Yes
- ◉ No

Purpose of the application *

- ☐ new building
- ☐ building addition
- ☑ accessory structure
- ☑ accessory apartment
- ☐ fence height
- ☐ additional use
- ☐ variance(s) related to a consent application
- ☑ other

Type of proposal (select all that apply) *

- ☑ Existing
- ☑ Proposed

Variance(s) required

Section of Zoning By-law *	Proposed *	Required *
4.13.2.1	4.60 M	6 M

Section of Zoning By-law *	Proposed *	Required *
4.13.7.2.1	11.03	6.5

Section of Zoning By-law *	Proposed *	Required *
4.13.7.2 (ii)	2	1

Section of Zoning By-law *	Proposed *	Required *
4.15.1.7.3	30.79 % of yard	30 % of yard

Section of Zoning By-law *	Proposed *	Required *
4.15.1.7.9	1.68 M	3 M

Why is it not possible to comply with the Zoning By-law?

Please describe the reasons why the variance(s) are needed *

We are proposing an ARDU and would require these variances.

This is an existing structure built in 1994. A previous variance was provided to allow for the height of this structure.

4.13.2.1 we do have 2 spots in garage.
4.13.7.2.1 existing drive, city tree is in the centre of the driveway near sidewalk.
4.13.7.2 (ii) due to location of tree and landscaped area 2 entrance points are required to have access to garage parking spots
4.15.1.7.3 existing structure unable to change
4.15.1.7.9 existing structure unable to change

Item 4.15.1.7.8.1 on preliminary review has been resolved by design change and 4.15.1.7.8 meets the 1.5 M requirement

Other development applications that relate to this minor variance. Has the subject land ever been the subject of:

- [ ] Official Plan Amendment
- [ ] Zoning By-law Amendment
- [ ] Plan of Subdivision
- [ ] Site Plan
- [x] Building Permit
- [ ] Consent
- [x] Previous Minor Variance Application

Building Permit application number *

18 001297 RR

Previous Minor Variance Application reference/application number *

A-91/94

Has the property been subject of a site-specific by-law amendment (rezoning) within the last two years? *

- ○ Yes
- ◉ No

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Building information

An asterisk (*) indicates a response is required

Existing buildings and structures

Are there any buildings or structures on the subject property? *

- (•) Yes
- ( ) No

Main building (dwelling and building)

Gross floor area of main building (square metres) *

134.71

Number of stories of main building *

2

Height of the main building (metres) *

7.01

Width of the main building (metres) *

8.53

Length of the main building (metres) *

14.33

Additional existing buildings

Are there any additional buildings or structures on the subject property? *

- (●) Yes
- ( ) No

Select the buildings or structures that are on the subject property? (check all that apply) *

- [x] Accessory structure
- [x] Deck
- [x] Porch
- [ ] Other

Accessory structure

Gross floor area of accessory structure (square metres) *

37.53

Number of stories of accessory structure *

2

Height of accessory structure (metres) *

5.72

Width of accessory structure (metres) *

7.32

Length of accessory structure (metres) *

6.93

Deck

Gross floor area of deck (square metres) *

39.02

Number of stories of deck *

2

Height of deck (metres) *

.45

Width of deck (metres) *

7.32

Length of deck (metres) *

5.49

Porch

Gross floor area of porch (square metres) *

19.32

Number of stories of porch *

1

Height of porch (metres) *

.91

Width of porch (metres) *

2.44

Length of porch (metres) *

7.92

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Building information (continued)

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Proposed buildings and structures

Are there any buildings or structures proposed to be constructed on the subject property? *

- ○ Yes
- ◉ No

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Setbacks, access and services

An asterisk (*) indicates a response is required

Setbacks for all Buildings and Structures

A setback is the distance from a property line to the nearest wall/structure/building.

Existing

Front setback (metres) *	Rear setback (metres) *	Left setback (metres) *	Right setback (metres) *
2.16	4.24	0.97	1.50

Proposed

Front setback (metres) *	Rear setback (metres) *	Left setback (metres) *	Right setback (metres) *
2.16	4.24	0.97	1.50

Type of Access to the Subject Lands

Type of Access to the Subject Lands (check all that apply) *

- [ ] Provincial highway
- [x] Municipal road
- [ ] Private road
- [ ] Water
- [ ] Other

Types of Municipal Services

Types of Municipal Service (check all that apply)

- [x] Water
- [x] Sanitary sewer
- [x] Storm sewer

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Summary and review

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Sworn Declaration

I 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.

Name *

Stewart Davies

Date *

7/21/2021

Street address *

9 Mercer Street

City *

Guelph

Province *

Ontario

Submission of documents

The following items are required prior to the application be deemed complete.

Additional fees

Committee of Adjustment

For the application fee related to the Committee of Adjustment, please visit the Committee of Adjustment fees page.

Conservation Authority - GRCA

Should the lands be within an area of interest to the Grand River Conservation Authority (GRCA), a further fee may be required for GRCA comments.

Legal and Realty Services

Any municipal agreement required as a condition of minor variance approval will be subject to a fee of $412.00 plus HST and applicable search and registration costs.

Building Services

For fees related to permits issued by Building Services, please visit Building Services fee webpage

Other Fees

For information on any other additional user fees, please visit the 2021 User Fee Guide

I have read and understood the statements above the above. *

☑ I agree

What email address would you like us to contact you with? *

sdavies@bhj.ca

Need help? Call us at 519-822-1260 extension 2524 or email us.

Office use only

File number

A-44/21

Address

9 Mercer Street
Guelph, Ontario
N1H 2E6

Comments from staff

Application received: July 13, 2021