



# Committee of Adjustment Application for Minor Variance

## Contact information

An asterisk (\*) indicates a response is required

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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 \***

Mariusz Kasinski

**Phone \***

(519) 763-3558

**Extension**

**Email \***

slawka135@rogers.com

## Mailing address

**Unit**

**Street address \***

135 Niska Rd.

**City \***

Guelph

**Postal code \***

N1C 1A6

**Name \***

Slawomira  
Kasinska

**Phone \***

(519) 763-3558

**Extension**

**Email \***

slawka135@rogers.com

## Mailing address

**Unit**

**Street address \***

135 Niska Rd.

**City \***

Guelph

**Postal code \***

N1C 1A6

Is there an authorized agent? \*

☐ Yes

☒ No



# Committee of Adjustment Application for Minor Variance

## Property information

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### Property address

**Street number \***

135

**Street \***

Niska Road

**City \* ?**

Guelph

**Province \***

Ontario

**Postal code**

N1C 1A6

### Legal Description of the property

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

**Legal description of the property \***

Part of Lot 14 Concession 6, City of Guelph County of Wellington

[Official Plan Designation – Schedule: Land Use \(PDF\)](#)

**Official Plan Designation – Land Use \***

Residential

[Current Zoning Designation – Interactive Map](#)

**Current zoning designation \***

UR Zone (R1)

**Date property was purchased \***

8/16/2002



**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 \***

The building is a shed/garage. Its use has dated back to the 1960's from the previous owners. We have used it as such since purchasing the land.

**Existing use of the subject property \***

Residential

**Dimensions of the property**

Please refer to survey plan or site plan

**Frontage (metres) \***

46

**Area (metres squared) \***

6161

**Depth (metres) \***

178



# Committee of Adjustment Application for Minor Variance

## 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

[View the Zoning Bylaw](#)

**Section or table of Zoning Bylaw \*****Proposed \*****Required \***

11.2.3.4.

1.47m from the left  
property line

7.5m

## Why is it not possible to comply with the Zoning Bylaw?

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

This is a long existing structure. The existing structure is an old barn/shed dating back to the 1960's. It was used by the old owners as a barn for their horses. It later had a large collapse and was used as a garage/shed. When we purchased the land in 2002 we continued to use it as a garage/shed. The building was renovated in 2006, and the repaired/renovated building is used as a garage/shed. Neither its

**Other development applications that relate to this minor variance. Has the subject land ever been the subject of:**☐ Official Plan Amendment☐ Zoning Bylaw Amendment☐ Plan of Subdivision☐ Site Plan☐ Building Permit☐ Consent☐ Previous Minor Variance  
Application**Has the property been subject of a site-specific by-law amendment (rezoning) within the last two years? \***☐ Yes☒ No



# Committee of Adjustment Application for Minor Variance

## Building information

An asterisk (\*) indicates a response is required

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### Existing buildings and structures

#### Main building (dwelling and building)

**Gross floor area of main building (square metres) \***

419

**Number of stories of main building \***

2

**Height of the main building (metres) \***

8.53

**Width of the main building (metres) \***

20.32

**Length of the main building (metres) \***

27.03

### 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) \*

- ☐ Accessory structure
- ☐ Deck
- ☐ Porch
- ☒ Other

Other

Please specify

Type of structure \*

Exisitng Shed/Garage (as applied for  
Variance)

Gross floor area of structure (square metres) \*

82

Number of stories of  
structure \*

1

Height of structure  
(metres) \*

5.18

Width of structure  
(metres) \*

8

Length of structure  
(metres) \*

12.25





# Committee of Adjustment Application for Minor Variance

## Building information (continued)

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### Proposed buildings and structures

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# Committee of Adjustment Application for Minor Variance

## Setbacks, access and services

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### Existing

**Front setback (metres) \***

34.02

**Rear setback (metres) \***

63

**Left setback (metres) \***

1.47

**Right setback (metres) \***

4.58

### Type of Access to the Subject Lands

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

☐ Provincial highway

☒ Municipal road

☐ Private road

☐ Water

☐ Other

### Types of Municipal Services

**Types of Municipal Service (check all that apply)**

☒ Water

☒ Sanitary sewer

☒ Storm sewer



# Committee of Adjustment Application for Minor Variance

## 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 \***

Mariusz Kasinski

**Date \***

8/13/2021



**Street address \***

135 Niska Rd.

**City \***

Guelph

**Province \***

Ontario

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## Additional fees

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### 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](#)

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

☒ I agree

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

slawka135@rogers.com

# Office use only

File number

**A-47/21**

## Address

135 Niska Road  
Guelph, Ontario  
N1C 1A6

Comments from staff

**Application received: August 10, 2021**