



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 *

1773438 Ontario
Inc

Phone *

(519) 820-7401

Extension

Email *

tomtarra@gmail.co
m

Mailing address

Unit

Street address *

City *

Postal code *

7686 Conservation
Road

Guelph

N1H 6J1

Is there an authorized agent? *

☒ Yes

☐ No

Agent information

Organization/company name

Black, Shoemaker,
Robinson &
Donaldson Limited

Name *

Nancy Shoemaker

Phone *

(519) 822-4031

Email

nancy@bsrd.com

Is the agent mailing address the same as the one for the registered owner? *

☐ Yes

☒ No

Agent mailing address

Street address *

257 Woodlawn
Road West, Unit
101

City *

Guelph

Province *

Ontario

Postal code *

N1H 8J1



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

130

Street *

Oxford Street

City * ?

Guelph

Province *

Ontario

Postal code

N1H 2M7

Legal Description of the property

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

Legal description of the property *

Lot 18, Registered Plan 29

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

Official Plan Designation – Land Use *

Low Density Residential

[Current Zoning Designation – Interactive Map](#)

Current zoning designation *

Residential (R.1B)

Date property was purchased *

1/31/2020



Is a building or structure proposed? *

☒ Yes

☐ No

Date of proposed construction *

10/1/2021



Is this a vacant lot? *

☒ Yes

☐ No

Is this a corner lot? *

☐ Yes

☒ No

Length of time existing uses have continued *

146 years

Proposed use of land *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

13.2

Area (metres squared) *

443.1

Depth (metres) *

33.2



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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

Please specify if this minor variance application relates to the severed or retained parcel *

☒ severed parcel

☐ retained parcel

Type of proposal (select all that apply) *

☐ Existing

☒ Proposed

Variance(s) required

[View the Zoning Bylaw](#)

Section or table of Zoning Bylaw *

Table 5.1.2, Row 4 and 5.1.2.6

Proposed *

13.2

Required *

15.0

Section or table of Zoning Bylaw *

Table 5.1.2 Row 3

Proposed *

443.1

Required *

460.0

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

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

As a result of the consent, this property will not meet the Lot Area and Lot Frontage requirements of the R.1B Zone. The existing property is currently oversized and under utilized for the existing area. The creation of a new lot by way of severance meets the Growth Plan, PPS and Official Plan policies for maximizing the use of existing infrastructure and intensification.

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

Consent reference/application number * 

Has not been assigned as application are
being submitted at the same time

**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

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Existing buildings and structures

Additional existing buildings

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

☐ Yes

☐ No



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Building information (continued)

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Proposed buildings and structures

Add a proposed building or structure (check all that apply) *

- | | |
|---|--|
| <input checked="" type="checkbox"/> Accessory structure | <input type="checkbox"/> Building addition |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Other | |

Proposed accessory structure

Gross floor area of proposed accessory structure (square metres) *

26.8

Number of stories of the proposed accessory structure *

1

Height of proposed accessory structure (metres) *

4.5

Width of proposed accessory structure (metres) *

3.66

Length of proposed accessory structure (metres) *

7.32



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Setbacks, access and services

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Setbacks for all Buildings and Structures

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

Proposed

Front setback (metres) *

6.0

Rear setback (metres) *

11.89

Left setback (metres) *

1.5

Right setback (metres) *

4.18

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



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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 *

Nancy Shoemaker

Date *

8/16/2021



Street address *

257 Woodlawn
Road West, Unit
101

City *

Guelph

Province *

Ontario

Appointment and Authorization

I have been authorized by the registered property owner(s) as the agent for the purpose of submitting an application(s) to the Committee of Adjustment and I am acting on behalf of the owner(s) in relation to this application.

Name *

Nancy Shoemaker

Date *

8/11/2021



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? *

nancy@bsrd.com

Office use only

File number

A-43/21 (severed parcel)

Address

130 Oxford Street
Guelph, Ontario
N1H 2M7

Comments from staff

Application received: August 10, 2021