

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <u>December 2, 2019</u>	Folder #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	<u>A-3120</u>

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: 2 Edgehill Drive, Guelph ON N1H 5E1

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

PART OF LOT 13, REGISTERED PLAN 36

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

Name: Rochelle & James Murray-Cako

Mailing Address: 2 Edgehill Drive 5E1

City: Guelph ON

Postal Code: N1H 5E1

Home Phone: (519) 400-4647

Work Phone:

Fax:

Email: rochelle.murraycako@ugdsb.on.ca

AGENT INFORMATION (If Any)

Company: James Keating Construction Ltd.

Name: Tom Keating

Mailing Address: 70 Mathieson

City: Elora, ON

Postal Code: N0B 1S0

Work: (519) 846-9704

Mobile: (519) 993-4339

Fax: (519) 846-9360

Email: tkeating@keatinghomes.ca

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	87.01 SQ M		Gross Floor Area:	111.57 SQ M	
Height of building:	7.277 meters		Height of building:	7.277 meters	
Garage/Carport (if applicable) n/a			Garage/Carport (if applicable)		
Attached <input type="checkbox"/> Detached <input type="checkbox"/>			Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>		
Width:			Width:	3.442 meters	
Length:			Length:	10.820 meters	
Driveway Width:	4.526 meters		Driveway Width:	4.526 meters	
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: Within the property there is a 2 storey house, together with a concrete porch, basement entrance, deck, fenced in pool and remote metal shed. Along & adjacent to the Northwest & Southwest limits of the property there is a 6' board fence. Along the Northeast & Southeast limit is a 6' cedar hedge. There is a chain link fence on the Southeast boundary line between the subject property and the neighboring land to the east.			Describe details, including height: Within the property there is a 2 storey house, together with a concrete porch, basement entrance, deck, fenced in pool and remote metal shed. Along & adjacent to the Northwest & Southwest limits of the property there is a 6' board fence. Along the Northeast & Southeast limit is a 6' cedar hedge. There is a chain link fence on the Southeast boundary line between the subject property and the neighboring land to the east.		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	14.2067 meters		Front Yard Setback:	10.2513 meters	
Exterior Side Yard (corner lots only)	M		Exterior Side Yard (corner lots only)	M	
Side Yard Setback:	Left (West): 10.1163 meters	Right (East): 4.5263 meters	Side Yard Setback:	Left (West): 10.1163 meters	Right (East): 1255.4 meters
Rear Yard Setback	22.6347 meters		Rear Yard Setback	22.6347 meters	

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	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Permit not submitted (waiting on Minor Variance Approval)
Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Previous Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

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.

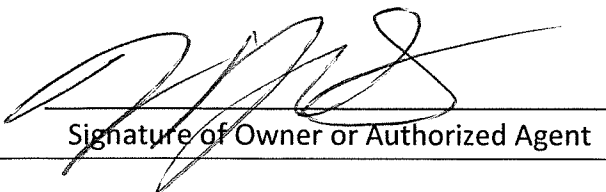
POSTING OF ADVISORY SIGN

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 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

AFFIDAVIT

I/We, Tom Keating, of the City/Town of Elora in County/Regional Municipality of Centre 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

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 County

_____ this 2 day of December, 2019.



Commissioner of Oaths

JUAN ANTONIO da SILVA CABRAL
A Commissioner etc. Province of Ontario for
The Corporation of the City of Guelph
Expires July 19, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

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

Rochelle & James Murray-Cako [property owner's name(s)]

of 2 Edgehill Drive, Guelph ON N1H 5E1 (Legal description and/or municipal address)

hereby authorize Tom Keating (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 28 day of November 2019.

Rochelle Murray-Cako + JB

(Signature of the property owners)

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.