

Committee of Adjustment Application for Minor Variance

Introduction – Minor Variance

An asterisk (*) indicates a response is required

Page 2 of 10

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

It is **highly recommended** that a [Preliminary Zoning Review](#) and pre-consultation with Planning Services staff be completed prior to submitting your application to the Committee of Adjustment. Failure to do so may result in your application being deferred, refused or deemed incomplete.

[Preliminary Zoning Review form](#)

If you would like to schedule a pre-consultation with Planning staff, please email planning@guelph.ca before submitting this form.

I understand that a Preliminary Zoning Review and pre-consultation with Planning Services staff is highly recommended *

☒ I agree

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 *

☒ 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



Committee of Adjustment Application for Minor Variance

Contact information

An asterisk (*) indicates a response is required

Page 3 of 10

Registered owner

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

Name *

Carbrid
Enterprises
Limited

Phone *

(519) 821-4610

Extension

Email *

rentals@guelphcity
realty.ca

Mailing address

Unit

Street address *

401-147 Wyndham
St. N

City *

Guelph

Postal code *

N1H 4E9

Is there an authorized agent? *

☒ Yes

☐ No

Agent information

Organization/company name

JV Training

Name *

Julia Volkov

Phone *

(226) 979-8109

Email

volkovjm@gmail.com

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

☐ Yes

☒ No

Agent mailing address

Street address *

281 Grand Ridge Dr

City *

Cambridge

Province *

Ontario

Postal code *

N1S 4W9

Organization/company name

Smith Canine Academy

Name *

Kristen Smith

Phone *

(905) 718-1242

Email

kristen.smith1242@gmail.com

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

☐ Yes

☒ No

Agent mailing address

Street address *

407-400 Waterloo Ave.

City *

Guelph

Province *

Ontario

Postal code *

N1H 7H9



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

Page 4 of 10

Property address

Street number *

82

Street *

Woodlawn Road W

City * ?

Guelph

Province *

Ontario

Postal code

N1H 1B2

Legal Description of the property

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

Legal description of the property *

DIV A PT LOT 30 RP 61R1271 PART 1

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

Official Plan Designation – Land Use *

Service Commercial

[Current Zoning Designation – Interactive Map](#)

Current zoning designation *

SC.2-4

Date property was purchased *

3/1/1974

**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 *

Current tenancy began Sept 1st, 2021 with no use of the site to date. Prior to this the space operated as a Recreational Center (gym) since August 2016

Existing use of the subject property *

Commercial

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

21.29

Area (metres squared) *

1243

Depth (metres) *

58.38



Committee of Adjustment Application for Minor Variance

Application details

An asterisk (*) indicates a response is required

Page 5 of 10

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 *

6.4.3.2.4.1 ("Permitted Uses") of Zoning Bylaw (1995)-14864

Proposed *

Animal Boarding Establishment

Required *

N/A

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

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

The proposed use by JV Training and Smith Canine Academy includes on-site dog obedience training and puppy/dog training classes. The retail sale of related equipment and supplies is also proposed as an accessory use taking up no more than 25% of the gross floor area in accordance with section 4.23 of the Zoning By-law. No outdoor use or facilities are proposed. No overnight boarding is proposed. The variance is required as this proposed use is not included as a permitted use under section 6.4.3.2.4.1 of Zoning Bylaw (1995)-14864 in an SC.2-4 zone. Based on our review and discussion with staff this use would be classified as an 'Animal Boarding Establishment'. We are therefore requesting a variance from the requirements of Section 6.4.3.2.4.1 of Zoning Bylaw (1995)-14864 for 82 Woodlawn Road West to permit an 'Animal Boarding Establishment' as a use.

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

- | | |
|--|---|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning Bylaw Amendment |
| <input type="checkbox"/> Plan of Subdivision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Consent |
| <input type="checkbox"/> 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

Page 6 of 10

Existing buildings and structures

Main building (dwelling and building)

Gross floor area of main building (square metres) *

181

Number of stories of main building *

1

Height of the main building (metres) *

4.25

Width of the main building (metres) *

8.76

Length of the main building (metres) *

20.68

Additional existing buildings

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

☐ Yes

☒ No



Committee of Adjustment Application for Minor Variance

Building information (continued)

An asterisk (*) indicates a response is required

Page 7 of 10

Proposed buildings and structures



Committee of Adjustment Application for Minor Variance

Setbacks, access and services

An asterisk (*) indicates a response is required

Page 8 of 10

Existing

Front setback (metres) *

16.52

Rear setback (metres) *

21.18

Left setback (metres) *

12.46

Right setback (metres) *

0

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

An asterisk (*) indicates a response is required

Page 9 of 10

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 *

Julia Volkov

Date *

9/14/2021



Street address *

281 Grand Ridge
Dr.

City *

Cambridge

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 *

Julia Volkov

Date *

9/14/2021



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? *

volkovjm@gmail.com

Office use only

File number

A-49/21

Address

82 Woodlawn Road West
Guelph, Ontario
N1H 1B2

Comments from staff

Application received: September 13, 2021