

Committee of Adjustment Application for Minor Variance

Introduction – Minor Variance

An asterisk (*) indicates a response is required

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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



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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 *

The University of
Guelph

Phone *

(519) 835-7227

Extension

27

Email *

kimber@uoguelph.
ca

Mailing address

Unit

Street address *

City *

Postal code *

50 Stone Rd E

Guelph

N1G 2W1

Is there an authorized agent? *

☒ Yes

☐ No

Agent information

Organization/company name

Lighthouse
Montessori
Canada Inc.

Name *

Vladyslav Perstok

Phone *

(647) 980-1400

Email

vperstok@gmail.co
m

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

☐ Yes

☒ No

Agent mailing address

Street address *

870 Hepburn Rd

City *

Milton

Province *

Ontario

Postal code *

L9T 0L2

Organization/company name

Ranlab Properties
160 Inc.

Name *

Mike Balnar

Phone *

(519) 836-0223

Email

mbalnar@balnar.co
m

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

☐ Yes

☒ No

Agent mailing address

Street address *

10 Suffolk St. E.

City *

Guelph

Province *

Ontario

Postal code *

N1H 2H6



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Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

160

Street *

Research Lane

City * ?

Guelph

Province *

Ontario

Postal code

N1G 5B2

Legal Description of the property

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

Legal description of the property *

Part Lot 1, Plan 744, Part 1 on 61R-7769 and Parts 11 and 12 on 61R-5264, Guelph

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

Official Plan Designation – Land Use *

Institutional / Research Park

[Current Zoning Designation – Interactive Map](#)

Current zoning designation *

I.2-1

Date property was purchased *

12/19/2018



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 *

23 years

Existing use of the subject property *

Commercial

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

65

Area (metres squared) *

5225

Depth (metres) *

80



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Application details

An asterisk (*) indicates a response is required

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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 *

Section 8.3.2.1.2.8 - Enclosed Operations of the I.2-1 Zone, which states ““All Uses, with the exception of parking, loading, garbage storage, Outdoor Patio cafes, Outdoor Sportsfield Facilities, operations or Use directly related to the University of Guelph, or government Uses in accordance with Section 4.2, shall be conducted within an enclosed Building.”

Proposed *

To allow for unenclosed operations (outdoor amenity area associated with the daycare use).

Required *

The Bylaws does not currently allows for unenclosed operations (outdoor amenity area associated with the daycare use).

Section or table of Zoning Bylaw *

Section 8.3.2.1.1 - the I.2-1 Zone does not permit a Daycare Centre.

Proposed *

Request this use of premises for daycare purposes.

Required *

The Bylaw is not currently allows to used the premises for daycare purposes

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

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

Change zoning and the outdoor use for daycare purpose:

1) Variance to Section 8.3.2.1.2.8 - Enclosed Operations of the I.2-1 Zone, which states ““All Uses, with the exception of parking, loading, garbage storage, Outdoor Patio cafes, Outdoor Sportsfield Facilities, operations or Use directly related to the University of Guelph, or government Uses in accordance with Section 4.2, shall be conducted within an enclosed Building.”

Since the daycare is not a permitted use as of right, we looking for a variance to allow for unenclosed operations (outdoor amenity area associated with the daycare use).

2) Variance to Section 8.3.2.1.1 - the I.2-1 Zone does not permit a Daycare Centre does not permit daycare use and it needs to be changed to some that comply with Bylaws (e.g.I.2 - according to 8.1.2).

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



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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) *

1729

Number of stories of main building *

2

Height of the main building (metres) *

6

Width of the main building (metres) *

34.14

Length of the main building (metres) *

26

Additional existing buildings

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

☐ Yes

☒ No



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Building information (continued)

An asterisk (*) indicates a response is required

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Proposed buildings and structures



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Setbacks, access and services

An asterisk (*) indicates a response is required

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Existing

Front setback (metres) *

19.8

Rear setback (metres) *

20.7

Left setback (metres) *

12

Right setback (metres) *

12

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 *

Michael Balnar

Date *

11/9/2021



Street address *

10 Suffolk St. E.

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 *

Vladyslav Perstok

Date *

11/9/2021



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? *

mbalnar@balnar.com

Office use only

File number

A-56/21

Address

160 Research Lane
Guelph, Ontario
N1G 5B2

Comments from staff

Application received: November 9, 2021