

# 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](mailto: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)

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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

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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](mailto: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

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**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

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**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

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## Registered owner

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

**Name \***

PALIOURAS,  
KONSTANTINOS  
NICK

**Phone \***

(519) 546-3202

**Extension**

**Email \***

m-  
k\_paliouras@hotm  
ail.com

Mailing address

**Unit**

204

**Street address \***

Liverpool St

**City \***

Guelph

**Postal code \***

N1H2L7

**Name \***

PALIOURAS,  
MELISSA LYNN

**Phone \***

(519) 835-3816

**Extension**

**Email \***

m-  
k\_paliouras@hotm  
ail.com

Mailing address

**Unit**

204

**Street address \***

Liverpool St

**City \***

Guelph

**Postal code \***

N1H2L7

**Is there an authorized agent? \***

☒ Yes

☐ No

Agent information

**Organization/company name**

Volumes of Space

**Name \***

Kelly Wilson

**Phone \***

(519) 546-2314

**Email**

kelly@volumesofspace.com

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

☒ Yes

☐ No

**Agent mailing address**

**Street address \***

B2-26 Douglas St

**City \***

Guelph

**Province \***

Ontario

**Postal code \***

N1H 2S9

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# Committee of Adjustment Application for Minor Variance

## Property information

An asterisk (\*) indicates a response is required

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### Property address

**Street number \***

204

**Street \***

Liverpool Street

**City \* ?**

Guelph

**Province \***

Ontario

**Postal code**

N1H2L7

### Legal Description of the property

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

**Legal description of the property \***

PT LOT 8, SOUTH OF LIVERPOOL ST, PLAN 29 , AS IN CS44543 ;  
GUELPH

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

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

Low density residential

[Current Zoning Designation – Interactive Map](#)

**Current zoning designation \***

R.1B

**Date property was purchased \***

7/11/2012



**Is a building or structure proposed? \***



Yes



No

**Date of proposed construction \***

4/4/2022



**Is this a vacant lot? \***



Yes



No

**Is this a corner lot? \***



Yes



No

**Length of time existing uses have continued \***

80+ years

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

Residential

**Dimensions of the property**

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Please refer to survey plan or site plan

**Frontage (metres) \***

10.67

**Area (metres squared) \***

400

**Depth (metres) \***

37.5





# Committee of Adjustment Application for Minor Variance

## 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 \*****Proposed \*****Required \***

Table 5.1.2 Line 7, side yard setback, for rear addition

0.73m

1.5m

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

Table 5.1.2 Line 6 and 5.1.2.7 i), front yard setback

3.36m

4.8m

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

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

The variance for the rear addition is an extension of the existing main floor at the existing side yard setback. We attempted a design with the new addition stepping back, but could not make the interior functional at that width.

The front addition is a rebuild of an existing covered and enclosed porch. The existing front porch is not structurally in adequate condition. The proposed rebuild is using the exact footprint of the existing. However, when rebuilding, the homeowners would like to heat and insulate the space.

**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

**Building Permit application number \*** 

02 047465 000 00 RD, 14 002995 000 00 RD,  
14 002999 000 00 PH

**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) \***

193.0

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

2

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

8.0

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

7.30

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

13.48

### 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

Deck

Gross floor area of deck (square metres) \*

31.5

Number of stories of deck \*

1

Height of deck  
(metres) \*

0.9

Width of deck  
(metres) \*

6.7

Length of deck  
(metres) \*

6.7

Porch

Gross floor area of porch (square metres) \*

12.5

Number of stories of porch \*

1

Height of porch  
(metres) \*

4.55

Width of porch  
(metres) \*

6.15

Length of porch  
(metres) \*

2.45



# Committee of Adjustment Application for Minor Variance

## Building information (continued)

An asterisk (\*) indicates a response is required

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## Proposed buildings and structures

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

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

Proposed building addition

Gross floor area of proposed building addition (square metres) \*

9.1

Number of stories of proposed building addition \*

1

Height of building addition (metres) \*

4.47

Width of building addition (metres) \*

2.83

Length of building addition (metres) \*

3.7

Gross floor area of proposed building addition (square metres) \*

12.5

Number of stories of proposed building addition \*

1

Height of building addition (metres) \*

4.41

Width of building addition (metres) \*

6.15

Length of building addition (metres) \*

2.45



# Committee of Adjustment Application for Minor Variance

## Setbacks, access and services

An asterisk (\*) indicates a response is required

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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.

#### Existing

**Front setback (metres) \***

5.81

**Rear setback (metres) \***

18.28

**Left setback (metres) \***

2.64

**Right setback (metres) \***

0.73

#### Proposed

**Front setback (metres) \***

3.36

**Rear setback (metres) \***

18.28

**Left setback (metres) \***

2.64

**Right setback (metres) \***

0.73

### Type of Access to the Subject Lands



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

- |   |  |
|---|--|
| <input type="checkbox"/> Provincial highway | <input checked="" type="checkbox"/> Municipal road |
| <input type="checkbox"/> Private road       | <input type="checkbox"/> Water                     |
| <input type="checkbox"/> Other              |  |

## Types of Municipal Services

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

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Sanitary<br>sewer | <input checked="" type="checkbox"/> Storm<br>sewer |
|---|---|--|



# Committee of Adjustment Application for Minor Variance

## Summary and review

An asterisk (\*) indicates a response is required

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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 \***

Kelly Wilson

**Date \***

11/10/2021



**Street address \***

B2-26 Douglas St

**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 \***

Kelly Wilson

**Date \***

11/10/2021



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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? \***

kelly@volumesofspace.com

# Office use only

File number

**A-57/21**

## Address

204 Liverpool Street  
Guelph, Ontario  
N1H2L7

Comments from staff

**Application received: November 5, 2021**