Committee of Adjustment Application for Minor Variance

Introduction – Minor Variance

An asterisk (*) indicates a response is required

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. *

- [x] I agree

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Contact information

An asterisk (*) indicates a response is required

Registered owner

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

Name *	Phone *	Extension	Email *
Keiran Graf	(519) 830-9004		Keirangraf@hotmail.com

Mailing address

Unit	Street address *	City *	Postal code *
	143 London	Guelph	N1H2C2

Name *	Phone *	Extension	Email *
Peter Barkman	(519) 923-2269		barkman52@gmail.com

Mailing address

Unit	Street address *	City *	Postal code *
	265213 Southgate Road 26	Southgate	N0C 1L0

Is there an authorized agent? *

- (●) Yes
- ( ) No

Agent information

Organization/company name	Name *	Phone *	Email
	Bobby Randhawa	(416) 986-2599	randhawa.bobby03@gmail.com

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

- ( ) Yes
- (●) No

Agent mailing address

Street address *	City *	Province *	Postal code *
19 Morris St	Guelph	Ontario	N1E 5M1

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Property information

An asterisk (*) indicates a response is required

Property address

Street number *

143

Street *

London Road West

City *

Guelph

Province *

Ontario

Postal code

N1H2C2

Legal Description of the property

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

Legal description of the property *

PT LOT 11, PLAN 30 , (AMENDED BY PLAN 182) AS IN ROS638736, S/T & T/W ROS638736 ; GUELPH

Official Plan Designation – Schedule: Land Use (PDF)

Official Plan Designation – Land Use *

Low Density Residential

Current Zoning Designation – Interactive Map

Current zoning designation *

R1.B

Date property was purchased *

4/16/2021

Is a building or structure proposed? *

- (●) Yes
- ( ) No

Date of proposed construction *

12/1/2021

Is this a vacant lot? *

- ( ) Yes
- (●) No

Is this a corner lot? *

- ( ) Yes
- (●) No

Length of time existing uses have continued *

Since property was built in 1917

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *	Area (metres squared) *	Depth (metres) *
11.0	344.3	32.3

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Application details

An asterisk (*) indicates a response is required

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
- ☐ accessory structure
- ☐ fence height
- ☐ variance(s) related to a consent application
- ☑ building addition
- ☐ accessory apartment
- ☐ additional use
- ☐ 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 *
5.1.2 Row 7	Side yard of .9 m, in line with existing	Side yard of 1.5 m

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

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

Main house has right side yard of .9 m. A previous minor variance was approved to build a 1 storey rear addition that was also .9 m from right side yard. Owner would like to add a second storey to rear addition.

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
- [x] Previous Minor Variance Application

Previous Minor Variance Application reference/application number *

A-30/16

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

Existing buildings and structures

Main building (dwelling and building)

Gross floor area of main building (square metres) *

810.2

Number of stories of main building *

2

Height of the main building (metres) *

8.42

Width of the main building (metres) *

8.28

Length of the main building (metres) *

8.17

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

Proposed buildings and structures

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

- [ ] Accessory structure
- [x] Building addition
- [ ] Deck
- [ ] Porch
- [ ] Other

Proposed building addition

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

29.4

Number of stories of proposed building addition *

2

Height of building addition (metres) *

8.27

Width of building addition (metres) *

8.04

Length of building addition (metres) *

4.76

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Setbacks, access and services

An asterisk (*) indicates a response is required

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) *	Rear setback (metres) *	Left setback (metres) *	Right setback (metres) *
1.68	16.2	2.1	0.9

Proposed

Front setback (metres) *	Rear setback (metres) *	Left setback (metres) *	Right setback (metres) *
1.68	16.2	2.14	0.9

Type of Access to the Subject Lands

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

- [ ] Provincial highway
- [x] Municipal road
- [ ] Private road
- [ ] Water
- [ ] Other

Types of Municipal Services

Types of Municipal Service (check all that apply)

- [x] Water
- [x] Sanitary sewer
- [x] 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 *

Bobby Randhawa

Date *

10/20/2021

Street address *

19 Morris 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 *

Bobby Randhawa

Date *

10/13/2021

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? *

randhawa.bobby03@gmail.com

Office use only

File number

A-52/21

Address

143 London Road West
Guelph, Ontario
N1H2C2

Comments from staff

Application received: October 20, 2021