COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE

Work: (519) 846-9704

Fax: (519) 846-9360



Consultation with City staff is	OFFICE USE ONLY		
encouraged prior to submission	Date Received: December 2, 2019 Folder #:		
of this application.	Application deemed complete: A − 3 / 20		
TO BE COMPLETED BY APPLICA	NT		
Was there pre-consultation with F	Planning Services staff? Yes □ No □		
	E COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.	THE	
PROPERTY INFORMATION:			
Address of Property: 2 Edgehill Drive, Guel	lph ON N1H 5E1		
Legal description of property (registered pla	an number and lot number or other legal description):		
PART OF LOT 13, REGISTERED PLAN 36			
REGISTERED OWNER(S) INFORM Transfer/Deed of Land)	/IATION: (Please indicate name(s) exactly as shown on		
Name: Rochelle & James Murray-Cake	0		
Mailing Address: 2 Edgehill Drive 5E1			
City: Guelph ON	Postal Code: N1H 5E1		
Home Phone: (519) 400-4647	Work Phone:		
Home Filone. (319) 400-4047	WORK FROME.		
Fax:	Email: rochelle.murraycako@ugdsb.on.ca		
, ,			
Fax:	Email: rochelle.murraycako@ugdsb.on.ca		
Fax: AGENT INFORMATION (If Any)	Email: rochelle.murraycako@ugdsb.on.ca		
Fax: AGENT INFORMATION (If Any) Company: James Keating Construction	Email: rochelle.murraycako@ugdsb.on.ca		

Mobile: (519) 993-4339

Email: tkeating@keatinghomes.ca

Official Plan Designation: PART OF LOT 13.

REGISTERED PLAN 36 Low density residential 50

Current Zoning Designation: R.1B

RESIDENTIAL SINGLE DETACHED DWELLING

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

To permit a minimum side yard setback of 1.255 meters at the front corner (Southeast) and 1.413 meters at the rear corner (Northeast) whereas Table 5.1.2 of the zoning By law (1995) – 14864 requires a minimum side yard setback of 1.5 meters.

The request to permit a minimum side yard setback (Southeast) of 1.255 metres whereas a minimum side yard setback of 1.5 meters is required, in our opinion, is minor in nature. Note on the east facade of the dwelling, no new windows have been proposed and the existing window glazing area has been reduced. The proposed Development will not create any negative impacts on the street scape as result of the reduced setback.

Why is it not possible to comply with the provision of the by-law? (your explanation)

As per Section 4.13.3.2.2 of the zoning By law (1995) – 14864 the minimum parking space for a single detached dwelling is 3 meters x 6 meters within a Garage. The proposed attached 1 car garage meets these minimum requirements which as a result, the building footprint encroaches into the required interior side yard by 0.244 meters at the Southeast corner and 0.086 meters on the Northeast corner.

It is not anticipated that the adjacent property owner to the east will oppose this minor variance given that the adjacent property to the east holds a neighbouring garage that is set back only 0.076 meters from the property line with the eaves encroaching 0.345 meters over the property line.

PROPERTY INFORMATION				
Date property was purchased:	July 2009 (30).	Date property was first built on:	1947	
Date of proposed construction on property:	Spring 2020	Length of time the existing uses of the subject property have continued:	1947	

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): R.1B RESIDENTIAL SINGLE DETACHED DWELLING

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): R.1B RESIDENTIAL SINGLE DETACHED DWELLING

DIMENSIONS OF PROPERTY: (please refer to your survey plan

or site plan)

Frontage: 22.86 meters

Depth: 47.848 METERS

Area: 1093.794 SQ M

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	7.277 meters		7.277 meters	
Garage/Carport (if applicable) n/a		Garage/Carport (if applicable)			
Attached □ Detached □		Attached ✓ Detached □			
Width:			Width:	3.442 meters	
Length:			Length:	10.820 meters	
Driveway Width:	4.526 meters		Driveway Width:	4.526 meters	
Accessory Structur	es (Shed, Gazebo, Poo	l, Deck)	Accessory Structure	s (Shed, Gazebo, Poo	ıl, Deck)
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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	√		
Zoning By- law Amendment	√		
Plan of Subdivision	✓		
Site	√		
Building		√	Permit not submitted (waiting on Minor Variance Approval)
Consent	✓		
Previous Minor Variance	√		

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

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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 ____ day of _____

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

Commissioner of Oaths

(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 <u>2 Edgehill Drive</u>, 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.

(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.