

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received:	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A-7/20

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 65 Alma Street South, Guelph, ON, N1H 5W8

Legal description of property (registered plan number and lot number or other legal description):
Pt Lots 59 and 60, Plan 262 MS108499

REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)

Name: Marijke Van Andel

Mailing Address: 65 Alma Street South

City: Guelph Postal Code: N1H 5W8

Home Phone: 226-820-0013 Work Phone: _____

Fax: _____ Email: mvanande@gmail.com

AGENT INFORMATION (If Any) ~~N/A~~ MA

Company: N/A

Name: Kim Pilon

Mailing Address: 1004 PARKWOOD DRIVE

City: PORT ELGIN, ON Postal Code: N0H 2C2

Work Phone: — Mobile Phone: 519-386-4857

Fax: — Email: ~~_____~~ kvanande@gmail.com
MA

Official Plan Designation: Low Density Residential	Current Zoning Designation: R.1B
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
A variance to section 4.6.2.2 to allow the open roofed porch to be located in the driveway sightline triangle (Required: not permitted)
A variance to Table 4.7, Row 3 to permit a open roofed porch to be located 0.58 m from the front lot line (Required: minimum 2 m setback from lot line)
A variance to Table 5.1.2, Row 6 and 5.1.2.7 i) to permit a front yard addition to be located 0.56 m from the front lot line. (Required: minimum front yard is 6 m as outlined in table 5.1.2-6)
A variance to section 4.5.2.1 to allow an accessory structure to be ^{4.5 m} 5.0 m high (Required: maximum 3.6 m in height)

Why is it not possible to comply with the provision of the by-law? (your explanation)
Existing residence was built in the 1950's 0.56 m from the front lot line and thus does not comply with the zoning requirements existing today. The existing residence also already infringes upon the site line triangle requirements. We would like to build a covered front porch to improve the curb appeal of this home, which improves the value of the neighbourhood.
Regarding accessory building height, relief is required to allow a higher structure in order to provide access from the driveway. Existing property lot grades slope off at the end of the driveway. The proposed structure height will be taller than allowable at the rear of the shed to allow for proper access from the driveway.

PROPERTY INFORMATION			
Date property was purchased:	August 6, 2019	Date property was first built on:	approx. 1950's
Date of proposed construction on property:	approx April 2020	Length of time the existing uses of the subject property have continued:	N/A
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Residential			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Residential			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)		
Frontage:	Depth:	Area:
16.19m	30.54m	494m ²

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	85m ²		Gross Floor Area:	89m ²	
Height of building:	one storey		Height of building:	one storey	
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
Attached <input type="checkbox"/>	Detached <input type="checkbox"/>		Attached <input type="checkbox"/>	Detached <input type="checkbox"/>	
Width:			Width:		
Length:			Length:		
Driveway Width:	avg 4.0m		Driveway Width:	avg 4.0m	
Accessory Structures (Shed, Gazebo, Pool, Deck) Deck			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: Deck:3.8mx4.7m plus steps Shed: 2.0mx2.3m			Describe details, including height: New Shed 3.66mx6.10mx 4.5m Height Deck to remain as is		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	0.56		M	Front Yard Setback:	0.56 M
Exterior Side Yard (corner lots only)			M	Exterior Side Yard (corner lots only)	M
Side Yard Setback:	Left: 5.1m	M	Right: 2.4	M	Side Yard Setback: Left: 5.1m M Right: 2.4 M
Rear Yard Setback	19.07		M	Rear Yard Setback	19.07 M

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

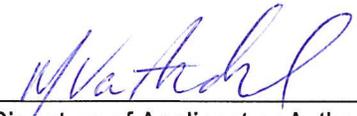
If not available, by what means is it provided:

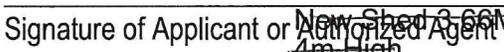
IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19 006344 RR - Pending (50)
Consent	<input type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input type="checkbox"/>	<input type="checkbox"/>	

AFFIDAVIT

I/We, MARIJKE VAN ANDEL, of the City/Town of GUELPH in County/Regional Municipality of 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

 New Shed 3.66Mx6.10Mx4m High
Deck to remain as is
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 this 20 day of December, 2019.


Commissioner of Oaths

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

(official stamp of Commissioner of Oaths)

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

Signature of Owner or Authorized Agent

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

MARIJKE VAN ANDEL

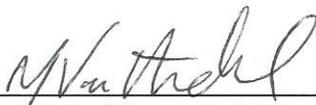
[Organization name / property owner's name(s)]

of PT LOTS 59 + 60, Plan 262, 65 ALMA ST S.
(Legal description and/or municipal address)

hereby authorize Kim Pilon
(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 24 day of JANUARY 2020.


(Signature of the property owner)

(Signature of the property owner)

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.