

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

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



Committee of Adjustment Application for Minor Variance

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 *

Hanscomb, Miles
Alexander/ Ford,
Kory Sadie

Phone *

(226) 780-7878

Extension

Email *

eastmeetswestheal
th@outlook.com

Mailing address

Unit

Street address *

City *

Postal code *

155 Eramosa rd

Guelph

N1E 2M1

Is there an authorized agent? *

☒ Yes

☐ No

Agent information

Organization/company name

Sequoia
Wodworks

Name *

Colin Perry

Phone *

(519) 831-0072

Email

sequoiawoodworks
@gmail.com

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

☐ Yes

☒ No

Agent mailing address

Street address *

211 Smith St

City *

Elora

Province *

Ontario

Postal code *

N0B1S0



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

155

Street *

Eramosa Road

City * ?

Guelph

Province *

Ontario

Postal code

N1N 1N1

Legal Description of the property

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

Legal description of the property *

Low Density Residential (PT LOT 2, PLAN 281 AS IN RO663624;
GUELPH)

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

Official Plan Designation – Land Use *

Low Density Residential (PT LOT 2, PLAN 281 AS IN RO663624;
GUELPH)

[Current Zoning Designation – Interactive Map](#)

Current zoning designation *

R1.B

Date property was purchased *

6/28/2022



Is a building or structure proposed? *

☒ Yes

☐ No

Date of proposed construction *

9/4/2022



Is this a vacant lot? *

☐ Yes

☒ No

Is this a corner lot? *

☐ Yes

☒ No

Length of time existing uses have continued *

Since the house was originally constructed

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

15.6

Area (metres squared) *

361.12

Depth (metres) *

34



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 ***

Building Front Yard Setback 2.78m 3.96m
(average of adjacent) Table 5.1.2, Row 6,
5.1.2.7 i)

2.78m

3.96m

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

Building Left Side Yard Setback 0.8 1.5m Table
5.1.2, Row 7

0.8m

1.5m

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

Building Right Side Yard Setback 0.81m 1.5m
Table 5.1.2, Row 7

0.81m

1.5m

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

Front Yard Stairs Projection – 1.65m Setback –
2.31m Projection – 1.5m Min Setback – 0,8m
Table 4.7, Row 12 No

Projection – 1.65m
Setback – 2.31m

Projection – 1.5m
Min Setback –
0.8m

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

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

Building front yard setback - This is in regards to the proposed front porch addition. In order to provide adequate space for a usable front entry (Mud Room) we will need to encroach slightly beyond the allowable setback

Building left side setback - This is in regards to the proposed garage addition. in order to provide and adequate width of garage to provide a parking space within the garage we will need to encroach on the left side setback

Building right side setback - Currently the existing house is sitting at a .99M setback from the right side lot line. The proposed front porch will slightly diminish that setback

Front yard stair projection - in order to provide an adequate front mudroom addition the stairs will need to project off of the front of the proposed mud room 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

☐ Previous Minor Variance Application

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) *

60

Number of stories of main building *

1

Height of the main building (metres) *

6.1

Width of the main building (metres) *

7.3

Length of the main building (metres) *

10.97

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

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) *

78

Number of stories of proposed building addition *

2

Height of building addition (metres) *

7.61

Width of building addition (metres) *

10.97

Length of building addition (metres) *

6.7

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

4.8

Number of stories of proposed building addition *

1

Height of building addition (metres) *

3.5

Width of building addition (metres) *

1.52

Length of building addition (metres) *

3.2

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

7

Number of stories of proposed building addition *

1

Height of building addition (metres) *

3.2

Width of building addition (metres) *

4

Length of building addition (metres) *

1.8



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Setbacks, access and services

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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) *

4

Rear setback (metres) *

8

Left setback (metres) *

3.89

Right setback (metres) *

0.81

Proposed

Front setback (metres) *

2.78

Rear setback (metres) *

6.93

Left setback (metres) *

0.25

Right setback (metres) *

1.03

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

Types of Municipal Service (check all that apply)

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

Colin Perry

Date *

5/5/2022



Street address *

211 Smith 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 *

Colin Perry

Date *

5/5/2022



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? *

sequoiawoodworks@gmail.com

Office use only

File number

A-20/22

Address

155 Eramosa Road
Guelph, Ontario

Comments from staff

Received: May 6, 2022 (Revised)