

# 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

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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

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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 \***

Anansi's Holdings  
Inc

**Phone \***

(519) 827-6713

**Extension**

**Email \***

glencassar@roger  
s.com

Mailing address

**Unit**

**Street address \***

**City \***

**Postal code \***

2 Katelynn Drive

Guelph

N1G 4C5

**Name \***

Glen Cassar

**Phone \***

(519) 827-6713

**Extension**

**Email \***

glencassar@roger  
s.com

Mailing address

**Unit**

**Street address \***

**City \***

**Postal code \***

2 Katelynn Drive

Guelph

N1G 4C5

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

☐ Yes

☒ No



# Committee of Adjustment Application for Minor Variance

## Property information

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### Property address

**Street number \***

41

**Street \***

Nottingham Street

**City \* ?**

Guelph

**Province \***

Ontario

**Postal code**

N1H 3M6

### Legal Description of the property

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

**Legal description of the property \***

PLAN 8 PT LOT201 IRREG  
2600.85SF. 24.91FR 104.41D

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

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

Downtown Secondary Plan - Residential 1

[Current Zoning Designation – Interactive Map](#)

**Current zoning designation \***

R1B

**Date property was purchased \***

5/31/2021



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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

100 years

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

Residential

Dimensions of the property

Please refer to survey plan or site plan

**Frontage (metres) \***

7.29

**Area (metres squared) \***

236.46

**Depth (metres) \***

32.46



# 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

**In addition to the application for extension/enlargement of a Legal Non-conforming Use, is a minor variance(s) required? \***

☒ 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 \*

Table 5.1.2, Row 7

## Proposed \*

left side yard  
setback of 0  
meters

## Required \*

1.5 meters

## Section or table of Zoning Bylaw \*

Table 5.1.2, Row 7 and Section 5.1.2.1

## Proposed \*

right side yard  
setback of 2.55  
meters

## Required \*

3 meters

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

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

This is a semi detached house in an R1B zone. Since it is semi detached there is a common middle line with the neighbouring house, so there is zero separation of the left side yard. This has existed for over 100 years

The right side yard of 2.55 meters has existed for over 100 years. The proposed addition will have the same side yard as the existing.



**Other development applications that relate to this minor variance. Has the subject land ever been the subject of:**

- |  |   |
|--|---|
| <input type="checkbox"/> Official Plan Amendment             | <input type="checkbox"/> Zoning Bylaw Amendment |
| <input type="checkbox"/> Plan of Subdivision                 | <input type="checkbox"/> Site Plan              |
| <input type="checkbox"/> Building Permit                     | <input type="checkbox"/> Consent                |
| <input type="checkbox"/> 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) \***

72.84

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

2

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

5.5

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

4.66

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

6.32

### 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

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### Proposed buildings and structures

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# Committee of Adjustment Application for Minor Variance

## Setbacks, access and services

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Existing

**Front setback (metres) \***

5.6

**Rear setback (metres) \***

19.64

**Left setback (metres) \***

0.0

**Right setback (metres) \***

2.55

## Type of Access to the Subject Lands

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

☐ Provincial highway

☒ Municipal road

☐ Private road

☐ Water

☐ Other

## Types of Municipal Services

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

☒ Water

☒ Sanitary  
sewer

☒ Storm  
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 \***

Glen Cassar

**Date \***

5/9/2022



**Street address \***

2 Katelynn Drive

**City \***

Guelph

**Province \***

Ontario

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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? \***

glencassar@rogers.com

# Office use only

## File number

A-31/22

## Address

41 Nottingham Street  
Guelph, Ontario  
N1H 3M6

## Comments from staff

**Received: May 9, 2022**