

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

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 and the fee refund policy, 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 *

Phil Ha

Phone *

(519) 826-6700

Extension

278

Email *

pha@fusionhomes.
com

Mailing address

Unit

Street address *

500 Hanlon Creek
Blvd

City *

Guelph

Postal code *

N1C 0A1

Is there an authorized agent? *

☒ Yes

☐ No

Agent information

**Organization/company
name**

Fusion Homes

Name *

Phil Ha

Phone *

(519) 826-6700

Email

philha_1987@yaho
o.ca

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



Yes



No



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

43

Street *

Everton Drive

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 *

PLAN 61M233 LOT 21

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

Official Plan Designation – Land Use *

LOW DENSITY RESIDENTIAL

[Current Zoning Designation – Interactive Map](#)

Current zoning designation *

R.1C-27

Date property was purchased *

12/11/2019



Is a building or structure proposed? *

☒ Yes

☐ No

Date of proposed construction *

12/24/2019



Is this a vacant lot? *

☐ Yes

☒ No

Is this a corner lot? *

☐ Yes

☒ No

Length of time existing uses have continued *

3 years

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

12

Area (metres squared) *

492.2

Depth (metres) *

41.89



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 *

4.13.2.1

0.8m

6.0m

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

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

Requesting extension for existing variance (A-94/19)

Reduce the 6 meter offset for parking space from front property line to 0.8m (4.13.2.1), allowing legal parking space on driveway in front of Garage. Relief applied would be temporary for the time that the dwelling is a Model Home with Sales Center, and would be renovated back to a Garage to comply with zoning by-laws when converted to a residence for sale.

Model Home with Sales Center for use in sales and service of future community phases in current Garage position. The openings in this façade intended to create a store front aesthetic as a Sales Center in the Garage, prevents a vehicle from reaching the legal parking bay 6 meters from the front property line. Overhead doors will be framed in for use in converting the Sales Center back to a Garage in approximately 3-4 years when the Model Home is converted back to a legal residence.

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

Building Permit application number * ?

19-008076

**Previous Minor Variance Application
reference/application number ***



A-94/19

**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

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Existing buildings and structures

Main building (dwelling and building)

Gross floor area of main building (square metres) *

229.2

Number of stories of main building *

2

Height of the main building (metres) *

8.13

Width of the main building (metres) *

7.01

Length of the main building (metres) *

18.47

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

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

- | | |
|--|--|
| <input type="checkbox"/> Accessory structure | <input type="checkbox"/> Building addition |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Porch |
| <input checked="" type="checkbox"/> Other | |

Proposed other structure

Please specify

Type of proposed structure *

Single Detached Dwelling

Gross floor area of proposed structure (square metres) *

229.2

Number of stories of structure *

2

Height of structure (metres) *

8.13

Width of structure (metres) *

7.01

Length of structure (metres) *

18.47



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Setbacks, access and services

An asterisk (*) indicates a response is required

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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) *

6

Rear setback (metres) *

7.5

Left setback (metres) *

1.2

Right setback (metres) *

1.2

Proposed

Front setback (metres) *

6.1

Rear setback (metres) *

16.21

Left setback (metres) *

2.99

Right setback (metres) *

2

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 |
|---|---|--|



Committee of Adjustment Application for Minor Variance

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 *

Phil Ha

Date *

9/26/2022



Street address *

500 Hanlon Creek
Blvd

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 *

Phil Ha

Date *

9/12/2022



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? *

drafting@fusionhomes.com

Office use only

File number

A-50/22

Address

43 Everton Drive
Guelph, Ontario

Comments from staff

Received: September 13, 2022