

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 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



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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 *

1266304 Ontario
Inc

Phone *

(519) 826-6700

Extension

Email *

bjones@fusionhomes.com

Mailing address

Unit

Street address *

City *

Postal code *

500 Hanlon Creek
Blvd

Guelph

N1C0A1

Is there an authorized agent? *

☒ Yes

☐ No

Agent information

Organization/company name

GSP Group

Name *

Charlotte Balluch

Phone *

(905) 441-4846

Email

cballuch@gspgrou
p.ca

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

☐ Yes

☒ No

Agent mailing address

Street address *

72 Victoria St S
Suite 201

City *

Guelph

Province *

Ontario

Postal code *

N2G 4Y9



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

6

Street *

Breese garden Lane

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 *

6 Breese garden Ln, 8 Breese garden Ln, 179 Cityview Drive, 17 Harrington Rd, 19 Harrington Rd, 21 Harrington Rd, 23 Harrington Rd, 87 Silurian Dr, 89 Silurian Dr, 91 Silurian Dr, Lots 103-111 Cityview Phase 2. See attachment for legal descriptions of each property

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

Official Plan Designation – Land Use *

Low density greenfield

[Current Zoning Designation – Interactive Map](#)

Current zoning designation *

R.2-6

Date property was purchased *

11/12/2021



Is a building or structure proposed? *

☒ Yes

☐ No

Date of proposed construction *

1/2/2023



Is this a vacant lot? *

☒ Yes

☐ No

Is this a corner lot? *

☐ Yes

☒ No

Length of time existing uses have continued *

vacant lot has never been developed

Proposed use of land *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

10.9

Area (metres squared) *

300

Depth (metres) *

30



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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 * |
|------------------------------------|------------|------------|
| 4.13.7.2.3 | 5.0 metres | 3.5 metres |

| Section or table of Zoning Bylaw * | Proposed * | Required * |
|------------------------------------|------------|------------|
| 4.13.7.2.3 | 6.0 metres | 3.5 metres |

| Section or table of Zoning Bylaw * | Proposed * | Required * |
|------------------------------------|------------|-------------|
| Table 5.1.2 Row 4 | 9.0 metres | 12.0 metres |

| Section or table of Zoning Bylaw * | Proposed * | Required * |
|------------------------------------|------------|------------|
| Table 5.1.2 Row 7 | 0.6 metres | 1.2 metres |

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

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

The first group of minor variances being sought are for 4 lots within the R.2-6 zone. This zone permits single detached homes with a minimum lot frontage of 9.5m and a maximum of 14.5m. Each of these lots are 10.9m wide and will feature a single detached home with a double car garage. The intention of these applications is to provide double car driveways, appropriate for homes of this size. Relief from section 4.13.7.2.3 of the zoning by-law is being sought to permit a driveway width of 5.0m whereas the by-law permits a driveway width of 3.5m. The second group of minor variances being sought are for 6 lots within the R.2-6 zone. This zone permits single detached homes with a minimum lot frontage of 9.5m and a maximum of 14.5m. Each of these lots are 12.192m wide and will feature a single detached home with a double car garage. The intention of these applications is to provide double car driveways, appropriate for homes of this size. Relief from section 4.13.7.2.3 of the zoning by-law is being sought to permit a driveway width of 6.0m whereas the by-law permits a driveway width of 3.5m. The third group of minor variances being sought are for 9 lots within the second phase of the Cityview Subdivision which is not yet registered. These lots are within the R.1C-27 zone which permits single detached homes with a minimum lot frontage of 12.0m and side yard of 1.2m as per Table 5.1.2. These minor variance applications are seeking relief from Section 5.1, Table 5.1.2 to permit lot width of 9.0m and a side yard of 0.6m, in line with section 5.1.2.6 of the by-law and/or the R.1D zone. The intention of these lots is to provide a smaller single detached option for potential home buyers.

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



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Building information

An asterisk (*) indicates a response is required

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Existing buildings and structures

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) *

- ☐ Accessory structure ☐ Building addition
- ☐ Deck ☐ Porch
- ☒ Other

Proposed other structure

Please specify

Type of proposed structure *

Residential dwelling unit

Gross floor area of proposed structure (square metres) *

185

Number of stories of structure *

2

Height of structure (metres) *

9

Width of structure (metres) *

8.6

Length of structure (metres) *

12



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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.

Proposed

Front setback (metres) *

6

Rear setback (metres) *

7.5

Left setback (metres) *

1.2

Right setback (metres) *

1.2

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

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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 *

Charlotte Balluch

Date *

9/15/2022



Street address *

72 Victoria St S
Suite 201

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 *

Charlotte Balluch

Date *

9/2/2022



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? *

cballuch@gspgroup.ca

Office use only

File number

A-53/22 to A-63/22

Address

6 Breesegarden Lane
Guelph, Ontario

Comments from staff

Bulk application Received: September 13, 2022