

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 *

2782552 Ontario
Ltd.

Phone *

(519) 830-2927

Extension

Email *

tmmackillop@gmail.com

Mailing address

Unit

4

Street address *

Clemes Drive

City *

Toronto

Postal code *

M1C 3J1

Is there an authorized agent? *

☒ Yes

☐ No

Agent information

Organization/company name

Van Harten
Surveying

Name *

Jeff Buisman

Phone *

(519) 821-2763

Email

jeff.buisman@vanharten.com

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

☐ Yes

☒ No

Agent mailing address

Street address *

2106 Gordon
Street

City *

Guelph

Province *

Ontario

Postal code *

N1L 1G6



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Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

29-31

Street *

Paisley Street

City * ?

Guelph

Province *

Ontario

Postal code

N1H 2N5

Legal Description of the property

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

Legal description of the property *

Part of Lot 636, Plan 8, as in INST ROS517508 S/T INST ROS517508;
Guelph

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

Official Plan Designation – Land Use *

Mixed Use 2

[Current Zoning Designation – Interactive Map](#)

Current zoning designation *

Downtown 2 (D.2)

Date property was purchased *

7/6/2022



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 *

Many years

Existing use of the subject property *

Other

Existing use of the subject property - other *

Residential & Commercial

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

9.1

Area (metres squared) *

295

Depth (metres) *

32.3



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Application details

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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 * |
|------------------------------------|------------------|------------------|
| Section 6.3.2.5.1, Row 1 | 2 Parking Spaces | 5 Parking Spaces |

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

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

The subject property is known as 29 & 31 Paisley Street (PIN 71291-0187) and contains an existing 2 storey building. There are 5 units total – 1 commercial unit and 4 residential dwelling units. The intention is to renovate the inside to convert the existing commercial unit to another residential dwelling unit – for a total of 5 residential units in the building. A minimum of 5 parking spaces are required for 5 residential units, however, only 2 parking spaces can fit and a variance is required to address the deficiency. Please see the covering letter for more details.

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



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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) *

130

Number of stories of main building *

2

Height of the main building (metres) *

1

Width of the main building (metres) *

6.5

Length of the main building (metres) *

19.7

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



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Setbacks, access and services

An asterisk (*) indicates a response is required

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Existing

Front setback (metres) *

0.0

Rear setback (metres) *

12.6

Left setback (metres) *

0.0

Right setback (metres) *

2.6

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



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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 *

Jeff Buisman of Van Harten Surveying Inc.

Date *

1/10/2023



Street address *

2106 Gordon
Street

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 *

Jeff Buisman of Van Harten Surveying Inc.

Date *

12/12/2022



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 \$428.00 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 [2023 User Fee Guide](#)

I have read and understood the statements above. *

☒ I agree

What email address would you like us to contact you with? *

hailey.keast@vanharten.com

Office use only

File number

A-1/23

Address

29-31 Paisley Street
Guelph, Ontario
N1H 2N5

Comments from staff

Received January 13, 2023