

# Committee of Adjustment Application for Minor Variance

## Introduction – Minor Variance

An asterisk (\*) indicates a response is required

Page 2 of 10

## 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

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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

An asterisk (\*) indicates a response is required

Page 3 of 10

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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 \***

Gerard Haley

**Phone \***

(519) 820-5093

**Extension**

**Email \***

johnhaley61@gmail.com

Mailing address

**Unit**

**Street address \***

1025 Maryhill Road

**City \***

Breslau

**Postal code \***

N0B1M0

**Name \***

John Haley

**Phone \***

(519) 803-9297

**Extension**

**Email \***

johnhaley61@gmail.com

Mailing address

**Unit**

**Street address \***

1025 Maryhill Road

**City \***

Breslau

**Postal code \***

N0B1M0

**Name \***

Paul Haley

**Phone \***

(519) 993-1205

**Extension**

**Email \***

paulhaley514@gmail.com

Mailing address

**Unit**

**Street address \***

1025 Maryhill Road

**City \***

Breslau

**Postal code \***

N0B1M0

Is there an authorized agent? \*

☐ Yes

☒ No



# Committee of Adjustment Application for Minor Variance

## Property information

An asterisk (\*) indicates a response is required

Page 4 of 10

### Property address

**Street number \***

21

**Street \***

Dublin Street South

**City \* ?**

Guelph

**Province \***

Ontario

**Postal code**

N1H 4L6

### Legal Description of the property

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

**Legal description of the property \***

Part Lot 385, Plan 8 as in Ros 562223, Guelph

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

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

Low Density Residential

[Current Zoning Designation – Interactive Map](#)

**Current zoning designation \***

R.1B

**Date property was purchased \***

12/14/2022



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

☒ Yes

☐ No

**Date of proposed construction \***

05/04/2023



**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**

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Please refer to survey plan or site plan

**Frontage (metres) \***

12.25

**Area (metres squared) \***

169

**Depth (metres) \***

13.8



# Committee of Adjustment Application for Minor Variance

## Application details

An asterisk (\*) indicates a response is required

Page 5 of 10

## 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](#)



<b>Section or table of Zoning Bylaw *</b>	<b>Proposed *</b>	<b>Required *</b>
Table 5.1.2, Row 6, 5.1.2.7 i)	1.2m	1.5m
<b>Section or table of Zoning Bylaw *</b>	<b>Proposed *</b>	<b>Required *</b>
Table 5.1.2, Row 6a, 5.1.2.7 i)	0.3m	0.52m
<b>Section or table of Zoning Bylaw *</b>	<b>Proposed *</b>	<b>Required *</b>
Table 5.1.2, Row 8	2.45m	2.76m (20%)
<b>Section or table of Zoning Bylaw *</b>	<b>Proposed *</b>	<b>Required *</b>
Table 5.1.2, Row 12	0m	0.5m
<b>Section or table of Zoning Bylaw *</b>	<b>Proposed *</b>	<b>Required *</b>
4.6.1 i)	House, porch and stairs partially located in sightline triangle	Not permitted in sightline triangle
<b>Section or table of Zoning Bylaw *</b>	<b>Proposed *</b>	<b>Required *</b>
Table 4.7, Row 3	0m	2m
<b>Section or table of Zoning Bylaw *</b>	<b>Proposed *</b>	<b>Required *</b>
Table 4.7, Row 3 and note 1	0m	2m

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

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

Requesting to build a bigger house on the lot as per our proposal.  
The existing sightline and the front yard setback do not meet the requirements with the current single detached house and we are asking that it be grandfathered with the new building.

**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 |   |



# Committee of Adjustment Application for Minor Variance

## Building information

An asterisk (\*) indicates a response is required

Page 6 of 10

### Existing buildings and structures

#### Main building (dwelling and building)

**Gross floor area of main building (square metres) \***

154

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

2

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

5.5

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

8.5

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

9.1

### 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

Page 7 of 10

### 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 \*

New Single Detached Building

Gross floor area of proposed structure (square metres) \*

258

Number of stories of structure \*

2

Height of structure (metres) \*

7.3

Width of structure (metres) \*

8.45

Length of structure (metres) \*

10.2



# Committee of Adjustment Application for Minor Variance

## Setbacks, access and services

An asterisk (\*) indicates a response is required

Page 8 of 10

### 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) \***

1.2

**Rear setback  
(metres) \***

3.6

**Exterior setback  
(metres) \***

0.6

**Interior setback  
(metres) \***

3.2

#### Proposed

**Front setback  
(metres) \***

0

**Rear setback  
(metres) \***

2.45

**Exterior setback  
(metres) \***

0.3

**Interior setback  
(metres) \***

3.5

## Type of Access to the Subject Lands

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**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

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

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



# Committee of Adjustment Application for Minor Variance

## Summary and review

An asterisk (\*) indicates a response is required

Page 9 of 10

## 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 \***

Gerard Haley

**Date \***

2/1/2023



**Street address \***

1025 Maryhill Road

**City \***

Breslau

**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 \$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](#)

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**I have read and understood the statements above. \***

☒ I agree

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

johnhaley61@gmail.com



# Office use only

File number

**A-12/23**

## Address

21 Dublin Street South  
Guelph, Ontario  
N1H 4L6

Comments from staff

**Received February 1, 2023**