

# 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

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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

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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 \***

1000241393  
Ontario Inc. c/o  
Zachary Fischer

**Phone \***

(519) 822-9393

**Extension**

**Email \***

zachary.fischer@m  
ezcon.ca

## Mailing address

**Unit**

**Street address \***

70 Preston Street

**City \***

Guelph

**Postal code \***

N1H 3C1

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

☒ Yes

☐ No

## Agent information

**Organization/company name**

Van Harten  
Surveying Inc.

**Name \***

Jeff Buisman

**Phone \***

(519) 821-2763

**Email**

jeff.buisman@vanh  
arten.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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# Committee of Adjustment Application for Minor Variance

## Property information

An asterisk (\*) indicates a response is required

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### Property address

**Street number \***

26

**Street \***

Forest Street

**City \* ?**

Guelph

**Province \***

Ontario

**Postal code**

N1G 1H8

### Legal Description of the property

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

**Legal description of the property \***

Part of Lots 47 & 48, Plan 50, as in INST ROS198679; City of Guelph

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

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

Low Density Residential

[Current Zoning Designation – Interactive Map](#)

**Current zoning designation \***

Residential R.1B

**Date property was purchased \***

7/27/2022



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

☒ Yes

☐ No

**Date of proposed construction \***

04/01/2023



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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

Decades

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

Residential

**Dimensions of the property**

Please refer to survey plan or site plan

**Frontage (metres) \***

11.9

**Area (metres squared) \***

614

**Depth (metres) \***

51.2



# 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

**Please specify if this minor variance application relates to the severed or retained parcel \***

☒ severed parcel

☐ retained parcel

**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 4

**Proposed \***

11.9

**Required \***

15.0

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

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

Two severances are being applied for on the subject property to create three new lots for residential purposes and the minor variance is required for the reduced frontage of the Severed Parcel No. 2. 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

**Consent reference/application number \* ?**

Severance Applications being submitted simultaneously with this application



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



Minor Variance A-9/22 & Severance B-5/22



# 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) \*

1

Number of stories of main building \*

2

Height of the main building (metres) \*

1

Width of the main building (metres) \*

1

Length of the main building (metres) \*

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

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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 \*

Dwelling

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

130

Number of stories of structure \*

2

Height of structure (metres) \*

1

Width of structure (metres) \*

8.5

Length of structure (metres) \*

15.8



# Committee of Adjustment Application for Minor Variance

## 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) \***

1

**Rear setback (metres) \***

1

**Left setback (metres) \***

1

**Right setback (metres) \***

1

#### Proposed

**Front setback (metres) \***

11.0

**Rear setback (metres) \***

24.3

**Left setback (metres) \***

1.5

**Right setback (metres) \***

1.5

### 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

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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

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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

**Date \***

2/7/2023



**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 \***

VHGO2

**Date \***

2/7/2023



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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? \***

hailey.keast@vanharten.com

# Office use only

File number

**A-15/23**

## Address

26 Forest Street  
Guelph, Ontario  
N1G 1H8

Comments from staff

**Received February 7, 2023**