

# 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](mailto: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)

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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

## Registered owner

If there is more than one owner, please include all registered owner(s) as listed on Transfer/Deed of Land.

<b>Name *</b>	<b>Phone *</b>	<b>Extension</b>	<b>Email *</b>
2596049 Ontario Inc	(416) 505-7876		yorkfuel@gmail.com

## Mailing address

<b>Unit</b>	<b>Street address *</b>	<b>City *</b>	<b>Postal code *</b>
	120 Lindbergh drive	Woodbridge	L4H 1M1

## Is there an authorized agent? \*

- ☒ Yes
- ☐ No

## Agent information

**Organization/company name**

Zoltan Engineering Inc.

**Name \***

Thomas Lukacs

**Phone \***

(905) 331-8307

**Email**

tom@zoltanengineering.com

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

☒ Yes

☐ No

**Agent mailing address**

**Street address \***

4380 South Service Road, Unit 25

**City \***

Burlington

**Province \***

Ontario

**Postal code \***

L7L 5Y6

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# Committee of Adjustment Application for Minor Variance

## Property information

An asterisk (\*) indicates a response is required

### Property address

Street number \*

Street \*

City \* ?

Province \*

Postal code

### Legal Description of the property

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

Legal description of the property \*

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

Official Plan Designation – Land Use \*

[Current Zoning Designation – Interactive Map](#)

**Current zoning designation \***

Commercial Residential

**Date property was purchased \***

9/10/2021



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



Yes



No

**Date of proposed construction \***

6/15/2023



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



Yes



No

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



Yes



No

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

one and a half year

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

Commercial

**Dimensions of the property**

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Please refer to survey plan or site plan

**Frontage (metres) \***

38.8

**Area (metres squared) \***

1183.4

**Depth (metres) \***

30.5



# 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 \***

4.5.1.

**Proposed \***

To allow an  
accessory structure  
in the front yard

**Required \***

An accessory  
building or structure  
may occupy a yard  
other than a front  
yard or required  
exterior side yard

**Section or table of Zoning Bylaw \***

4.5.1.1.

**Proposed \***

To allow an  
accessory structure  
to occupy 45.1% of  
the front yard

**Required \***

Not more than 30%  
of the Yard is  
occupied

**Section or table of Zoning Bylaw \***

4.5.2.2.

**Proposed \***

To allow the  
maximum structure  
height of 5.9m

**Required \***

in any other Zone,  
shall not exceed  
4.5 metres in  
height except as  
provided for in  
Section 4.18.

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

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

To be able to construct a canopy over the existing pumps.

**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

# Committee of Adjustment Application for Minor Variance

## Building information

An asterisk (\*) indicates a response is required

### Existing buildings and structures

#### Main building (dwelling and building)

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

Number of stories of main building \*

Height of the main building (metres) \*

Width of the main building (metres) \*

Length of the main building (metres) \*

### 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

### Proposed buildings and structures

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

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

### Proposed accessory structure

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

227.5

Number of stories of the proposed accessory structure \*

1

Height of proposed accessory structure (metres) \*

5.9

Width of proposed accessory structure (metres) \*

13

Length of proposed accessory structure (metres) \*

17.5



# Committee of Adjustment Application for Minor Variance

## Setbacks, access and services

An asterisk (\*) indicates a response is required

### 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) *	Rear setback (metres) *	Left setback (metres) *	Right setback (metres) *
17	7.2	15.1	8.7

#### Proposed

Front setback (metres) *	Rear setback (metres) *	Left setback (metres) *	Right setback (metres) *
0.6	16.9	12.1	9.3

### 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

## 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 \*

Thomas Lukacs

Date \*

3/16/2023

Street address \*

4380 S Service Rd  
#25

City \*

Burlington

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 \*

Thomas Lukacs

Date \*

3/13/2023

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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? \***

tom@zoltanengineering.com



# Office use only

File number

**A-24/23**

## Address

390 York Road  
Guelph, Ontario  
N1E 3H4

Comments from staff

**Application received: March 14, 2023**