Committee of Adjustment Application for Minor Variance

Introduction – Minor Variance

An asterisk (*) indicates a response is required

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 *

- [x] 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

Registered owner

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

Name *	Phone *	Extension	Email *
Joshuah Reitzel	(519) 998-8973		joshuah.aaron@gmail.com

Mailing address

Unit	Street address *	City *	Postal code *
a	85 Cork St. W	Guelph	N1H2X3

Name *	Phone *	Extension	Email *
Hyunjin Lim	(226) 332-3282		stellahyunjinlim@gmail.com

Mailing address

Unit	Street address *	City *	Postal code *
a	85 Cork St. W	Guelph	N1H2X3

Is there an authorized agent? *

- ○ Yes
- ◉ No

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Property information

An asterisk (*) indicates a response is required

Property address

Street number *

85

Street *

Cork Street West

City *

Guelph

Province *

Ontario

Postal code

N1H2X3

Legal Description of the property

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

Legal description of the property *

PT LOT 974, PLAN 8, AS IN MS9797; GUELPH

Official Plan Designation – Schedule: Land Use (PDF)

Official Plan Designation – Land Use *

Low density residential

Current Zoning Designation – Interactive Map

Current zoning designation *

R1.B

Date property was purchased *

7/3/2021

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 *

This home has been a legal non conforming since the time of purchase by us the current owners. The home has been under renovation since before we bought it and will continue until the back unit is rebuilt.

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

13.71

Area (metres squared) *

434.78

Depth (metres) *

31.69

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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

In addition to the application for extension/enlargement of a Legal Non-conforming Use, is a minor variance(s) required? *

- (●) Yes
- ( ) No

Purpose of the application *

- [ ] new building
- [x] 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) *

- [x] Existing
- [x] Proposed

Variance(s) required

View the Zoning Bylaw

Section or table of Zoning Bylaw *	Proposed *	Required *
Table 5.1.2, Row 7	right yard setback of 1.22m	1.5m

Section or table of Zoning Bylaw *	Proposed *	Required *
Table 5.1.2, Row 8	5.75m	6.8M

Section or table of Zoning Bylaw *	Proposed *	Required *
4.13.2.1 and 4.13.4.3 to Sections 4.13.2.1 and 4.13.4.3	2 parking spaces inline, An increase from the previous 1 space. Street allows for year round parking.	3 parking space

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

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

1) I would like to add a second story on the back portion of my house, which is currently a legal non-conforming triplex. This addition would make the living space significantly more enjoyable for tenants and would have minimal impact on my neighbours property. The second story on the back portion of my house at 85 Cork St W would amount to about 300 sqf.

2) I would also like to change the footprint of the back unit, the same unit that I would like to build a second story on. Currently the unit is built onto the retaining wall on the property line. I would like to move it back off the property line by 4'. In order to keep this small unit a functional space I would like to then extend the unit 4' further back towards the rear property line. This also has a minimal impact on my neighbours as I am a story below my neighbours to the right whose property I am moving away from. And almost 2 stories below the back deck of my neighbours behind me. (because of the hill on cork st.).

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
- [x] Building Permit
- [ ] Consent
- [ ] Previous Minor Variance Application

Building Permit application number *

19 007955 000 01 PR

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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) *

177.35

Number of stories of main building *

2

Height of the main building (metres) *

7.92

Width of the main building (metres) *

9.90

Length of the main building (metres) *

17.18

Additional existing buildings

Are there any additional buildings or structures on the subject property? *

- ○ Yes
- ◉ No

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Setbacks, access and services

An asterisk (*) indicates a response is required

Existing

Front setback (metres) *	Rear setback (metres) *	Left setback (metres) *	Right setback (metres) *
8.68	6.84	3.53	0

Type of Access to the Subject Lands

Type of Access to the Subject Lands (check all that apply) *

- [ ] Provincial highway
- [x] Municipal road
- [ ] Private road
- [ ] Water
- [ ] Other

Types of Municipal Services

Types of Municipal Service (check all that apply)

- [x] Water
- [x] Sanitary sewer
- [x] 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 *

Joshuah Reitzel

Date *

3/15/2023

Street address *

85 Cork St. W

City *

Guelph

Province *

Ontario

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? *

joshuah.aaron@gmail.com

Office use only

File number

A-27/23

Address

85 Cork Street West
Guelph, Ontario
N1H2X3

Comments from staff

Received March 14, 2023