

# 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

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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 \***

2860215 Ontario  
Inc.c/o Keith  
MacLeod

**Phone \***

(226) 979-8749

**Extension**

**Email \***

havelockhomes@r  
ogers.com

Mailing address

**Unit**

**Street address \***

**City \***

**Postal code \***

728 Victoria Road  
South

Guelph

N1L 1C6

**Name \***

Wenrob Holding  
Company Limited  
c/o Rob Durigon

**Phone \***

(226) 979-8749

**Extension**

**Email \***

robduargs@gmail.c  
om

Mailing address

**Unit**

**Street address \***

**City \***

**Postal code \***

728 Victoria Road  
South

Guelph

N1L 1C6

**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@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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# 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 \***

Residential R.1B

**Date property was purchased \***

10/29/2021



**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 \***

Many years

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

Residential

**Dimensions of the property**

Please refer to survey plan or site plan

**Frontage (metres) \***

22.4

**Area (metres squared) \***

877

**Depth (metres) \***

33.3



# 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](#)

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### Section or table of Zoning Bylaw \*

Table 5.1.2, Row 8 (20% lot depth)

### Proposed \*

2.0m

### Required \*

6.7m

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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 \*

A severance application is being applied for on the subject property to create a new parcel for urban residential purposes, and the minor variance is required for the reduced rear yard setback of the Retained Parcel - for the existing dwelling. 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:

- |  |   |
|--|---|
| <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 checked="" type="checkbox"/> Consent     |
| <input type="checkbox"/> Previous Minor Variance Application |   |

### Consent reference/application number \*

Being submitting simultaneously

# 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

## Setbacks, access and services

An asterisk (\*) indicates a response is required

### Existing

Front setback (metres) \*

16.2

Rear setback (metres) \*

2.0

Exterior setback (metres) \*

13.1

Interior setback (metres) \*

4.0

### 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

# 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 \***

3/16/2023



**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

**Date \***

3/16/2023



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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-25/23**

## Address

8 Lynwood Avenue  
Guelph, Ontario  
N1G 1P9

Comments from staff

**Application received: March 14, 2023**