

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

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 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)

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

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



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.

Name *	Phone *	Extension	Email *
<div>Vesterra 51 Woodlawn Inc.</div>	<div>(519) 800-6490</div>	<div></div>	<div>jolene@vesterra.co m</div>

Mailing address

Unit	Street address *	City *	Postal code *
<div></div>	<div>279 Woolwich Street</div>	<div>Guelph</div>	<div>N1H 3V8</div>

Is there an authorized agent? *

- ☒ Yes
- ☐ No

Agent information

Organization/company name

Patterson Planning
Consultants Inc.

Name *

Scott Patterson

Phone *

(519) 577-9817

Email

scott@lpplan.com

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

☐ Yes

☒ No

Agent mailing address

Street address *

6095 Line 66

City *

Monkton

Province *

Ontario

Postal code *

N0K 1P0



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 *

Sc.2-3

Date property was purchased *

3/7/2017



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 *

>20 years

Existing use of the subject property *

Commercial

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

38.1

Area (metres squared) *

3753.4

Depth (metres) *

98.1



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](#)

Section or table of Zoning Bylaw *

Relief / modify Section 6.4.3.2.3.1 of By-law (1995) - 14864 as it applies to 51 Woodlawn Road West to permit an "Animal Care Establishment" which is allowed by Section 6.4.1.1 (via Section 6.4.1.2) whereas the site specific zoning does not permit this use.

Proposed *

Add "Animal Care Establishment"

Required *

Add Use

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

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

The property is subject to a site specific zoning (Sc.2-3) which limits the range of uses permitted on the property. The Sc.1 and SC.2 zoning categories allow the use of an "Animal Care Establishment". The site is appropriate for this use and it follows the general intent of the Service Commercial/Commercial Mixed Use regulations and policies. No physical changes to the property, parking or exterior of the building is proposed. An outdoor animal run is not proposed.

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

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) *	Rear setback (metres) *	Left setback (metres) *	Right setback (metres) *
<input type="text" value="9.16"/>	<input type="text" value="42.16"/>	<input type="text" value="11.8"/>	<input type="text" value="12.1"/>

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

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 *

Date *

3/13/2023

Street address *

City *

Province *

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 *

Date *

3/13/2023

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? *

scott@lpplan.com

Office use only

File number

A-21/23

Address

51 Woodlawn Road West
Guelph, Ontario
N1H 1G8

Comments from staff

Received March 14, 2023