

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

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

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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 *

Angelo & Luigina
Menegotto

Phone *

(519) 824-6279

Extension

Email *

no-
email@available.s
orry.ca

Mailing address

Unit

Street address *

30 Kensington Dr

City *

Guelph

Postal code *

N1E 3P4

Is there an authorized agent? *

Yes

No

Agent information

Organization/company name

Polestar Hearth
Bakery, Inc

Name *

Jesse Merrill

Phone *

(226) 820-2807

Email

polestar@rogers.c
om

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

Yes

No

Agent mailing address

Street address *

535 Woolwich St

City *

Guelph

Province *

Ontario

Postal code *

N1H 3X9



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

535

Street *

Woolwich Street

City * ?

Guelph

Province *

Ontario

Postal code

N1H 3X9

Legal Description of the property

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

Legal description of the property *

Plan 215, Part Lot 8

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

Official Plan Designation – Land Use *

Low Density Residential

[Zoning Designation under Zoning By-law \(1995\)-14864 – Interactive Map](#)

Current zoning designation under Zoning By-law (1995)-14864, as amended *

OR-36

Zoning Designation under Zoning By-law (2023)-20790, as amended – Interactive Map

Current zoning designation under Zoning By-law (2023)-20790, as amended *

CC

Date property was purchased *

5/31/1995



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 *

Unknown. Barbershop for 10 years, hairdresser for many years before that.

Existing use of the subject property *

Commercial

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

20.1

Area (metres squared) *

500.49

Depth (metres) *

24.9



Committee of Adjustment Application for Minor Variance

Application details

An asterisk (*) indicates a response is required

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
- 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 under Zoning By-law (1995)-14864, as amended

The City of Guelph recently approved a new Zoning By-law. This means that applicants will need to apply under both the current, and previous Zoning By-law while the transition occurs. Please ensure you are applying for variances under both Zoning By-law (1995)-14864, as amended and Zoning By-law (2023)-20790, as amended.

[View the Zoning Bylaw](#)

Are variance(s) from Zoning By-law (1995)-14864, as amended, required? *

Yes

No

Section or table of Zoning Bylaw (1995)-14864, as amended *

6.5.3.36.1

Proposed *

Bakery Use

Required *

Bakery Use

Section or table of Zoning Bylaw (1995)-14864, as amended *

4.13.4.2

Proposed *

5

Required *

12

Variance(s) required under Zoning By-law (2023)-20790, as amended

[View the Zoning Bylaw](#)

Are variance(s) from Zoning By-law (2023)-20790, as amended, required? *

Yes

No

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

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

A Variance is needed to allow non-conforming use of Suite B (Barbershop) to become part of the Bakery usage of Suite A. The non-conforming Bakery usage of Suite A was allowed in 2016.

A Variance is needed to allow non-conforming parking. The building has 4 parking spaces in front and 1 behind, plus a loading area (in practical use there are 3-4 employee parking spaces at rear)

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 checked="" type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> Building Permit | <input type="checkbox"/> Consent |
| <input checked="" type="checkbox"/> Previous Minor Variance Application | |

Site Plan reference/application number *

Jan 4 1993, Section 41 of the Planning Act, RSO 1990

Building Permit application number *

16 004797 PR

Previous Minor Variance Application reference/application number *



A-26/16, A-123/94

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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) ***

186.24

**Number of stories of
main building ***

1

**Height of the main
building (metres) ***

6

**Width of the main
building (metres) ***

18.34

**Length of the main
building (metres) ***

12.56

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) *

Exterior setback (metres) *

Interior setback (metres) *

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

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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 *

Jesse Merrill

Date *

8/14/2023



Street address *

29 Mac Ave

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 *

Jesse Merrill

Date *

8/7/2023



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? *

polestar@rogers.com

Office use only

File number

A-63/23

Address

535 Woolwich Street
Guelph, Ontario
N1H 3X9

Comments from staff

Received August 14, 2023