

# 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

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

**Name \***

Zachary Fischer

**Phone \***

(519) 835-4266

**Extension**

**Email \***

zachary.fischer@m  
ezcon.ca

## Mailing address

**Unit**

**Street address \***

70 Preston Street

**City \***

Guelph

**Postal code \***

N1H 3C1

**Is there an authorized agent? \***

Yes

No

## Agent information

**Organization/company name**

Van Harten  
Suvreying

**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 \***

N1L1G6

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# Committee of Adjustment Application for Minor Variance

## Property information

An asterisk (\*) indicates a response is required

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### Property address

**Street number \***

37

**Street \***

Mccrae Boulevard

**City \* ?**

Guelph

**Province \***

Ontario

**Postal code**

N1G 2B9

### Legal Description of the property

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

**Legal description of the property \***

Part of Lot 17 & All of Lot 18, Plan 399, as in INST MS29071, City of Guelph

[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 \***

Residential R.1B

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

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

Residential RL.1

**Date property was purchased \***

9/14/2023



**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 \***

Decades

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

Residential

Dimensions of the property

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Please refer to survey plan or site plan

**Frontage (metres) \***

20.4

**Area (metres squared) \***

532

**Depth (metres) \***

26.1

# Committee of Adjustment Application for Minor Variance

## 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

**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 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](#)

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

Yes

No

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

Proposed \*

Required \*

Table 5.1.2, Row 8 (20% of lot depth)

2.0

5.2

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

[View the Zoning Bylaw](#)

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

Yes

No

Section or table of Zoning Bylaw (2023)-20790, as amended \*

Proposed \*

Required \*

Table 6.3, d) (20% of lot depth)

2.0

5.2

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

**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 \*** 

Not yet assigned - being submitting with this application

# Committee of Adjustment Application for Minor Variance

## 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) \***

121

**Number of stories of  
main building \***

1

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

1

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

15.3

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

9.4

### 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

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### Existing

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**Front setback (metres) \***

**Rear setback (metres) \***

**Exterior setback (metres) \***

**Interior setback (metres) \***

### Type of Access to the Subject Lands

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

- Provincial highway
- Municipal road
- Private road
- Water
- Other

### Types of Municipal Services

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**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 \***

**Date \***

**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 \***

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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-64/23**

## Address

37 McCrae Boulevard  
Guelph, Ontario  
N1G 2B9

Comments from staff

**Received August 15, 2023**