

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

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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 *

Douglas John
Finlay and Sylvia
May Finlay

Phone *

(226) 343-2505

Extension

Email *

djfinlay@netflash.net

Mailing address

Unit

Street address *

549 Watson
Parkway South

City *

Guelph

Postal code *

N1L 1C4

Is there an authorized agent? *

Yes

No



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

549

Street *

Watson Parkway Sc

City * ?

Guelph

Province *

Ontario

Postal code

N1L 1C4

Legal Description of the property

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

Legal description of the property *

Plan 571 Pt Lt 4

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

Official Plan Designation – Land Use *

Glenholme Estate Residential

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

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

Puslinch

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

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

R.L1-1

Date property was purchased *

9/30/1999



Is a building or structure proposed? *

Yes

No

Date of proposed construction *

11/6/2023



Is this a vacant lot? *

Yes

No

Is this a corner lot? *

Yes

No

Length of time existing uses have continued *

60 years

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

64.62

Area (metres squared) *

4372.39

Depth (metres) *

67.82

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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 * ?

- | | |
|---|---|
| <input type="checkbox"/> new building | <input type="checkbox"/> building addition |
| <input type="checkbox"/> accessory structure | <input checked="" type="checkbox"/> accessory apartment |
| <input type="checkbox"/> fence height | <input type="checkbox"/> additional use |
| <input type="checkbox"/> variance(s) related to a consent application | <input type="checkbox"/> 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 *

3.1 (d) (i)

Proposed *

To permit an Accessory Residential Dwelling Unit in a separate building above a detached garage to be located in the front yard, partially on an existing garage footprint.

Required *

Section 3. 1 (d) (i) of there Puslinch Zoning By-law permits accessory buildings in an interior and rear yard.

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

5.2 Agricultural Zone

Proposed *

To permit an Accessory Residential Dwelling Unit in a separate building above a detached garage

Required *

5.2 Agriculture Zone does not permit ARDU's

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

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

4.12 (d) (iv)

Proposed *

To permit an Accessory Residential Dwelling Unit in a separate building above a detached garage in the front yard.

Required *

4.12 (d) (iv) does not permit a detached ARDU in the front yard.

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

4.12 (d) (viii)

Proposed *

To permit a distance of 2.9 m between the primary dwelling unit and the ARDU.

Required *

4.12 (d) (viii) requires a minimum distance of 3 metres

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

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

Build an ARDU as a second story on the existing garage footprint.

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

Building Permit

Consent

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) *

244.7

Number of stories of main building *

2

Height of the main building (metres) *

7.37

Width of the main building (metres) *

8.64

Length of the main building (metres) *

15.62

Additional existing buildings

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

Yes

No

Select the buildings or structures that are on the subject property?
(check all that apply) *

Accessory structure

Deck

Porch

Other

Accessory structure

Gross floor area of accessory structure
(square metres) *

80.27

Number of stories of accessory structure *

1 (separate garage on which I want to add the ARDU)

Height of accessory structure (metres) *

3.2

Width of accessory structure (metres) *

7.315

Length of accessory structure (metres) *

10.973

Gross floor area of accessory structure
(square metres) *

14.86

Number of stories of accessory structure *

1

Height of accessory structure (metres) *

3 m

Width of accessory structure (metres) *

4.876

Length of accessory structure (metres) *

3.658

Gross floor area of accessory structure
(square metres) *

17.84

Number of stories of accessory structure *

1

Height of accessory structure (metres) *

3 m

Width of accessory structure (metres) *

4.876

Length of accessory structure (metres) *

3.658

Deck

Gross floor area of deck (square metres) *

21.56

Number of stories of deck *

1

Height of deck (metres) *

1 m

Width of deck (metres) *

6.12 m

Length of deck (metres) *

3.52 m

Porch

Gross floor area of porch (square metres) *

10.80

Number of stories of porch *

1

Height of porch (metres) *

.65 m

Width of porch (metres) *

3.7 m

Length of porch (metres) *

2.92



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Building information (continued)

An asterisk (*) indicates a response is required

Proposed buildings and structures

Add a proposed building or structure (check all that apply) *

- Accessory structure
- Building addition
- Deck
- Porch
- Other

Proposed building addition

Gross floor area of proposed building addition (square metres) *

Number of stories of proposed building addition *

Height of building addition (metres) *

Width of building addition (metres) *

Length of building addition (metres) *



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Setbacks, access and services

An asterisk (*) indicates a response is required

Setbacks for all Buildings and Structures

A setback is the distance from a property line to the nearest wall/structure/building.

Existing

Front setback (metres) *

Rear setback (metres) *

Exterior setback (metres) *

Interior setback (metres) *

Proposed

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

If not all of the above are available, please indicate how water, sewage disposal or storm drainage is provided, such as a well, septic system, ditch or swale: *

Well and septic



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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 *

Doug Finlay

Date *

8/15/2023



Street address *

549 Watson
Parkway South

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? *

djfinlay@netflash.net

Office use only

File number

A-65/23

Address

549 Watson Parkway South
Guelph, Ontario
N1L 1C4

Comments from staff

Application received August 15, 2023