

Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Feb 3, 2020	Folder #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	A-52120

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 49 Wells St, Guelph, ON N1E6B7

Legal description of property (registered plan number and lot number or other legal description):
PLAN 396 PT LOT 10 PT LOT 9

REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)

Name: JASDEEP SINGH SAHNI; TEJDEEP KAUR SAHNI

Mailing Address: 124 CLAIRFIELDS DR. W.

City: GUELPH Postal Code: N1G 5A5

Home Phone: _____ Work Phone: 519 820 9278

Fax: _____ Email: jasdeepsahni77@gmail.com

AGENT INFORMATION (If Any)

Company: _____

Name: _____

Mailing Address: _____

City: _____ Postal Code: _____

Work Phone: _____ Mobile Phone: _____

Fax: _____ Email: _____

Official Plan Designation: <i>Industrial</i>	Current Zoning Designation: <i>B.4</i>
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

- 1. Extension of Legal non-conforming use to allow an accessory apartment (7.1.3)*
- 2. Permit the maximum size of the accessory apartment to be 83.1 m² (29.93%) where the zoning Bylaw allows a maximum of 80 m² (861 ft²) (4.5%) (Regulation # 4.15.1.5)*

Why is it not possible to comply with the provision of the by-law? (your explanation)

- 1. Current zoning (Industrial B.4) does not allow accessory apartment*
- 2. Current Bylaw (4.15.1.5) restricts the size of accessory apartments upto maximum of 80 m² (4.5%). The current apartment already exists and exceeds maximum size permitted by Bylaw.*

PROPERTY INFORMATION			
Date property was purchased:	<i>May 30, 2019</i>	Date property was first built on:	<i>1940</i>
Date of proposed construction on property:	<i>Existing</i>	Length of time the existing uses of the subject property have continued:	<i>1940</i>
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):			
<i>Industrial</i>			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):			
<i>Industrial</i>			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: *27.7368 m* Depth: *33.528 m* Area: *929.9594 m²*

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)			
EXISTING (DWELLINGS & BUILDINGS)		PROPOSED	
Main Building		Main Building	
Gross Floor Area:	277.78 m ²	Gross Floor Area:	No Change
Height of building:	1 storey	Height of building:	
Garage/Carport (if applicable)		Garage/Carport (if applicable)	
Attached <input type="checkbox"/>	Detached <input checked="" type="checkbox"/>	Attached <input type="checkbox"/>	Detached <input type="checkbox"/>
Width:	7.175 m	Width:	
Length:	17.907 m	Length:	
Driveway Width:	11 m	Driveway Width:	
Accessory Structures (Shed, Gazebo, Pool, Deck) Shed 1 & 2		Accessory Structures (Shed, Gazebo, Pool, Deck) No Change	
Describe details, including height:		Describe details, including height:	

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND			
EXISTING		PROPOSED	
Front Yard Setback:	5.166 m M	Front Yard Setback:	M
Exterior Side Yard (corner lots only)	M	Exterior Side Yard (corner lots only)	M
Side Yard Setback:	Left: 2.575 m M Right: 1.371 m M	Side Yard Setback:	Left: M Right: M
Rear Yard Setback	0.579 m M	Rear Yard Setback	M

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit Consent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19 008249 RX REFUSED
Previous Minor Variance Application	<input type="checkbox"/>	<input type="checkbox"/>	

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

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 my 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 myself, my agents, consultants and solicitors, will be part of the public record and will also be 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 ext. 2349.

PERMISSION TO ENTER

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.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Jasdeep Sahni, of the City/Town of Guelph in County/Regional Municipality of Wellington, 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.

Jasdeep Sahni
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City Town of Guelph in the County Regional Municipality of Wellington this 3 day of February, 20 20.

Juan Antonio da Silva Cabral
Commissioner of Oaths

JUAN ANTONIO da SILVA CABRAL
A Commissioner etc. Province of Ontario for
The Corporation of the City of Guelph
Expires July 19, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

[Organization name / property owner's name(s)]

of _____
(Legal description and/or municipal address)

hereby authorize _____
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this _____ day of _____ 20____.

(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.