COMMITTEE OF ADJUSTMENT
APPLICATION FOR MINOR VARIANCE

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Feb 10, 2020	Folder #: A-15/20
	Application deemed complete: ☐ Yes ☐ No	

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: 9 Arthur Street North

Legal description of property (registered plan number and lot number or other legal description):

Plan 161 Lot 28

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

Name: 2725586 Ontario Inc.

Mailing Address: 4622 Nassagaweya Puslinch Townline

City: Moffat Postal Code: L0P 1J0

Home Phone: 519 763 8291 Work Phone: 519 994 6488

Fax: 519 826 9099 Email: sdenhoed@hardenv.com

AGENT INFORMATION (If Any)

Company:

Name:

Mailing Address:

City: Postal Code

Work Phone: Mobile Phone:

Fax: Email:

Official Plan Designation: low density residential	Current Zoning Designation: R. 1B

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

- Reduce sideyard setback

Table table 5.1.2 Row 7 to permit an exterior side set back of 1.81m rather than 6m

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

The house has been damaged by a traffic accident. The 1920's addition needs to be repaired and the foundation reconstructed. In the process of doing the repairs we would like to add some floor space on the main floor and a basement suite. The existing addition does not have a basement and we look at this as an opportunity to replace the foundation and enable the property to support 2 units. The sideyard is already non conforming, we will not change the existing offset. decrease.

PROPERTY INFORMATION

Date property was purchased:	Dec 11 2019	Date property was first built on:	1840's
Date of proposed construction on property:	February 2020	Length of time the existing uses of the subject property have continued:	180 years

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):

Residential

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):

Residential

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

Frontage: 20.09 m Depth: 33.02 m Area: Irregular shape 664.26 m^2

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)

EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			**Main Building**		
Gross Floor Area:	(1374 ft²) 127.65 m²		Gross Floor Area:	169.69 m²	
Height of building:	1 storey + attic		Height of building:	1 storey + attic	
Garage/Carport (if applicable)			**Garage/Carport (if applicable)**		
Attached ☐	Detached ☒		Attached ☐	Detached ☑	no change
Width:	3.7 m		Width:	3.7 m	
Length:	6 m		Length:	6.0 m	
Driveway Width:	3.3 m		Driveway Width:	3.3 m	
Accessory Structures (Shed, Gazebo, Pool, Deck)			**Accessory Structures (Shed, Gazebo, Pool, Deck)**		
Describe details, including height: shed - single storey 1.8m x			**Describe details, including height:** no change		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND

EXISTING			PROPOSED		
Front Yard Setback:	12.04 irregular M		Front Yard Setback:	9.65 irregular M	
Exterior Side Yard (corner lots only)	1.81 m M		Exterior Side Yard (corner lots only)	1.81 m M	
Side Yard Setback:	Left: 4.93 M	Right: N/A M	Side Yard Setback:	Left: 4.93 M	Right: N/A M
Rear Yard Setback	9.16 M		Rear Yard Setback	no change 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	☐	☐	
Zoning By-law Amendment	☐	☐	
Plan of Subdivision	☐	☐	
Site Plan	☐	☐	
Building Permit	☒	☒	~~17 002872 RR : Open~~
Consent	☐	☐	
Previous Minor Variance Application	☐	☐	

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, Jackie Harman / Stan Denhoed, 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.

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 10 day of February, 20 20.

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

Commissioner of Oaths

(official stamp of Commissioner of Oaths)