

# 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 11, 2020	Folder #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	A-16120

## 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: 287 Water St., Guelph

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

Broken Front Load, Concession 4, Division 'G', City of Guelph, County of Wellington

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

Name: First Christian Reformed Church of Guelph (c/o Nathan Proper).

Mailing Address: 287 Water Street

City: Guelph Postal Code: N1G 1B6

Home Phone: \_\_\_\_\_ Work Phone: 519-822-7720

Fax: \_\_\_\_\_ Email: nate.proper@gmail.com

### AGENT INFORMATION (If Any)

Company: N/A.

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Official Plan Designation: Institutional - Educational,  
Spiritual and Other Services

Current Zoning Designation: I-1

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

As per the attached memo "Building Permit Application Memo", on this property this is a church building as well as an existing 'manse' (Pastor's residence). The pastor no longer lives at the manse because they chose to buy their own residence in order to appreciate value when the housing market rises.

As such, the church is looking for new uses for the manse building. We would like to rent it as office space primarily to a charitable organization, Beginnings Guelph. This rental would be well below market rates and would allow Beginnings to have a much larger space than they could normally afford.

We plan on converting the main floor and basement of the manse to a rental office / services suite for Beginnings. To supplement the rental income, we plan on renting the upstairs rooms (formerly bedrooms) as small office spaces. Ideally this is for other charitable activities, but that is not yet determined.

*Section 0.1.1 - Amend to allow office use.*

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

The land is zoned I.1, which is educational, spiritual and other services. The existing manse is a residential building, for which we have no need as a church.

The bylaw does not have a normal 'use path' for manse buildings which are no longer needed.

We could either rent out the house as a rental house, or rent it out as an office space.

We felt that a charitable office space more closely aligned both with our church's stated purpose and also with the intended use of the zoned land.

Beginnings closely aligns with our church's values and we wish to be able to support their work.

**PROPERTY INFORMATION**

Date property was purchased:	Unknown, before 1953	Date property was first built on:	Church - 1953 Manse - 1980
Date of proposed construction on property:	Renovation of the manse: April 2020	Length of time the existing uses of the subject property have continued:	Church - since 1953 Manse - since 1980

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

The existing use is Institutional - Religious Establishment

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

The use of the land will stay Institutional - Religious Establishment. We propose permitting allowing rental office space for the existing manse only.

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

Frontage:

67.10 m

Depth:

185m (average)

Area:

18,270 m<sup>2</sup>



PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
<b>Main Building</b>	Church	Manse	<b>Main Building</b>	Same for Both Buildings	
Gross Floor Area:	2455 m <sup>2</sup>	633 m <sup>2</sup>	Gross Floor Area:		
Height of building:	10.3 m	5.5 m	Height of building:		
Garage/Carport (if applicable)			Garage/Carport (if applicable) Same		
Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>			Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>		
Width:		6.12 m	Width:	Same.	
Length:		7.01 m	Length:	Same.	
Driveway Width:		> 7 m	Driveway Width:	Same.	
Accessory Structures (Shed, Gazebo, Pool, Deck) Rear Deck			Accessory Structures (Shed, Gazebo, Pool, Deck) Same.		
Describe details, including height: Manse: Existing two story house, with wood framed construction. Finished with brick & siding.			Describe details, including height: Same.		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING See Site Plan			PROPOSED Same		
Front Yard Setback:	19.07 M		Front Yard Setback:	M	
Exterior Side Yard (corner lots only)	M		Exterior Side Yard (corner lots only)	M	
Side Yard Setback:	Left: M 6.5	Right: M 55.6	Side Yard Setback:	Left: M	Right: M
Rear Yard Setback	55.1 M		Rear Yard Setback	M	

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)	
Provincial Highway <input type="checkbox"/>	Municipal Road <input checked="" type="checkbox"/> Private Road <input type="checkbox"/> Water <input type="checkbox"/> Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)	
Water <input checked="" type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> Storm Sewer <input type="checkbox"/>
If not available, by what means is it provided: Storm = Existing surface drainage.	

### 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20 000528 PR - Review (3D).
Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Note: The church building had a building renovation in 2016 to 2019, for the address: 287 Water Street. I'm not sure what that permit number is / was, and whether it is still active.

**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](mailto: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.



Chair,  
Board of Stewards

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

**AFFIDAVIT**

I/We, Nathan Proper, of the City/Town of Guelph in County/Regional Municipality of Wellington (Ontario), 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 11 day of February, 20 20.

\_\_\_\_\_  
 Commissioner of Oaths

(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.