

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 Planning Services staff

Was a Preliminary Zoning Review submitted for this proposal? (Residential properties only) *

Yes

No

Was Planning Services staff consulted? *

Yes

No

It is **highly recommended** that a [Preliminary Zoning Review](#) and pre-consultation with Planning Services staff be completed prior to submitting your application to the Committee of Adjustment. Failure to do so may result in your application being deferred, refused or deemed incomplete.

If you would like to schedule a pre-consultation with Planning staff, please email planning@guelph.ca before submitting this form.

I understand that a Preliminary Zoning Review and pre-consultation with Planning Services staff is highly recommended *

I agree

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



Committee of Adjustment Application for Minor Variance

Contact information

An asterisk (*) indicates a response is required

Registered owner

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

Name *	Phone *	Extension	Email *
Debrob Investments Limited (Under contract to 1266304 Ontario Inc)	(416) 576-3056		robertsaroli60@gmail.com

Mailing address

Unit	Street address *	City *	Postal code *
173	Chartwell Road.	Oakville	L6J 3Z7

Is there an authorized agent? *

- Yes
- No

Agent information

Organization/company name

GSP Group Inc.

Name *

Brandon
Flewwelling

Phone *

(122) 622-0546

Email

brandonf@gspgroup.ca

Is the agent mailing address the same as the one for the registered owner? *

Yes

No

Agent mailing address

Street address *

72 Victoria St. S,
Suite 201

City *

Kitchener

Province *

Ontario

Postal code *

N2G 4Y9



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

55 and 75

Street *

Cityview Drive North

City * ?

Guelph

Province *

Ontario

Postal code

N1N 1N1

Legal Description of the property

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

Legal description of the property *

Block 131 & 132 Plan 23T-12501

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

Official Plan Designation – Land Use *

Low density greenfield residential

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

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

R.4A-48

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

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

RL.4-3

Date property was purchased *

1/1/2000



Is a building or structure proposed? *

Yes

No

Date of proposed construction *

6/1/2024



Is this a vacant lot? *

Yes

No

Is this a corner lot? *

Yes

No

Length of time existing uses have continued *

Vacant block within a draft approved plan of subdivision. Block has been prepared for future development

Proposed use of land *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

64.7

Area (metres squared) *

15900

Depth (metres) *

196

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

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 *

4.13.6

Proposed *

15% visitor parking

Required *

20% visitor parking

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

5.4.2.1 Row 8, Table 5.4.2

Proposed *

6.0 m side yard

Required *

7.5m side yard

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 *

5.2.2 (c)

Proposed *

100% surface parking

Required *

75% max surface parking

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

5.3.2 (a) and Table 5.2 Row 3

Proposed *

2.5 x 5.5 m parking stalls

Required *

2.75 x 5.5m parking stalls

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

Table 5.7 Row 1

Proposed *

0.67 bicycle parking spaces per unit

Required *

1 bicycle parking space per unit

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

5.9 (b)

Proposed *

10% EV-Ready Parking

Required *

80% EV-Ready parking

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

Table 6.18 D

Proposed *

2.75 m rear yard

Required *

3.0m rear yard

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

6.19

Proposed *

128 sq.m lot area per dwelling unit

Required *

270 sq. m lot area per dwelling unit

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

6.19 D

Proposed *

1m exterior side yard to private street

Required *

4.5m exterior side yard to private street

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

6.19 E

Proposed *

4m rear yard to private street

Required *

7.5m rear yard to private street

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

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

Proposed variances allow for an efficient cohesive form of development that achieve many on-site and urban design objectives for this form of housing.

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 checked="" type="checkbox"/> Zoning Bylaw Amendment |
| <input checked="" type="checkbox"/> Plan of Subdivision | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Consent |
| <input type="checkbox"/> Previous Minor Variance Application | |

**Zoning Bylaw Amendment
reference/application number ***



ZC 1512

**Plan of Subdivision reference/application
number ***



23T-12501

Site Plan reference/application number *



SP22-124



Committee of Adjustment Application for Minor Variance

Building information

An asterisk (*) indicates a response is required

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Existing buildings and structures

Additional existing buildings

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

Yes

No



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Building information (continued)

An asterisk (*) indicates a response is required

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Proposed buildings and structures

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

- | | |
|--|--|
| <input type="checkbox"/> Accessory structure | <input type="checkbox"/> Building addition |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Porch |
| <input checked="" type="checkbox"/> Other | |

Proposed other structure

Please specify

Type of proposed structure *

Stacked Towns Building D

Gross floor area of proposed structure (square metres) *

1027

Number of stories of structure *

3

Height of structure (metres) *

11

Width of structure (metres) *

16.2

Length of structure (metres) *

21.6

Type of proposed structure *

stacked towns - Buildings E to L (all the same size)

Gross floor area of proposed structure (square metres) *

1339

Number of stories of structure *

3

Height of structure (metres) *

11

Width of structure (metres) *

16.2

Length of structure (metres) *

28.1

Type of proposed structure *

stacked towns - Building M

Gross floor area of proposed structure (square metres) *

1964

Number of stories of structure *

3

Height of structure (metres) *

11

Width of structure (metres) *

16.2

Length of structure (metres) *

41.1



Committee of Adjustment Application for Minor Variance

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.

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



Committee of Adjustment Application for Minor Variance

Summary and review

An asterisk (*) indicates a response is required

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 *

Brandon Flewwelling

Date *

9/12/2023



Street address *

72 Victoria St. S,
Suite 201

City *

Kitchener

Province *

Ontario

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 *

Brandon Flewwelling

Date *

9/12/2023



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? *

brandonf@gspgroup.ca

Office use only

File number

A-73/23

Address

55 and 75 Cityview Drive North
Guelph, Ontario

Comments from staff

Received September 12, 2023