

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

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

An asterisk (*) indicates a response is required

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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 *

James Cochrane

Phone *

(416) 320-8383

Extension

Email *

jimkim10@yahoo.com

Mailing address

Unit

37

Street address *

Manor Park
Crescent

City *

Guelph

Postal code *

N1G1A2

Name *

Kimberly Cochrane

Phone *

(519) 820-4611

Extension

Email *

jimkim10@yahoo.com

Mailing address

Unit

37

Street address *

Manor Park
Crescent

City *

Guelph

Postal code *

N1G1A2

Is there an authorized agent? *

Yes

No



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Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

37

Street *

Manor Park Cresce

City * ?

Guelph

Province *

Ontario

Postal code

N1G1A2

Legal Description of the property

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

Legal description of the property *

37 Manor Park Crescent is noted on the site plan as Lot 7 of Plan number 418

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

Official Plan Designation – Land Use *

low density residential

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

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

R1B

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

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

RL1

Date property was purchased *

5/17/2004



Is a building or structure proposed? *

Yes

No

Date of proposed construction *

10/16/2023



Is this a vacant lot? *

Yes

No

Is this a corner lot? *

Yes

No

Length of time existing uses have continued *

Residential since built in mid 1950's

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

11.5

Area (metres squared) *

1246.3

Depth (metres) *

51.5

Committee of Adjustment Application for Minor Variance

Application details

An asterisk (*) indicates a response is required

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 *

Proposed *

Required *

Section 4.15.1.7.4.1

6.1m

5.97m

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 ***

Proposed *

Required *

Section 4.12.1(d)(iii)

6.1m

5.97m

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

Proposed *

Required *

Table 4.7.2B

1.5m

2m

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

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

The proposed building would be a separate two car garage back from our existing house with a two bedroom inlaw suite above (accessory unit) for my wife's aging parents.

The minor variances required are outlined below.

*The proposed design includes a covered 2nd storey front deck (balcony) above the garage. The proposed roof line of the building would extend over the front deck to provide relief from the afternoon sun and inclement weather as it faces west.

*As the proposed in-law suite is above the two car garage the front decks supporting post is designed to be inline with the proposed building which has a setback of 1.5 meters. The bylaw for the balcony requires the deck portion to have a 2 meter setback. The issue is that if the supporting post for the balcony is brought in a half a meter to meet the 2 meter setback it may create a hazard when going in and out of the garage.

* Though the in-law suite is within the square meters allotted for under the carriage house rules, the addition of the bump out for a larger accessible appropriate foyer and staircase to access the unit makes the exterior size of the building exceed the maximum by 6 meters.

*Our existing home is a raised bungalow. the proposed building of a separate two car garage with an in-law suite (accessory unit) above makes it very difficult to meet the height requirement of not being taller than our existing home. We have done our best to lower the pitch of the roof line to bring the total height of the proposed structure to 6.1 meters where our existing home is 5.94 meters in height.

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

Building Permit application number * 

Building Permit 23 004501 BRD



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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) *

100.57

Number of stories of main building *

2

Height of the main building (metres) *

5.94

Width of the main building (metres) *

8.9

Length of the main building (metres) *

11.3

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) *

32.1

Number of stories of accessory structure *

1

Height of accessory
structure (metres) *

4.15

Width of accessory
structure (metres) *

5.5

Length of accessory
structure (metres) *

5.85



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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 accessory structure

Gross floor area of proposed accessory structure (square metres) *

Number of stories of the proposed accessory structure *

Height of proposed accessory structure (metres) *

Width of proposed accessory structure (metres) *

Length of proposed accessory structure (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) *

Left setback (metres) *

Right setback (metres) *

Proposed

Front setback (metres) *

Rear setback (metres) *

Left setback (metres) *

Right 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



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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 *

Jim Cochrane

Date *

9/18/2023



Street address *

37 Manor Park
Crescent

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? *

jimkim10@yahoo.com

Office use only

File number

A-79/23

Address

37 Manor Park Crescent
Guelph, Ontario
N1G1A2

Comments from staff

Received October 10, 2023