

Committee of Adjustment Application for Minor Variance

Introduction – Minor Variance

An asterisk (*) indicates a response is required

Page 2 of 10

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



Committee of Adjustment Application for Minor Variance

Contact information

An asterisk (*) indicates a response is required

Page 3 of 10

Registered owner

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

Name *

145 Guelph Inc. c/o
Jeyalalitha
Vingnarajah

Phone *

(519) 589-0752

Extension

Email *

vignarajah.m@gmail.com

Mailing address

Unit

Street address *

145 Speedvale
Avenue West

City *

Guelph

Postal code *

N1K 1K5

Is there an authorized agent? *

Yes

No

Agent information

Organization/company name

AJ Lakatos
Planning
Consultant

Name *

Mr. Joe Lakatos

Phone *

(519) 829-6153

Email

jlakatos@andrewjla
katos.com

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

Yes

No

Agent mailing address

Street address *

1006-160
Macdonell Street

City *

Guelph

Province *

Ontario

Postal code *

N1H 0A9



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

Page 4 of 10

Property address

Street number *

145

Street *

Speedvale Avenue

City * ?

Guelph

Province *

Ontario

Postal code

N1K 1K5

Legal Description of the property

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

Legal description of the property *

Lots 127 and 128, Registered Plan 532 in the City of Guelph, County of Wellington

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

Official Plan Designation – Land Use *

Neighbourhood Commercial Centre

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

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

NC-13

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

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

NCC-17(H-12)

Date property was purchased *

9/18/2014



Is a building or structure proposed? *

Yes

No

Date of proposed construction *

4/1/2025



Is this a vacant lot? *

Yes

No

Is this a corner lot? *

Yes

No

Length of time existing uses have continued *

Since 1965

Existing use of the subject property *

Commercial

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

53.71

Area (metres squared) *

3249.62

Depth (metres) *

49.68

Committee of Adjustment Application for Minor Variance

Application details

An asterisk (*) indicates a response is required

Page 5 of 10

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

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 *

Section 7.3.3, Table 7.8: NCC Building Regulation, A

Proposed *

5.2 m Building Height

Required *

7.5 m Building Height

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

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

A building height of 7.5 m is not required for the proposed use of the building, a neighbourhood convenience store and automatic carwash, as reviewed under Pre-consultation Application PRE23-011S and approved under Zoning By-law Amendment NC-13 on February 14, 2023.

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 type="checkbox"/> Plan of Subdivision | <input 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 *



OZS21-013

Committee of Adjustment Application for Minor Variance

Building information

An asterisk (*) indicates a response is required

Page 6 of 10

Existing buildings and structures

Main building (dwelling and building)

**Gross floor area of
main building
(square metres) ***

140.77

**Number of stories of
main building ***

1

**Height of the main
building (metres) ***

3.0

**Width of the main
building (metres) ***

9.1

**Length of the main
building (metres) ***

15.24

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

Other

Please specify

Type of structure *

Gross floor area of structure (square metres) *

Gas Pump Island Canopy

293.67

Number of stories of structure *

Height of structure (metres) *

Width of structure (metres) *

Length of structure (metres) *

one(1)

7.5 m approx.

6.6

38.0



Committee of Adjustment Application for Minor Variance

Building information (continued)

An asterisk (*) indicates a response is required

Page 7 of 10

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 *

Convenience Store and Automatic Carwash Building

Gross floor area of proposed structure (square metres) *

340.0

Number of stories of structure *

1

Height of structure (metres) *

5.2

Width of structure (metres) *

15.3

Length of structure (metres) *

24.17



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.

Existing

Front setback (metres) *

Rear setback (metres) *

Exterior setback (metres) *

Interior setback (metres) *

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

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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 *

Joe Lakatos

Date *

10/16/2023



Street address *

1006-160
Macdonell Street

City *

Guelph

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 *

John Galt Park and Boulevards

Date *

10/16/2023



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? *

jlakatos@andrewjlakatos.com

Office use only

File number

A-81/23

Address

145 Speedvale Avenue West
Guelph, Ontario
N1K 1K5

Comments from staff

Received October 25, 2023