

# 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

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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](mailto: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

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**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

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**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

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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 \***

Robert Nixon

**Phone \***

(226) 821-2076

**Extension**

**Email \***

rhrnixon@gmail.com

## Mailing address

**Unit**

**Street address \***

19 Lynwood Place

**City \***

Guelph

**Postal code \***

N1G2V9

**Is there an authorized agent? \***

Yes

No



# Committee of Adjustment Application for Minor Variance

## Property information

An asterisk (\*) indicates a response is required

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### Property address

**Street number \***

19

**Street \***

Lynwood Place

**City \*** ?

Guelph

**Province \***

Ontario

**Postal code**

N1G2V9

### Legal Description of the property

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

**Legal description of the property \***

Lot 29, Registered Plan 432, City of Guelph

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

**Official Plan Designation – Land Use \***

Low Density Residential (R.1B)

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

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

R.1B Section 4.5.2.1 - structure cannot exceed 70 square meters and Section 4.5.1.4 - structure cannot exceed height of 3.6 meters

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

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

RL.1 Section 4.5.2(a) - structure total ground floor area cannot exceed 70 square meters and Section 4.5.2(b) - structure cannot exceed height of 4.0 meters

**Date property was purchased \***

8/1/2013



**Is a building or structure proposed? \***

Yes

No

**Date of proposed construction \***

3/1/2024



**Is this a vacant lot? \***

Yes

No

**Is this a corner lot? \***

Yes

No

**Length of time existing uses have continued \***

Indefinitely. Since subdivision was first established. I've owned the property as 'residential' since August of 2013.

**Existing use of the subject property \***

Residential

**Dimensions of the property**

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Please refer to survey plan or site plan

**Frontage (metres) \***

21

**Area (metres squared) \***

1572

**Depth (metres) \***

55



# 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](#)

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### Are variance(s) from Zoning By-law (1995)-14864, as amended, required? \*

Yes

No

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

Section 4.5.2.1 - structure cannot exceed 70 square meters

#### Proposed \*

104 square meters (this includes the veranda and storage shed)

#### Required \*

total area square meters - structure cannot exceed 70 square meters

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

Section 4.5.1.4 - structure cannot exceed height of 3.6 meters

#### Proposed \*

5.33 meters

#### Required \*

total height meters - structure cannot exceed height of 3.6 meters

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## Variance(s) required under Zoning By-law (2023)-20790, as amended

[View the Zoning Bylaw](#)

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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 4.5.2(a) - structure total ground floor area cannot exceed 70 square meters

Proposed \*

104 square meters (this includes the veranda and storage shed)

Required \*

total area square meters - structure total ground floor area cannot exceed 70 square meters

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

Section 4.5.2(b) - structure cannot exceed height of 4.0 meters

Proposed \*

5.33 meters

Required \*

total height meters - structure cannot exceed height of 4.0 meters

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

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

With regards to total ground floor area, the 104 square meters (proposed) includes the veranda and existing storage shed. The proposed garage is 26x28 (feet) or 68 square meters. With regards to total height, I propose to use a 6/12 pitch truss to span the 28 foot width (which is visible to the street at the end of the driveway). I am proposing this 'steeper' pitch (as opposed to a 4/12 pitch) for aesthetic reasons - it will provide greater street 'appeal'. By reducing the pitch to a 4/12 pitch, the total height is 4.6 meters (I'd prefer the steeper pitch). Please see cover letter.

**Other development applications that relate to this minor variance. Has the subject land ever been the subject of:**

Official Plan Amendment

Zoning Bylaw Amendment

Plan of Subdivision

Site Plan

Building Permit

Consent

Previous Minor Variance Application

**Building Permit application number \* **

Basement development, office development, porch development.



# Committee of Adjustment Application for Minor Variance

## 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) \***

140

**Number of stories of main building \***

1

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

5.69

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

7.8

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

17.2

### 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

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

22.29

Number of stories of accessory structure \*

1

Height of accessory  
structure (metres) \*

2.74

Width of accessory  
structure (metres) \*

3.65

Length of  
accessory structure  
(metres) \*

6.10

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# Committee of Adjustment Application for Minor Variance

## 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) \*



# 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) \***

**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

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**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 \***

Robert Nixon

**Date \***

1/5/2024



**Street address \***

19 Lynwood Place

**City \***

Guelph

**Province \***

Ontario

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## Additional fees

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### 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](#)

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**I have read and understood the statements above. \***

I agree

**What email address would you like us to contact you with? \***

rhrnixon@gmail.com

# Office use only

File number

**A-11/24**

## Address

19 Lynwood Place  
Guelph, Ontario  
N1G2V9

Comments from staff

**Received January 9, 2024**