Introduction – Minor Variance

An asterisk (*) indicates a response is required

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Pre-consultation with Zoning and Planning Services staff

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

⑦ Yes
⑥ No

Was Planning Services staff consulted? *

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.

Preliminary Zoning Review form

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

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 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

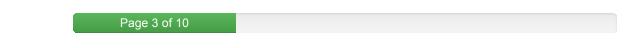
I understand that each sign must be posted at least ten (10) days before the scheduled hearing of this application and be replaced, if necessary, until the day following the hearing. *

I agree



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.

19) 658-3213		mike.watt@marann homes.com
et address *	City *	Postal code *
009 Gordon	Guelph	N1L1G7
	eet address * 009 Gordon rreet	009 Gordon Guelph

Is there an authorized agent?*

🕜 Yes

🔿 No

Agent information

Organization/company	Name *	Phone *	Email
name	Charlotte Balluch	(905) 441-4846	cballuch@gspgrou
GSP Group			p.ca
Is the agent mailing add one for the registered or			
C Yes	No		
Agent mailing address			
Street address *	City *	Province *	Postal code *
Suite 201 - 72 Victoria St S	Kitchener	Ontario	N2G 4Y9



Property information

An asterisk (*) indicates a response is required

	Page 4 of 10		
Property address			
Street number *	Street *		
60	Ontario Street		
City * 💡	Province *	Postal code	
Guelph	Ontario	N1E 3B1	

Legal Description of the property

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

Legal description of the property *

Lot 59 Registered Plan 113, City of Guelph, County of Wellington

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 *

C.1-15

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

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

СС

Date property was purchased *

5/1/2021	Ê

Is a building or structure proposed?*

Yes

Date of proposed construction *

6/26/2023

⑦ Yes
⑦ No

Is this a corner lot?*

🕞 Yes 🛛	🗇 No
---------	------

Length of time existing uses have continued *

1 year

Existing use of the subject property *

Commercial

Please refer to survey plan or site plan

Frontage (metres) *

31.8

Area (metres squared) *

332.4

Depth (metres) *

20.8



Application details

An asterisk (*) indicates a response is required

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Purpose of the application

Is the purpose of the application enlargement/extension of legal nonconforming use? *

🕞 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
	1.). #

Type of proposal (select all that apply) *

LNISUITY		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 Bylaw (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 *

6.1.3.15.1

Proposed*

permit a licensed establishment with an outdoor patio

Required*

does not permit a licensed establishment

Required* Section or table of Zoning Bylaw (1995)-14864, **Proposed*** as amended * to permit an On a corner lot in 4.6.1(i) outdoor any zone, no patio/accessory building, structure structure partially shall be located within the sight line within the sight line triangle triangle

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

Proposed *

Required*

100%

50%

4.17.1

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

4.17.2.2

Proposed *

1m

3m

Section or table of Zoning Bylaw (1995)-14864, as amended *	Proposed *	Required *
4.17.2.6	to permit an outdoor patio to be outside the building envelope	outdoor patios shall be permitted within the building envelope of the development on the site
Section or table of Zoning Bylaw (1995)-14864, as amended *	Proposed * to permit an	Required *

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,	Proposed *	Required *
as amended * Table 8.1	to permit a licensed establishment with an outdoor patio	does not permit a licensed establishment in the CC Zone
Section or table of Zoning Bylaw (2023)-20790,	Proposed *	Required *
as amended * 4.6.1(i)	To permit an outdoor patio/accessory structure partially within the site line triangle	On a corner lot, no building or structure shall be located within the sight line triangle
Section or table of Zoning Bylaw (2023)-20790,	Proposed *	Required *
as amended * 4.13.1	1m	3m
Section or table of Zoning Bylaw (2023)-20790, as amended *	Proposed *	Required *
4.13.1 (f)	Outdoor patio to be located outside the required building setbacks of the CC zone	Outdoor patios shall comply with the building setbacks of the zone
Section or table of Zoning Bylaw (2023)-20790, as amended *	Proposed *	Required *

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

Please describe the reasons why the variance(s) are needed * 😯
The variances are needed to facilitate the addition of an outdoor patio space as an extension of the existing uses within the building on site.

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

Cofficial Plan Amendment	Zoning Bylaw Amendment
Plan of Subdivision	Site Plan
Building Permit	Consent
Previous Minor Variance Application	
Previous Minor Variance Applicati reference/application number *	on

8)

A-26/21



Building information

An asterisk (*) indicates a response is required

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Existing buildings and structures

Main building (dwelling and building)

Gross floor area of main building (square metres) *	Number of stories of main building *	
166.42		
Height of the main building (metres) *	Width of the main building (metres) *	Length of the main building (metres) *
4	17.14	9.51

Additional existing buildings

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

C Yes

🕞 No



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) *

Accessory structure	
---------------------	--

Building addition

Porch

Deck

C Other

Proposed deck

Gross floor area of proposed deck (square metres) *	Height of deck (metres) *	Width of deck (metres) *
41.6	0.5	7.2

Length of deck (metres) *

13.2



Setbacks, access and services

An asterisk (*) indicates a response is required

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Setbacks for all Buildings and Structures

A setback is the distance from a property line to the nearest wall/structure/building.

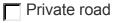
Existing	
Front setback (metres) *	Rear setback (metres) *
1	1.2
Exterior setback (metres) *	Interior setback (metres) *
1	1.2
Proposed Front setback (metres) *	Rear setback (metres) *
1	1.2
Exterior setback (metres) *	Interior setback (metres) *
1	1.2

Type of Access to the Subject Lands

Type of Access to the Subject Lands (check all that apply) *

Provincial highway

Municipal road



Water

sewer

Other

Types of Municipal Services

Types of Municipal Service (check all that apply)

Water

Sanitary Storm sewer



Summary and review

An asterisk (*) indicates a response is required

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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 *		Date *
Charlotte Balluch		5/9/2023
Street address *	City *	Province *
72 Victoria St S Suite 201	Kitchener	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 *	Date *	
Charlotte Balluch	5/9/2023	

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? *

cballuch@gspgroup.ca

Office use only

File number

A-32/23

Address

60 Ontario Street Guelph, Ontario N1E 3B1

Comments from staff

Received May 9, 2023