

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

Property information

An asterisk (*) indicates a response is required

Property address

Street number *

Street *

City * ?

Province *

Postal code

Legal Description of the property

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

Legal description of the property *

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

Official Plan Designation – Land Use *

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

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

Date property was purchased *

6/29/2018



Is a building or structure proposed? *

Yes

No

Date of proposed construction *

10/7/2024



Is this a vacant lot? *

Yes

No

Date existing buildings or structures were built *

9/10/1890



Length of time existing uses have continued *

Entire life of house

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

20.4

Area (metres squared) *

1211.3

Depth (metres) *

40.8



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Application details

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Purpose of the application

Is the purpose of the application enlargement/extension of legal non-conforming use? *

- No
- Yes

Purpose of the application *



- new building
- fence height
- building addition
- additional use
- accessory structure
- variance(s) related to a consent application
- accessory apartment
- other

Type of proposal (select all that apply) *

- Existing
- Proposed

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

TABLE 5.1.2 – Regulations Governing R.1 Zones

Proposed *

3.2m

Required *

7.5m

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

Proposed *

Required *

3.2m

7.5m

Table 6.3: RL.1 and RL.2 single detached dwelling/ multi-unit buildings (3 units) setback regulations

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

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

The design accounts for multiple additions to the existing residential dwelling unit that cannot be reduced/setback to function with the proposed design. There is an existing house addition that is proposed to be removed to make way for a new addition is larger and encroaches more on the rear yard lot line than what is proposed. The design cannot function within the necessary bylaws while allowing the layout of the design to function as intended.

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



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Building information

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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 *

Height of the main building (metres) *

Width of the main building (metres) *

Length of the main building (metres) *

Additional existing buildings

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

- Yes
- No



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Building information (continued)

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Proposed buildings and structures

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

- Accessory structure
- Building addition
- Deck
- Porch
- Other

Proposed building addition

Gross floor area of proposed building addition (square metres) *

Number of stories of proposed building addition *

Height of building addition (metres) *

Width of building addition (metres) *

Length of building addition (metres) *

Proposed deck

Gross floor area of proposed deck (square metres)

*

8.3

Height of deck (metres)

*

.5

Width of deck (metres)

*

4.5

**Length of deck
(metres) ***

1.8



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Setbacks, access and services

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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) *

Proposed

Front setback (metres) *

Rear setback (metres) *

Type of Access to the Subject Lands

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

- Provincial highway
- Private road
- Other
- Municipal road
- Water

Types of Municipal Services

Types of Municipal Service (check all that apply)

Water

Sanitary

Storm

sewer

sewer

Office use only

File number

A-73/24

Address

84 Forbes Avenue
Guelph, Ontario
N1G 1G4

Comments from staff

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