

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



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

Property address

Street number *

306 and 302

Street *

Edinburgh Road South

City * ?

Guelph

Province *

Ontario

Postal code

N1G 2K4

Legal Description of the property

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

Legal description of the property *

#302: Block A, Plan 620; Part of Lot 4, Concession 3, Division G, as in RO717053; Geographic Township of Guelph, City of Guelph
#306: Part of Lot 4, Concession 3, Division G, as in ROS576158; City of Guelph

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

Official Plan Designation – Land Use *

Low Density Residential

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

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

Residential RL.1

Date property was purchased *

3/31/2025



Is a building or structure proposed? *

Yes

No

Date of proposed construction *

4/15/2025



Is this a vacant lot? *

Yes

No

Date existing buildings or structures were built *

11/4/1960



Length of time existing uses have continued *

Decades

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

8.3

Area (metres squared) *

406

Depth (metres) *

48.7



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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

Please specify variance(s) *

Minor Variance Application for Severance #7

Please specify if this minor variance application relates to the severed or retained parcel *

- severed parcel
- retained parcel

Type of proposal (select all that apply) *

- Existing
- Proposed

Variance(s) required under City of Guelph Zoning By-law

[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 *

Maximum width of attached garage for a semi-detached dwelling - Table 5.9, Row 1 – Under Appeal

Proposed *

50% of lot frontage or 5.0m, whichever is less

Required *

50% of lot frontage or 5.0m, whichever is less

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

Maximum driveway width for a semi-detached dwelling - Table 5.10, Row 1 – Under Appeal

Proposed *

60% of lot frontage or 5.0m, whichever is less

Required *

60% of lot frontage or 5.0m, whichever is less

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

Garage Location - Section 5.11.2 – Under Appeal

Proposed *

Attached garage shall not project beyond the main front wall of the first storey. Where a roofed porch is provided, the attached garage may be located ahead of the main front wall, to a maximum projection of 2m

Required *

Attached garage shall not project beyond the main front wall of the first storey. Where a roofed porch is provided, the attached garage may be located ahead of the main front wall, to a maximum projection of 2m

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

Proposed *

Required *

Minimum Garage Floor Area - Table 5.2, Row 1, Additional Regulation 1 – Under Appeal

Minimum 20m2

Minimum 20m2

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

Proposed *

Required *

Minimum Number of Parking Spaces for a Semi-Detached Dwelling - Table 5.3, Row 14 – Under Appeal

1 Space Per Unit

1 Space Per Unit

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

Proposed *

Required *

Residential Intensification – Section 4.12 – Under Appeal

Section 4.12

Complies

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

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

A severance application is being applied for on the subject property to create a new parcel for urban residential purposes, and minor variances are required for the Severed and Retained Parcels to address a few sections of the 2023 By-law that are under appeal. Please see the covering letter for more details.

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 type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Consent |
| <input checked="" type="checkbox"/> Previous Minor Variance Application | |

Consent reference/application number * 

Severance applications being submitted
simultaneously

**Previous Minor Variance Application
reference/application number ***



Additional variance applications being applied for
simultaneously



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) *

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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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) *

18.6

Rear setback (metres) *

15.6

Proposed

Front setback (metres) *

11.0

Rear setback (metres) *

18.5

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-102/24

Address

306 and 302 Edinburgh Road South
Guelph, Ontario
N1G 2K4

Comments from staff

Received November 11, 2024