

# 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](mailto: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

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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

## Property information

An asterisk (\*) indicates a response is required

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### Property address

**Street number \***

493

**Street \***

Victoria Road North

**City \*** ?

Guelph

**Province \***

Ontario

**Postal code**

N1E 5K1

### Legal Description of the property

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

**Legal description of the property \***

Part of Block A, Plan 592; Part 2 of Plan 61R-745

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

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

Medium 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 \***

RM.6

**Date property was purchased \***

1/24/2023



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

Yes

No

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

Yes

No

**Date existing buildings or structures were built \***

1/1/1980



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

Approximately 45 years

**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) \***

25.9

**Area (metres squared) \***

3429.99

**Depth (metres) \***

111.04



# 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? \*

- 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 \*

To allow interior renovations that will increase the number of units

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 \*

Proposed \*

Required \*

Table 6.29 Buffer Strips

0.6 m

3.0m

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

Proposed \*

Required \*

Table 5.3

39

44

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

Proposed \*

Required \*

Table 6.29 Landscape area Minimum

31.5% (1081.02 m2)

40% (1371.99 m2)

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

Proposed \*

Required \*

Table 5.7 long term bicycle parking

0

31

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

Proposed \*

Required \*

5.4.2.4 of 1995-14864 still in effect for Amenity Space

636.94

710

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

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

Reasons are provided in the covering letter included with this application submission.

**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 type="checkbox"/> Consent                |
| <input type="checkbox"/> Previous Minor Variance Application |   |



# 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) \***

1204

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

3

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

11.07

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

12.94

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

33.55

#### Additional existing buildings

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

Yes

No





# Committee of Adjustment Application for Minor Variance

## Setbacks, access and services

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### Existing

**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 sewer
- Storm sewer

# Office use only

File number

**A-90/24**

## Address

493 Victoria Road North  
Guelph, Ontario  
N1E 5K1

Comments from staff

**Received October 18, 2024**