

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 *

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 *

1/7/2021



Is a building or structure proposed? *

Yes

No

Date of proposed construction *

4/1/2025



Is this a vacant lot? *

Yes

No

Date existing buildings or structures were built *

1/1/1925



Length of time existing uses have continued *

100+

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

1

Area (metres squared) *

303.3

Depth (metres) *

32.44



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 *



- | | |
|---|--|
| <input type="checkbox"/> new building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> fence height | <input checked="" type="checkbox"/> variance(s) related to a consent application |
| <input checked="" type="checkbox"/> building addition | <input type="checkbox"/> accessory apartment |
| <input type="checkbox"/> additional use | <input type="checkbox"/> other |

Please specify variance(s) *

Minor variance application for severance

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 *

Table 5.9 Row 1 (under appeal)

Proposed *

a maximum attached garage width of 50% of the lot frontage or 5 metres, whichever is less, for the proposed semi-detached dwelling

Required *

a maximum attached garage width of 50% of the lot frontage or 5 metres, whichever is less, for the proposed semi-detached dwelling

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

Table 5.10 Row 1 (under appeal)

Proposed *

a maximum residential driveway width of 60% of the lot frontage or 5 metres, whichever is less, for the proposed semi-detached dwelling

Required *

a maximum residential driveway width of 60% of the lot frontage or 5 metres, whichever is less, for the proposed semi-detached dwelling

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

Table 5.3 Row 14 (under appeal)

Proposed *

a minimum of 1 parking space per semi-detached dwelling unit.

Required *

a minimum of 1 parking space per semi-detached dwelling unit.

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

Proposed *

Required *

Table 4.1 Row 5

0.05m -0.09m and ability to add an eavetrough

maximum projection of 0.8 m for eaves in the 1.2 m required interior side yard with no minimum setback requirement to the lot line

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.

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

Building Permit application number * ?

2100016500001 BRR, 2100016500000 BRR

Consent reference/application number * ?

Severance application being submitted simultaneously

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



Additional variance application being applied for simultaneously



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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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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) *

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-11/25

Address

79 Northumberland Street
Guelph, Ontario
N1H 3A7

Comments from staff

Received January 3, 2025