

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

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Property address

Street number *

76

Street *

Wyndham Street Sou

City * ?

Guelph

Province *

Ontario

Postal code

N1E 5R4

Legal Description of the property

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

Legal description of the property *

Parts of Lot 7 and 8, Registered Plan 306, City of Guelph

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

Official Plan Designation – Land Use *

Residential 1 (Downtown Secondary Plan)

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

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

RL.1

Date property was purchased *

6/1/2020



Is a building or structure proposed? *

Yes

No

Date of proposed construction *

4/1/2026



Is this a vacant lot? *

Yes

No

Date existing buildings or structures were built *

11/1/1975



Length of time existing uses have continued *

Residential House is currently being rented out to students; Larger Accessory Building on site has been vacant since June 2024.

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

58.3

Area (metres squared) *

1455.5

Depth (metres) *

34.6



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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 *

Application to sever existing property into two (2) residential lots.

Please specify variance(s) *

Minimum Front Yard, Minimum Rear Yard & Minimum Driveway/Lot Line Setback

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 6.3. - (A) Minimum Front Yard

Proposed *

4.5m

Required *

6.0m

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

Table 6.3. - (D) Minimum Rear Yard

Proposed *

3.75m

Required *

7.5m

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

Table 6.2 - Minimum Setback between Driveway and Lot Line

Proposed *

0m (No Setback)

Required *

0.5m

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

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

Half of the proposed severed site will only have a site depth of 14m, only 11m when factoring in road allowance. Variances are required to allow for a viable apartment building to be constructed on the site which also meets OBC requirements. Changing minimum Front Yard setback to 4.5m and minimum Rear Yard setback to 3.75m will allow for a larger building and more usable floor space on Lot #2.

Parking Lot will be shared between both buildings and driveway/drive aisle and will be centred on the property line separating the severed and retained properties.

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Official Plan Amendment | <input checked="" 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 | |

Official Plan Amendment reference/application number *



OZS19-13

Zoning Bylaw Amendment reference/application number *



OZS19-13



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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

Select the buildings or structures that are on the subject property? (check all that apply) *

- Accessory structure
- Porch
- Deck
- Other

Accessory structure

Gross floor area of accessory structure (square metres) *

54.6

Number of stories of accessory structure *

1

Height of accessory structure (metres) *

3.5

Width of accessory structure (metres) *

6.75

Length of accessory structure (metres) *

8.1

Gross floor area of accessory structure (square metres) *

34.8

Number of stories of accessory structure *

1

Height of accessory structure (metres) *

3.5

Width of accessory structure (metres) *

4.3

Length of accessory structure (metres) *

8.1

Porch

Gross floor area of porch (square metres) *

4.6

Number of stories of porch *

1

Height of porch
(metres) *

0.6

Width of porch
(metres) *

3.0

Length of porch
(metres) *

1.5



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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) *

5.45

Rear setback (metres) *

21.0

Proposed

Front setback (metres) *

4.5

Rear setback (metres) *

3.75

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-3/25

Address

76 Wyndham Street South
Guelph, Ontario
N1E 5R4

Comments from staff

Received November 21, 2024