

# 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

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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 \***

42

**Street \***

Bristol Street

**City \*** ?

Guelph

**Province \***

Ontario

**Postal code**

N1H 3L6

### Legal Description of the property

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

**Legal description of the property \***

Reg. Plan 248, Lot 9 & Part of Lot 8

[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 \*

RL.1, Older Built-up Overlay and Special Policy Overlay

Date property was purchased \*

3/14/2017

Is a building or structure proposed? \*

☐ Yes ☒ No

Is this a vacant lot? \*

☐ Yes ☒ No

Date existing buildings or structures were built \*

1/1/1918

Length of time existing uses have continued \*

107 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) *	Area (metres squared) *	Depth (metres) *
15.02	448.06	30.48



# 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

**In addition to the application for extension/enlargement of a Legal Non-conforming Use, is a minor variance(s) required? \***

- ☒ Yes  
☐ No

**Purpose of the application \***



- |   |   |
|---|---|
| <input type="checkbox"/> new building                 | <input type="checkbox"/> accessory structure                          |
| <input type="checkbox"/> fence height                 | <input 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  |

**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 \*

4.7.6, 4.7.6A

Proposed \*

An uncovered front porch not more than 1.2m above finished grade to project 4.2m into the required front yard with a 0m setback to the front lot line.

Required \*

4.7.6 Permitted yard projections for an Uncovered porch not more than 1.2 m above finished grade Table 4.7.6A Permits a maximum front yard projection of 3m into the Required front yard with a minimum setback of the porch and stairs of 0.8m to the lot lines. The required front yard setback for 42 Bristol St is 4.2m (the average of the neighbouring properties as this property is within the Older Built-up Overlay)

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

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

Current stairs to the front (main) door into home are not up to code, they do not have a landing, which makes them dangerous to use and difficult to insure the house. The uncovered front porch being proposed would allow people to safely enter and exit the home from both the sidewalk and the driveway, as well as give the home owners an area to be neighbourly social.

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

Building Permit application number \* 

24 006474 000 00 BRD



# Committee of Adjustment Application for Minor Variance

## Building information

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## Existing buildings and structures

### Main building (dwelling and building)

Gross floor area of main building (square metres) \*

93

Number of stories of main building \*

2

Height of the main building (metres) \*

6

Width of the main building (metres) \*

6

Length of the main building (metres) \*

12

## 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) \*

39.1

Number of stories of accessory structure \*

1

Height of accessory structure (metres) \*

4.1

Width of accessory structure (metres) \*

4.3

Length of accessory structure (metres) \*

9.1

Deck

Gross floor area of deck (square metres) \*

27

Number of stories of deck \*

0

Height of deck (metres) \*

1.3

Width of deck (metres) \*

5.5

Length of deck (metres) \*

4.9



# Committee of Adjustment Application for Minor Variance

## Setbacks, access and services

An asterisk (\*) indicates a response is required

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### Existing

Front setback (metres) \*

0

Rear setback (metres) \*

12.5

### Type of Access to the Subject Lands

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

- |   |  |
|---|--|
| <input type="checkbox"/> Provincial highway | <input checked="" type="checkbox"/> Municipal road |
| <input type="checkbox"/> Private road       | <input checked="" type="checkbox"/> Water          |
| <input type="checkbox"/> Other              |  |

### Types of Municipal Services

Types of Municipal Service (check all that apply)

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Sanitary<br>sewer | <input checked="" type="checkbox"/> Storm<br>sewer |
|---|---|--|

# Office use only

File number

**A-30/25**

## Address

42 Bristol Street  
Guelph, Ontario  
N1H 3L6

Comments from staff

**Originally received: February 11, 2025**  
**Considered complete: March 3, 2025**