

# 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 \***

71

**Street \***

Ferndale Avenue

**City \* ?**

Guelph

**Province \***

Ontario

**Postal code**

N1E 1B6

### Legal Description of the property

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

**Legal description of the property \***

Lot 16, registered plan 592

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

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

Canada

[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 \*

8/31/2017



Is a building or structure proposed? \*

☒ Yes

☐ No

Date of proposed construction \*

5/1/2025



Is this a vacant lot? \*

☐ Yes

☒ No

Date existing buildings or structures were built \*

5/11/1972



Length of time existing uses have continued \*

53

Existing use of the subject property \*

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) \*

15.55

Area (metres squared) \*

521.39

Depth (metres) \*

33.53



# 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 checked="" type="checkbox"/> accessory structure               |
| <input type="checkbox"/> fence height      | <input type="checkbox"/> variance(s) related to a consent application |
| <input 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 \*

Proposed \*

Required \*

4.5.1 b) i)

34.5%

30%

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

Proposed \*

Required \*

4.5.2 b)

4.25m

4.0m

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

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

The variances are needed to meet our storage requirements.

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

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## Existing buildings and structures

### Main building (dwelling and building)

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

97.55

Number of stories of main building \*

1

Height of the main building (metres) \*

4.13

Width of the main building (metres) \*

7.62

Length of the main building (metres) \*

12.80

## 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) \*

32.51

Number of stories of accessory structure \*

1

Height of accessory structure (metres) \*

3.05

Width of accessory structure (metres) \*

5.33

Length of accessory structure (metres) \*

6.10

Gross floor area of accessory structure (square metres) \*

9.39

Number of stories of accessory structure \*

1

Height of accessory structure (metres) \*

2.54

Width of accessory structure (metres) \*

3.73

Length of accessory structure (metres) \*

2.51





# Committee of Adjustment Application for Minor Variance

## 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) \*

7.93

Rear setback (metres) \*

0.6

#### Proposed

Front setback (metres) \*

7.93

Rear setback (metres) \*

1.2

### 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 type="checkbox"/> Water                     |
| <input type="checkbox"/> Other              |  |

### Types of Municipal Services

**Types of Municipal Service (check all that apply)**

- ☒ Water
- ☒ Sanitary  
sewer
- ☒ Storm  
sewer

# Office use only

File number

**A-31/25**

## Address

71 Ferndale Avenue  
Guelph, Ontario  
N1E 1B6

Comments from staff

**Originally received: March 2, 2025**  
**Considered complete: March 5, 2025**