

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



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Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

27

Street *

Alice Street

City * ?

Guelph

Province *

Ontario

Postal code

N1N 1N1

Legal Description of the property

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

Legal description of the property *

REFERENCE PLAN 61R-22686
PART 2

[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.2

Date property was purchased *

3/1/2022



Is a building or structure proposed? *

☐ Yes

☒ No

Is this a vacant lot? *

☐ Yes

☒ No

Date existing buildings or structures were built *

11/1/2024



Length of time existing uses have continued *

semi-detached dwelling currently under construction

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

8.89

Area (metres squared) *

275.25

Depth (metres) *

30.98



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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 *



- | | |
|--|---|
| <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 type="checkbox"/> building addition | <input type="checkbox"/> accessory apartment |
| <input type="checkbox"/> additional use | <input checked="" type="checkbox"/> other |

Please specify *

Requesting to permit an open roofed porch (front yard) to exceed 1 storey in height (proposed on the second storey) AND Requesting to permit an uncovered porch (rear yard) above 1.2 m on the second storey of the building (the first storey at grade is the main floor) on both 25 and 27 Alice Street.

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 4.7.5 Permitted Yard Projections

Proposed *

Permit an open roofed porch to exceed 1 storey in height (proposed on the second storey)

Required *

Open roofed porch not exceeding 1 storey in height

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

Table 4.7.7 Permitted Yard Projections

Proposed *

Permit an uncovered porch above 1.2 m on the second storey of the building (the first storey at grade is the main floor).

Required *

Uncovered porch above 1.2 m to a maximum height not exceeding the main floor

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

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

Given GRCA Regulations, the applicant was required to raise the basement finished floor elevation to above 315.1 (Geodetic - Regulatory Flood Level). This basement finished floor level is approximately at ground level thereby defining the basement floor as the first storey of the semi-detached dwelling. What should have been the 1st storey is now defined as a 2nd storey according to Guelph's Zoning By-law and the basis for requesting a minor variance.

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 checked="" 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 type="checkbox"/> Previous Minor Variance Application | |

Zoning Bylaw Amendment reference/application number *



File : OZS23-004 - By-law (2023)-20826

Building Permit application number *

24 004104 000

Consent reference/application number *

B-20/23



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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) *

375.42

Number of stories of main building *

3

Height of the main building (metres) *

10.97

Width of the main building (metres) *

7.68

Length of the main building (metres) *

18.12

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

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Existing

Front setback (metres) *

6.4

Rear setback (metres) *

7.31

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)

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

Office use only

File number

A-33/25

Address

27 Alice Street
Guelph, Ontario

Comments from staff

Originally received: February 28, 2025
Considered complete: March 5, 2025