

Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: May 6, 2020	Folder #: A-26/20
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:			
Address of Property:	49 Lynwood Ave., Guelph, ON N1G 2V8		
Legal description of property (registered plan number and lot number or other legal description):	Lot 19, Plan 432 Guelph		
REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)			
Name:	Vahid Tabatabaei- Khorasgani		
Mailing Address:	26 Leno Mills Ave.		
City:	Richmond Hill, ON	Postal Code:	L4S 1J6
Home Phone:		Work Phone:	416-822-7901
Fax:		Email:	vtabai2@gmail.com
AGENT INFORMATION (If Any)			
Company:			
Name:	S. Hamid Tabatabaei-Khorasgani		
Mailing Address:	192 Woodspring Ave.		
City:	Newmarket	Postal Code:	L3X 3J4
Work Phone:		Mobile Phone:	416-731-4907
Fax:		Email:	hamidtabai@yahoo.com

Official Plan Designation: Lot19 Plan 432, Guelph Low density Residential	Current Zoning Designation: Residential R.1B
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

There is an existing accessory apartment to be legalized. The area is 86 m² which is 6m² more than zoning bylaw of 80 m² (Ref.4.15.zoning Bylaw 1995-14864). percentage of accessory apartment vs. the entire area= 39%

Require relief from 4.15.1.5 zoning bylaw 1995-14864)

Why is it not possible to comply with the provision of the by-law? (your explanation)

No, Due to access and laundry requirements

PROPERTY INFORMATION

Date property was purchased:	2017	Date property was first built on:	1960
Date of proposed construction on property:	Existing	Length of time the existing uses of the subject property have continued:	3 yrs.

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Residential

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Residential

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 56.7 m Depth: 56.8 m Area: 1486 m²

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED No change		
Main Building			Main Building		
Gross Floor Area:	225.03 m ²		Gross Floor Area:	225.03 m ²	
Height of building:	6.7 m		Height of building:	6.7 m	
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
Attached <input checked="" type="checkbox"/>	Detached <input type="checkbox"/>		Attached <input checked="" type="checkbox"/>	Detached <input type="checkbox"/>	
Width:	3.24m		Width:	3.24 m	
Length:	6.73m		Length:	6.73 m	
Driveway Width:	5.4 m		Driveway Width:	5.4 m	
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: Deck 2.44X10 m			Describe details, including height: Deck 2.44X10 m		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED No change		
Front Yard Setback:	15.43 M		Front Yard Setback:	15.43 M	
Exterior Side Yard (corner lots only)	N/A M		Exterior Side Yard (corner lots only)	N/A M	
Side Yard Setback:	Left: M 8.86	Right: M 11.10	Side Yard Setback:	Left: M 8.86	Right: M 11.10
Rear Yard Setback	27 M		Rear Yard Setback	27 M	

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20000686RX
Consent	<input type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input type="checkbox"/>	<input type="checkbox"/>	

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

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 my 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 myself, my agents, consultants and solicitors, will be part of the public record and will also be 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 ext. 2349.

PERMISSION TO ENTER

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.

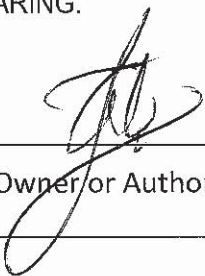
POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.




Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Vahid Tabatabaei-Khojastegani, of the City/Town of Richmond Hill in County/Regional Municipality of York, solemnly

declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.



Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of

Wellington this 20 day of May, 2020.



Commissioner of Oaths

JUAN ANTONIO da SILVA CABRAL
A Commissioner etc. Province of Ontario for
The Corporation of the City of Guelph
Expires July 19, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

Vahid Tabatabaei-Khorasgani

[Organization name / property owner's name(s)]

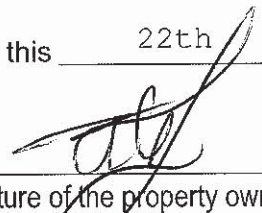
of 49 Lynwood Ave., Guelph, ON N1G 2V8

(Legal description and/or municipal address)

hereby authorize S. Hamid Tabatabaei- Khorasgani
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 22th day of April 2020.



(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.