

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: March 10, 2020	Folder #: A-20/20
	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: 128 Starwood Drive

Legal description of property (registered plan number and lot number or other legal description):

Guelph Con 3 Div C Part Lot 4 RP 61R21038 Parts 5 and 7

OWNER(S) INFORMATION:

Name: Lee Piccoli, 1449019 Ontario Inc.
Mailing Address: 500 Hanlon Creek Blvd.
City: Guelph Postal Code: N1C 0A1
Home Phone: 519-826-6700 Work Phone: _____
Fax: _____ Email: _____

AGENT INFORMATION (If Any)

Company: Fusion Homes
Name: Sarah Faria
Mailing Address: 500 Hanlon Creek Blvd.
City: Guelph Postal Code: N1C 0A1
Work Phone: 519-826-6700 Mobile Phone: _____
Fax: _____ Email: sfaria@fusionhomes.com

Official Plan Designation: Low Density Residential	Current Zoning Designation: R.1D
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

This lot is intended to be used as a temporary gravel parking lot for the model home on the adjacent lot on 43 Everton Drive. Fusion Home is seeking relief from S. 5.1.1 of the zoning by-law to permit a temporary parking area whereas a temporary parking area is not one of the permitted uses in an R.1 zone. The parking lot will contain 9 parking spaces on a gravel lot with a pathway and steps crossing the lot line to the adjacent model home lot. An accessible parking space will be provided on the model home driveway. The model home driveway will be paved and provide the closest spot to the entrance. The accessible spot in the driveway of the model home is 4.4m wide with a slope of 5 and is in compliance with the City's Facility Accessible Design Manual.

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

The proposed installation of a temporary parking area will be a temporary use intended to aid in the sale of new houses in the Cityview subdivision. After the temporary use has fulfilled its need, the site will be restored and used in compliance with the zoning by law.

PROPERTY INFORMATION

Date property was purchased:	July 21, 2017	Date property was first built on:	October 2019
Date of proposed construction on property:	June 2020	Length of time the existing uses of the subject property have continued:	

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

Temporary sales trailer and parking area

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

Temporary parking area

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

Frontage: 21.704m Depth: 35.202m Area: 7220 square m

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	154.12m ²		Gross Floor Area:	0	
Height of building:	1 storey		Height of building:	0	
Garage/Carport (if applicable) N/A			Garage/Carport (if applicable) N/A		
Attached <input type="checkbox"/> Detached <input type="checkbox"/>			Attached <input type="checkbox"/> Detached <input type="checkbox"/>		
Width:			Width:		
Length:			Length:		
Driveway Width:			Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck) N/A			Accessory Structures (Shed, Gazebo, Pool, Deck) N/A		
Describe details, including height:			Describe details, including height: Parking Lot for 4 parking spaces		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	0	M	Front Yard Setback:	N/A	M
Exterior Side Yard (corner lots only)	3.9m	M	Exterior Side Yard (corner lots only)	N/A	M
Side Yard Setback:	Left: M Right: M	M	Side Yard Setback:	Left: N/A M Right: N/A	M
Rear Yard Setback	3.3m	M	Rear Yard Setback	N/A	M

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)	
Provincial Highway <input type="checkbox"/>	Municipal Road <input checked="" type="checkbox"/> Private Road <input type="checkbox"/> Water <input type="checkbox"/> Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)	
Water <input type="checkbox"/>	Sanitary Sewer <input type="checkbox"/> Storm Sewer <input type="checkbox"/>
If not available, by what means is it provided: N/A	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-20-0105
Building Permit	<input type="checkbox"/>	<input type="checkbox"/>	
Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18-038

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 Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

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

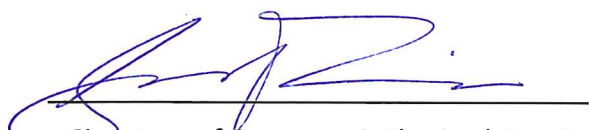
This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

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.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

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.

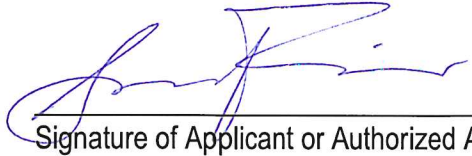


Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Sarah Faria, of the City/Town of
Guelph in County/Regional Municipality of Wellington, 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.



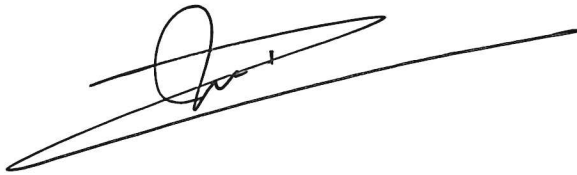
Signature of Applicant or Authorized Agent

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 9 day of March, 20 20.



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)

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.