



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

14

Street *

Penni Place

City * ?

Guelph

Province *

Ontario

Postal code

N1H 7L2

Legal Description of the property

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

Legal description of the property *

Lot 50 and Part of Lot 51, Plan 666, Registered plan 61R1876 PART 1

[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 *

(2023)-20790, as amended: Low Density Residential 1 (RL.1) Zone

Date property was purchased *

7/24/2024



Is a building or structure proposed? *

☐ Yes

☒ No


Is this a vacant lot? *

☐ Yes

☒ No

Date existing buildings or structures were built *

1/1/1980



Length of time existing uses have continued *

25 years

Existing use of the subject property *

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

12.09

Area (metres squared) *

753

Depth (metres) *

46.5



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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 *

In ground pool installed by previous owners without a permit. In use for more than 20 years.

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 *

4.5.4 (b) Pool minimum setback

1.19m

1.5m

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

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

In ground swimming pool in use for more than 20 years. Not possible to move.

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



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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) *

170

Number of stories of main building *

2

Height of the main building (metres) *

6.2

Width of the main building (metres) *

12

Length of the main building (metres) *

15

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

☐ Deck

☐ Porch

☒ Other

Other

Please specify

Type of structure *

Prefab shed

Gross floor area of structure (square metres) *

4.62

Number of stories of structure *

1

Height of structure (metres) *

2.3

Width of structure (metres) *

2.15

Length of structure (metres) *

2.15



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Setbacks, access and services

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Existing

Front setback (metres) *

29.9

Rear setback (metres) *

2.07

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-67/25

Address

14 Penni Place
Guelph, Ontario
N1H 7L2

Comments from staff

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