



# Committee of Adjustment Application for Minor Variance

## Property information

An asterisk (\*) indicates a response is required

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### Property address

**Street number \***

279

**Street \***

Kathleen Street

**City \*** ?

Guelph

**Province \***

Ontario

**Postal code**

N1H 4Y7

### Legal Description of the property

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

**Legal description of the property \***

Part of Lot 28 and Part of Lot 27, Plan 264

[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 \***

RL1

Date property was purchased \*

11/22/2017



Is a building or structure proposed? \*

☐ Yes

☒ No


Is this a vacant lot? \*

☐ Yes

☒ No

Date existing buildings or structures were built \*

12/17/1969



Length of time existing uses have continued \*

56 years

Existing use of the subject property \*

Residential

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *	Area (metres squared) *	Depth (metres) *
<div>15.24</div>	<div>492.25</div>	<div>32.30</div>



# 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 checked="" 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 \*

variance for site back

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 *
<div>4.5.1</div>	<div>.41 m</div>	<div>.6 m</div>

Section or table of Zoning Bylaw (2023)-20790, as amended *	Proposed *	Required *
<div>4.5.1</div>	<div>.41 m</div>	<div>.6m</div>

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Section or table of Zoning Bylaw (2023)-20790, as amended *	Proposed *	Required *
<div>4.5.1</div>	<div>.41m</div>	<div>.6m</div>

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

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

The setback at the rear and side of my storage shed is 0.41 m, whereas according to Zoning By-law 2023, it should be 0.6 m from the property lines.

**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

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### Existing buildings and structures

#### Main building (dwelling and building)

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

72.93

Number of stories of main building \*

1

Height of the main building (metres) \*

2.5

Width of the main building (metres) \*

8.78

Length of the main building (metres) \*

7.72

### 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

Deck

Gross floor area of deck (square metres) \*

32.5

Number of stories of deck \*

1

Height of deck (metres) \*

0.17

Width of deck (metres) \*

8.78

Length of deck (metres)

3.7

Other

Please specify

Type of structure \*

Addition to basement walk out

Gross floor area of structure (square metres) \*

40.82

Number of stories of structure \*

1

Height of structure (metres) \*

2.4

Width of structure (metres) \*

8.78

Length of structure (metres) \*

4.65

Type of structure \*

Shed Existing

Gross floor area of structure (square metres) \*

6.25

Number of stories of structure \*

1

Height of structure (metres) \*

2

Width of structure (metres) \*

2.5

Length of structure (metres) \*

2.5

Type of structure \*

pool in ground

Gross floor area of structure (square metres) \*

50

Number of stories of structure \*

1

Height of structure (metres) \*

0

Width of structure (metres) \*

5.80

Length of structure (metres) \*

8.6





# Committee of Adjustment Application for Minor Variance

## Building information (continued)

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### Proposed buildings and structures

**Add a proposed building or structure (check all that apply) \***

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Accessory structure | <input type="checkbox"/> Building addition |
| <input type="checkbox"/> Deck                           | <input type="checkbox"/> Porch             |
| <input type="checkbox"/> Other                          |  |

### Proposed accessory structure

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

29.7

**Number of stories of the proposed accessory structure \***

1

**Height of proposed accessory structure (metres) \***

2.5

**Width of proposed accessory structure (metres) \***

9.75

**Length of proposed accessory structure (metres) \***

3.05



# Committee of Adjustment Application for Minor Variance

## Setbacks, access and services

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### Existing

Front setback (metres) \*

6.1

Rear setback (metres) \*

13.8

### 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<br>sewer | <input checked="" type="checkbox"/> Storm<br>sewer |
|---|---|--|

# Office use only

File number

**A-68/25**

## Address

279 Kathleen Street  
Guelph, Ontario  
N1H 4Y7

Comments from staff

**Application received on June 5, 2025**  
**Determined Complete June 11, 2025**