



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

Page 4 of 10

Property address

Street number *

107-109

Street *

Waterloo Avenue

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 *

Lots 2&3, Registered Plan 314, City of Guelph

[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.4

Date property was purchased *

12/20/2024



Is a building or structure proposed? *

☒ Yes

☐ No

Date of proposed construction *

6/2/2025




Is this a vacant lot? *

☐ Yes

☒ No

Date existing buildings or structures were built *

6/30/2024



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) *

24.38

Area (metres squared) *

743

Depth (metres) *

30.48



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Application details

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Page 5 of 10

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

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 * <div>Table 6.21 (C) which requires a minimum interior side yard of 3.0 m</div>	Proposed * <div>2.38 m setback from stairwell projection to lot line</div>	Required * <div>3.0 m side yard</div>
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Section or table of Zoning Bylaw (2023)-20790, as amended * <div>Table 6.21 (D) which requires a 3.0 m buffer strip</div>	Proposed * <div>2.38 m setback from stairwell projection to lot line</div>	Required * <div>3.0 m buffer strip</div>
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Section or table of Zoning Bylaw (2023)-20790, as amended * <div>Table 6.21 (D) which requires a 3.0 m buffer strip</div>	Proposed * <div>1.67 m setback from W.C.ramp landing stair to lot line</div>	Required * <div>3.0 m buffer strip</div>
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Section or table of Zoning Bylaw (2023)-20790, as amended * <div>Table 6.21 (D) which requires a 3.0 m buffer strip</div>	Proposed * <div>Concrete path to base of W.C. ramp within buffer strip</div>	Required * <div>3.0 m buffer strip</div>
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Why is it not possible to comply with the Zoning Bylaw?

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

Location of existing original house structure is at or within required 3.0 m side yard, and existing interior stair structure projects beyond side face of existing structure by another 0.61 m at mid-landing level and above. Interior stair structure is being reconstructed to comply with current OBC dimensional requirements. Current stair from basement to grade level exit does not comply with OBC requirements and requires landing area directly below upper floor mid-level landings. Foundation wall to provide this landing therefore must match location of landings above and will encroach on the 3.0 m Side Yard and 3.0 m Buffer Strip. For similar reasons the location of the new Accessible ramp and landing (as approved by prior Minor Variance) encroach on required Side Yard and Buffer Strip; new 4-riser stair is proposed as added convenience for entry/exit from this landing not requiring the Accessible ramp.

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

Previous Minor Variance Application reference/application number *



A-86-24



Committee of Adjustment Application for Minor Variance

Building information

An asterisk (*) indicates a response is required

Page 6 of 10

Existing buildings and structures

Main building (dwelling and building)

Gross floor area of main building (square metres) *

504

Number of stories of main building *

3

Height of the main building (metres) *

10.9

Width of the main building (metres) *

17.2

Length of the main building (metres) *

15.2

Additional existing buildings

Are there any additional buildings or structures on the subject property? *

☐ Yes

☒ No



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Setbacks, access and services

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Page 8 of 10

Setbacks for all Buildings and Structures

A setback is the distance from a property line to the nearest wall/structure/building.

Existing

Front setback (metres) *

1.85

Rear setback (metres) *

8.6

Proposed

Front setback (metres) *

1.85

Rear setback (metres) *

8.6

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)

- ☒ Water
- ☒ Sanitary sewer
- ☒ Storm sewer

Office use only

File number

A-71/25

Address

107-109 Waterloo Avenue
Guelph, Ontario

Comments from staff

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