



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

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Property address

Street number *

36

Street *

Verney Street

City * ?

Guelph

Province *

Ontario

Postal code

N1H 1N4

Legal Description of the property

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

Legal description of the property *

Part of Lot 10, Registered Plan 251, and Part of Lots 26 and 27, Range 1, Division A, Registered Plan 148

[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.1

Date property was purchased *

1/1/1960



Is a building or structure proposed? *

☒ Yes

☐ No

Date of proposed construction *

6/1/2026




Is this a vacant lot? *

☐ Yes

☒ No

Date existing buildings or structures were built *

1/1/1965



Length of time existing uses have continued *

60 years

Existing use of the subject property *

Other

Existing use of the subject property - other *

Municipal Water Tower

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

6

Area (metres squared) *

5000

Depth (metres) *

65



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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 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 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 *	Proposed *	Required *
Table 6.3 Row D - Rear Yard Setback	4.72m	7.5m or 20% of lot depth, whichever is less

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

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

Moving the proposed building further north is not feasible as it would block the existing entrance from the 253/263 Exhibition Street parking lot, which is to be the designated fire route. The footprint of the proposed booster pumping station building cannot be reduced, as the space is already optimized for the necessary equipment, instrumentation and piping that the building is required to house.

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) *

585

Number of stories of main building *

1

Height of the main building (metres) *

45

Width of the main building (metres) *

27

Length of the main building (metres) *

27

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

Accessory structure

Gross floor area of accessory structure (square metres) *

13

Number of stories of accessory structure *

1

Height of accessory structure (metres) *

5

Width of accessory structure (metres) *

3.30

Length of accessory structure (metres) *

3.95



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Setbacks, access and services

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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) *

37.33

Rear setback (metres) *

7.55

Proposed

Front setback (metres) *

37.33

Rear setback (metres) *

4.72

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

☒ Storm

sewer

sewer

Office use only

File number

A-70/25

Address

36 Verney Street
Guelph, Ontario
N1H 1N4

Comments from staff

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