



# 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 \*

Graham Street

City \* ?

Guelph

Province \*

Ontario

Postal code

N1G 2B5

### Legal Description of the property

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

Legal description of the property \*

LOTS 50 AND 51 REGISTERED PLAN 363

[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 \*

Low density residential 1 (RL.1) Zone

Date property was purchased \*

6/1/2023



Is a building or structure proposed? \*

☒ Yes

☐ No

Date of proposed construction \*

8/1/2025




Is this a vacant lot? \*

☐ Yes

☒ No

Date existing buildings or structures were built \*

6/1/1937



Length of time existing uses have continued \*

since 193714-

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>14.3</div>	<div>434.72</div>	<div>30.4</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 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 *	Proposed *	Required *
table 6.3.B note 2a	3.4metre exterior	6metres

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

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

Requesting a 3.4m exterior side yard setback for an extended first storey garage addition with a second storey addition above. Whereas the required exterior side yard setback is 6m as per table 6.3B, note 2a

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



# Committee of Adjustment Application for Minor Variance

## Building information

An asterisk (\*) indicates a response is required

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### Existing buildings and structures

#### Main building (dwelling and building)

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

58

Number of stories of main building \*

2

Height of the main building (metres) \*

5.2

Width of the main building (metres) \*

7.6

Length of the main building (metres) \*

7.6

### 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 \*

shed

Gross floor area of structure (square metres) \*

5.76

Number of stories of structure \*

1

Height of structure (metres) \*

2

Width of structure (metres) \*

2.4

Length of structure (metres) \*

2.4



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

### Proposed building addition

Gross floor area of proposed building addition (square metres) \*

57.4

Number of stories of proposed building addition \*

2

Height of building addition (metres) \*

5.2

Width of building addition (metres) \*

3.785

Length of building addition (metres) \*

9.677



# Committee of Adjustment Application for Minor Variance

## 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) \*

4.03

Rear setback (metres) \*

13.31

#### Proposed

Front setback (metres) \*

6.09

Rear setback (metres) \*

7.83

### 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-68/25**

## Address

14 Graham Street  
Guelph, Ontario  
N1G 2B5

Comments from staff

**Application received on June 2, 2025**  
**Determined complete on June 10, 2025**