

# Committee of Adjustment Application for Minor Variance



<b>Consultation with City staff is encouraged prior to submission of this application.</b>	<b>OFFICE USE ONLY</b>	
	Date Received: April 16, 2020	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>A-24/20</b>

## TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff?      Yes       No

*THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.*

**PROPERTY INFORMATION:**

Address of Property: 96 Oakdale Drive - Village by the Arboretum

Legal description of property (registered plan number and lot number or other legal description):  
Con 8, Pt lots 1 and 2 Parts 1 RP 61R5727 - Village by the Arboretum

---

**REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)**

Name: University of Guelph

Mailing Address: 50 Stone Road East

City: Guelph, Ontario      Postal Code: N1G2W1

Home Phone: \_\_\_\_\_      Work Phone: 519-767-5014

Fax: 519-763-4974      Email: \_\_\_\_\_

---

**AGENT INFORMATION (If Any)**

Company: Reid's Heritage Homes Ltd.

Name: Scott Hannah

Mailing Address: 6783 Wellington Road 34, R.R 22, N3C 2V4

City: Cambridge      Postal Code: \_\_\_\_\_

Work Phone: 519-658-6656 Ext 288      Mobile Phone: 519-504-2426

Fax: \_\_\_\_\_      Email: shannah@heritagehomes.com

Official Plan Designation: <b>Medium Density Residential</b>	Current Zoning Designation: <b>RR.2 Retirement Residential 2</b>
--	--

**NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):**  
 As an accessory structure the proposed Landscape Maintenance Building for the VBA requires several variances from Section 4.5 of Zoning By-law (1995)-14864.

- Section 4.5.2.1 Building Height - the maximum height of the proposed accessory building is 6.4 metres (21 feet) in lieu of the required maximum height of 3.6 metres.
- Section 4.5.1.4 Total Ground Floor Area of the accessory building - the ground floor area of the proposed building is 200 m<sup>2</sup> (2,158 square feet) in lieu of the required 70 square metres.

Why is it not possible to comply with the provision of the by-law? (your explanation)

**See attached**

<b>PROPERTY INFORMATION</b>			
Date property was purchased:	<b>mid 1990's</b>	Date property was first built on:	<b>Construction trailer circa fall 2014</b>
Date of proposed construction on property:	<b>ASAP following approvals</b>	Length of time the existing uses of the subject property have continued:	<b>6 years</b>
<b>EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):</b>			
<b>Construction trailer and shed</b>			
<b>PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):</b>			
<b>Permanent Landscape Maintenance Building for the Village by the Arboretum</b>			

<b>DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)</b>			
Frontage:	Depth:	Area:	<b>See attached site plan</b>
			<b>938 square metres</b>

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
<b>Main Building</b>			<b>Main Building</b>		
Gross Floor Area:	47 m2 +/-		Gross Floor Area:	200 m2	
Height of building:	4 metres +/-		Height of building:	6.4 metres	
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
Attached <input type="checkbox"/> Detached <input type="checkbox"/>			Attached <input type="checkbox"/> Detached <input type="checkbox"/>		
Width:			Width:		
Length:			Length:		
Driveway Width:			Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height:			Describe details, including height:		
A construction trailer and storage shed currently occupy the site.			A permanent Landscape Maintenance Building		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND							
EXISTING			PROPOSED				
Front Yard Setback:	6 metres +/-		M	Front Yard Setback:	3.4 metres	M	
Exterior Side Yard (corner lots only)			M	Exterior Side Yard (corner lots only)			M
Side Yard Setback:	Left: M	Right: M		Side Yard Setback:	Left: M 9.11 m	Right: M 7.5 m	
Rear Yard Setback			M	Rear Yard Setback			M

**TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)**

Provincial Highway  Municipal Road  Private Road  Water  Other (Specify)

**MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)**

Water  Sanitary Sewer  Storm Sewer

If not available, by what means is it provided:

**IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?**

	No	Yes	File Number and File Status
Official Plan Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**MUNICIPAL FREEDOM OF INFORMATION DECLARATION:**

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at [privacy@guelph.ca](mailto:privacy@guelph.ca) or 519-822-1260 ext. 2349.

**PERMISSION TO ENTER**

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

**POSTING OF ADVISORY SIGN**

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



\_\_\_\_\_  
Signature of Owner or Authorized Agent

\_\_\_\_\_  
Signature of Owner or Authorized Agent

**AFFIDAVIT**

I/We, Scott Hannah, of the City/Town of Kitchener in County/Regional Municipality of Waterloo, solemnly


declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

  
Signature of Applicant or Authorized Agent

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

**NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.**

Declared before me at the  
City/Town of Guelph in the County/Regional Municipality of  
Wellington this 19 day of May, 2020.

  
\_\_\_\_\_  
Commissioner of Oaths

JUAN ANTONIO da SILVA CABRAL  
A Commissioner etc. Province of Ontario for  
The Corporation of the City of Guelph  
Expires July 19, 2022  
  
(official stamp of Commissioner of Oaths)

## APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

University of Guelph

[Organization name / property owner's name(s)]

of

69 Oakdale Drive - Village by the Arboretum

(Legal description and/or municipal address)

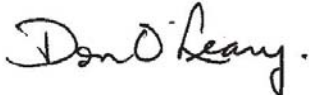
hereby authorize

Scott Hannah

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 16 day of April 2020.



(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.