

Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: June 8, 2020	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A-28/20

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: 100 FLEMING RD GUELPH

Legal description of property (registered plan number and lot number or other legal description):

PLAN 468 LOT 19 (PART LOT 19, PLAN 468 BQNH PART 4 ON PLAN 61R8308)

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

Name: RAYMOND ARSENIU AND MARY ARSENIU
Mailing Address: 100 FLEMING RD
City: GUELPH Postal Code: N1E 6X4
Home Phone: 519-362-7176 Work Phone: _____
Fax: _____ Email: ray-arseniou@live.ca

AGENT INFORMATION (If Any)

Company: _____
Name: _____
Mailing Address: _____
City: _____ Postal Code: _____
Work Phone: _____ Mobile Phone: _____
Fax: _____ Email: _____

Official Plan Designation:	LOW DENSITY RESIDENTIAL	Current Zoning Designation:	UR
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

I AM APPLYING FOR A VARIANCE TO SECTION 11.2.3.4 WHICH STATES "NO ACCESSORY BUILDING OR STRUCTURE SHALL BE LOCATED CLOSER TO ANY LOT LINE THAN ONE-HALF THE BUILDING HEIGHT OR 7.5 METERS, WHICHEVER IS GREATER."

I WOULD LIKE TO PUT MY STRUCTURE 1.5m SIDE YARD.

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

THIS WOULD PUT MY STRUCTURE RIGHT IN THE MIDDLE OF THE PROPERTY.

PROPERTY INFORMATION			
Date property was purchased:	2012	Date property was first built on:	1960's
Date of proposed construction on property:	2020	Length of time the existing uses of the subject property have continued:	1960's
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):			
RESIDENTIAL			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):			
RESIDENTIAL			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 30.44 m Depth: 60.92 m Area: 1854.4 m²

I HAVE ATTACHED DRAWINGS FOR ALL MEASUREMENTS: Page 3

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)			
EXISTING (DWELLINGS & BUILDINGS)		PROPOSED	
Main Building		Main Building	
Gross Floor Area:	156 m ²	Gross Floor Area:	NO CHANGE
Height of building:	5m 1 STORY	Height of building:	NO CHANGE
Garage/Carport (if applicable)		Garage/Carport (if applicable)	
Attached <input checked="" type="checkbox"/>	Detached <input type="checkbox"/>	Attached <input type="checkbox"/>	Detached <input checked="" type="checkbox"/>
Width:	4.26 m	Width:	9.14 m
Length:	7.91 m	Length:	7.31 m
Driveway Width:	7.29 m	Driveway Width:	3.65 m
Accessory Structures (Shed, Gazebo, Pool, Deck)		Accessory Structures (Shed, Gazebo, Pool, Deck)	
Describe details, including height: POOL AND DECK ARE COMING OUT THIS FALL		Describe details, including height: PROPOSED HEIGHT 6.4 M AREA = 66.81 m ²	

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND			
EXISTING		PROPOSED	
Front Yard Setback:	10.77 m M	Front Yard Setback:	10.77 m M
Exterior Side Yard (corner lots only)	M	Exterior Side Yard (corner lots only)	M
Side Yard Setback:	Left: 2.06 m M Right: 8.28 m M	Side Yard Setback:	Left: 2.06 m M Right: 1.52 m M
Rear Yard Setback	41.14 m M	Rear Yard Setback	7.54 m M

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)				
Provincial Highway <input type="checkbox"/>	Municipal Road <input checked="" type="checkbox"/>	Private Road <input type="checkbox"/>	Water <input type="checkbox"/>	Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)		
Water <input checked="" type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/>	Storm Sewer <input checked="" type="checkbox"/>
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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 checked="" type="checkbox"/>	Building Permit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous Minor Variance Application
		FILE # 20 001907 00 PR (REFUSED)

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 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, RAYMOND ARSENIO, of the City/Town of
GUELPH in County/Regional Municipality of CITY OF GUELPH, 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 4 day of June, 20 20.


 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)