

# 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: June 9, 2020	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>A-30/20</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: 25-27 Green Street

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

PART OF LOT 837 REGISTERED PLAN 8 CITY OF GUELPH COUNTY OF WELLINGTON

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

Name: Roelfien Di Sapio

Mailing Address: 35 Willow Street

City: Paris      Postal Code: N3L 2K7

Home Phone: \_\_\_\_\_      Work Phone: \_\_\_\_\_

Fax: \_\_\_\_\_      Email: \_\_\_\_\_

### AGENT INFORMATION (If Any)

Company: GSP Group Inc. (c/o Hugh Handy)

Name: \_\_\_\_\_

Mailing Address: 72 Victoria Street South Suite 201

City: Kitchener      Postal Code: N2G 4Y9

Work Phone: 519-569-8883      Mobile Phone: \_\_\_\_\_

Fax: \_\_\_\_\_      Email: hhandy@gspgroup.ca

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):	
1. To permit a minimum lot area of 280 m2 whereas Table 5.1.2.3 of Zoning By-law (1995) - 14864 requires a minimum lot area of 460 m2.	
2. To permit a minimum front yard setback of 0.3 metres whereas Table 5.1.2., Row 6, 5.1.2.7 of Zoning By-law (1995) - 14864 requires a minimum front yard setback of 1.4 metres (average of the setbacks of the adjacent properties).	
3. To permit a minimum covered porch front yard setback of 0.3 metres where as Table 4.7 Row 3 of Zoning By-law (1995) - 14864 requires a minimum covered porch front yard setback of 2 metres.	

Why is it not possible to comply with the provision of the by-law? (your explanation)
The Site is proposed to be severed to create two parcels and as such it is not possible to comply with the minimum lot area requirement. There is sufficient lot area for both the existing dwelling and a proposed dwelling on the new lot even with reduced lot areas. The proposed front yard setback is in keeping with the setbacks of adjacent dwellings on Norwich Street and as such this setback/front porch setback will realize a consistent street pattern.

PROPERTY INFORMATION			
Date property was purchased:	1994	Date property was first built on:	1859
Date of proposed construction on property:	March 2021	Length of time the existing uses of the subject property have continued:	161
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:	<b>19.2 m</b>	Depth:	<b>32.6 m</b>	Area:	<b>605 m<sup>2</sup></b>
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PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
<u>Main Building</u>			<u>Main Building</u>		
Gross Floor Area:	260 m2		Gross Floor Area:	Approx. 244 m2	
Height of building:	2 storeys		Height of building:	2 storeys	
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
Attached <input type="checkbox"/> Detached <input type="checkbox"/>			Attached <input type="checkbox"/> Detached <input checked="" type="checkbox"/>		
Width:			Width:	3.6 m	
Length:			Length:	7.9 m	
Driveway Width:	Approx. 4 m		Driveway Width:	3.7 m	
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: Two single storey sheds			Describe details, including height:		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED - Severed Parcel		
Front Yard Setback:	1.7 M		Front Yard Setback:	0.3 M	
Exterior Side Yard (corner lots only)	M		Exterior Side Yard (corner lots only)	M	
Side Yard Setback:	Left: 1.4 M	Right: 4.1 M	Side Yard Setback:	Left: 1.8 M	Right: 5.0 M
Rear Yard Setback	18.6 M		Rear Yard Setback	3.2 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
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 type="checkbox"/>	<input checked="" type="checkbox"/>	16 008195 RR - Open
Consent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	File number not yet assigned
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

AFFIDAVITI/We, Sarah Code, of the City/Town ofKitchener 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 ofWellington this 10 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)

## APPOINTMENT AND AUTHORIZATION

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

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

of

25 - 27 Green Street

\_\_\_\_\_  
(Legal description and/or municipal address)

hereby authorize

GSP Group Inc.

\_\_\_\_\_  
(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 9 day of June 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.