

# Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: April 1, 2020	Folder #: A-22/20
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

## TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff?

Yes ☒ No ☐  
SP19-047

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: 455 WATSON PARKWAY NORTH

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

BLOCK 17, REGISTERED PLAN 61M-159

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

Name: 2431901 ONTARIO INC. c/o MRS. JELVALALITHA  
Mailing Address: 4889 TOWNLINE ROAD NORTH VIGNARAJAH  
City: CAMBRIDGE Postal Code: N3C 2Y3  
Home Phone: 519-404-2162 Work Phone: N/A  
Fax: N/A Email: vignarajah.m@gmail.com

### AGENT INFORMATION (If Any)

Company: AJ LAKATOS PLANNING CONSULTANT  
Name: MR. JOE LAKATOS  
Mailing Address: 47 HARCOURT DRIVE  
City: GUELPH Postal Code: N1G 1J8  
Work Phone: 519-822-2272 Mobile Phone: 519-829-0153  
Fax: N/A Email: j.lakatos@andrewjakatos.com

Official Plan Designation: <u>SERVICE COMMERCIAL</u>	Current Zoning Designation: <u>SC.1 SERVICE COMMERCIAL</u>
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**NATURE AND EXTENT OF RELIEF APPLIED FOR** (variances required): SEE ATTACHED LETTER DATED MARCH 10, 2020.

1. To permit 79 parking spaces for the overall development notwithstanding Section 4.13.4.1 of Zoning By-law (1995) - 14864 requires 88 parking spaces.
2. To permit 10 waiting spaces for the carwash use notwithstanding Section 4.13.4.2 of Zoning By-law (1995) - 14864 requires 15 waiting spaces.
3. To permit an outdoor patio associated with the McDonalds restaurant notwithstanding Section 4.17.2.1 of Zoning By-law (1995) - 14864 states that an outdoor patio is not permitted where more than 1 lot line adjoins lands which are in a residential zone.

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

• NECESSARY TO FACILITATE THE DEVELOPMENT AS PER SITE PLAN APPLICATION SP19-047. SEE ATTACHED LETTER & PLAN.

PROPERTY INFORMATION			
Date property was purchased:	<u>MAY 24, 2018</u>	Date property was first built on:	<u>VACANT LAND</u>
Date of proposed construction on property:	<u>FALL 2020</u>	Length of time the existing uses of the subject property have continued:	<u>N/A</u>
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): <u>VACANT LAND</u>			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): <u>GAS BAR, AUTOMATIC CARWASH, RETAIL STORE, RESTAURANT W PATIO</u>			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)		
Frontage: <u>88.27 M</u>	Depth: <u>101.50 M</u>	Area: <u>9938.51 M<sup>2</sup> (2.456K)</u>

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS) <i>N/A</i>			PROPOSED - <i>SEE ATTACHED SITE PLAN</i>		
<b>Main Building</b>			<b>Main Building</b>		
Gross Floor Area:			Gross Floor Area:	<i>6-STORE / MCDONALD'S / CARWASH</i> <i>325.16 M<sup>2</sup> / 472.23 M<sup>2</sup> / 133.76 M<sup>2</sup></i>	
Height of building:			Height of building:	<i>7.5 M MAX.</i>	
Garage/Carport (if applicable)			Garage/Carport (if applicable) <i>N/A</i>		
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) <i>PROPANE FILLING STATION</i>		
Describe details, including height:			Describe details, including height: <i>SEE SITE PLAN SUBMITTED WITH SITE PLAN APPLICATION SP19-047 - SEE ATTACHED</i>		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING <i>N/A</i>			PROPOSED - <i>SEE ATTACHED SITE PLAN</i>		
Front Yard Setback:			M	Front Yard Setback:	<i>6.0 M MIN.</i> M
Exterior Side Yard (corner lots only)			M	Exterior Side Yard (corner lots only)	<i>6.0 M MIN.</i> M
Side Yard Setback:	Left: M	Right: M		Side Yard Setback:	Left: <i>N/A</i> Right: <i>6.0 M MIN.</i> M
Rear Yard Setback			M	Rear Yard Setback	<i>7.15 M MIN.</i> 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 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 type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>SP-19-047</i>
Building Permit	<input type="checkbox"/>	<input type="checkbox"/>	
Consent	<input type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input 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.

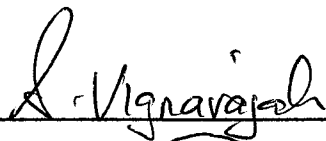
**POSTING OF ADVISORY SIGN**

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, MR. JOE LAKKIOS, of the City/Town of  
GUELPH in County/Regional Municipality of WELLINGTON, 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

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 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 14th day of February, 20 20.



Nola Marlene van Eck, a commissioner,  
 etc., Province of Ontario, for  
 McElderry & Morris, Barristers and  
 Solicitors. Expires October 16, 2021

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

(official stamp of Commissioner of Oaths)

## APPOINTMENT AND AUTHORIZATION

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

2431901 ONTARIO INC. 90 JELYALALITHA VIGNARAJAH  
 [Organization name / property owner's name(s)]

of BLOCK 17, REGISTERED PLAN 61M-159  
 (Legal description and/or municipal address)

hereby authorize MR. JOE LAKATOS  
 (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 11 day of FEBRUARY 2020.

J. Vignarajah  
 (Signature of the property owner)

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 (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.