

# COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <b>July 7, 2020</b>	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>A-32/20</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: 588 STARWOOD DRIVE, GUELPH

Legal description of property (registered plan number and lot number or other legal description):  
PLAN 61M-194, LOT 4, CONCESSIONS, DIVISION 'C'

### OWNER(S) INFORMATION:

Name: RASHID RAZA

Mailing Address: 588 STARWOOD DRIVE

City: GUELPH      Postal Code: N1E 0L9

Home Phone: 416 892 5952      Work Phone: \_\_\_\_\_

Fax: \_\_\_\_\_      Email: TUMPAASHO@YAHOO.CA

### AGENT INFORMATION (If Any)

Company: \_\_\_\_\_

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

Mailing Address: \_\_\_\_\_

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

Work Phone: \_\_\_\_\_      Mobile Phone: \_\_\_\_\_

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

Official Plan Designation: <i>LOW DENSITY GREENFIELD RESIDENTIAL.</i>	Current Zoning Designation: <i>R.1D</i>
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

*PROPOSED*
*PROPOSED*

*ENTRANCE TO BASEMENT FROM SIDE DOOR ABOVE GROUND.*

*MY PROPERTY IS 1.27M FROM THE PROPERTY LINE. PROPOSED SIDE ENTRANCE TO BSMT APT IS ON THE LEFT SIDE. NEED A SETBACK OF 0.305M FOR THE LANDING.*

*ON THE RIGHT SIDE OF PROPERTY I HAVE 1.27M FROM BUILDING TO THE PROPERTY LINE.*

*TABLE 4.7, ROW 2. PROPOSED 0.33M REQUIRED*

*0.6M*

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

*THE PROPERTY LINE IS 1.27M FROM THE BUILDING. THE SIDE ENTRANCE LANDING IS FALLING SHORT OF 0.305 (APPROX.).*

*HENCE I NEED TO APPLY FOR MINOR VARIANCE.*

PROPERTY INFORMATION			
Date property was purchased:	<i>JAN 12, 2016</i>	Date property was first built on:	<i>JAN 12, 2016</i>
Date of proposed construction on property:	<i>AS SOON AS PERMIT ISSUED</i>	Length of time the existing uses of the subject property have continued:	
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):			
<i>RESIDENTIAL</i>			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):			
<i>RESIDENTIAL</i>			

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

Frontage: *10.29 M*                      Depth: *33.602 M*                      Area: *565.74 SQM*



PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)			
EXISTING (DWELLINGS & BUILDINGS)		PROPOSED	
<b>Main Building</b>		<b>Main Building</b> <i>NO CHANGE.</i>	
Gross Floor Area:	<i>2.026 SQM</i>	Gross Floor Area:	<i>NO CHANGE.</i>
Height of building:		Height of building:	<i>NO CHANGE.</i>
<b>Garage/Carport (if applicable)</b>		<b>Garage/Carport (if applicable)</b>	
Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>		Attached <input type="checkbox"/> Detached <input type="checkbox"/>	
Width:	<i>4.57M</i>	Width:	<i>NO CHANGE NO CHANGE</i>
Length:	<i>5.94M</i>	Length:	<i>NO CHANGE NO CHANGE</i>
Driveway Width:	<i>4.57M</i>	Driveway Width:	<i>NO CHANGE NO CHANGE</i>
<b>Accessory Structures (Shed, Gazebo, Pool, Deck)</b>		<b>Accessory Structures (Shed, Gazebo, Pool, Deck)</b>	
Describe details, including height: <i>2.3M X 3M SHED IN BACKYARD 2.13M FEET HIGH. DECK 6M X 3.6 X 0.58(H)M DECK SHED IS IN COMPLIANCE WITH BY LAW</i>		Describe details, including height: <i>NO CHANGE.</i>	

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND			
EXISTING		PROPOSED	
Front Yard Setback:	<i>6.30</i> M	Front Yard Setback:	<i>NO CHANGE</i> M
Exterior Side Yard (corner lots only)	<i>N/A</i> M	Exterior Side Yard (corner lots only)	<i>N/A</i> M
Side Yard Setback:	Left: <i>1.27</i> M Right: <i>1.27</i> M	Side Yard Setback:	Left: <i>0.38</i> M Right: <i>1.27</i> M
Rear Yard Setback	<i>10.97</i> M	Rear Yard Setback	<i>NO CHANGE</i> 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 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 type="checkbox"/>	_____
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 Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

**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.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

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

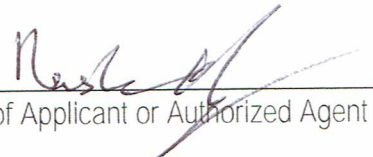
\_\_\_\_\_  
Signature of Owner or Authorized Agent



AFFIDAVIT

I/We, RASHID RAZA, 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


\_\_\_\_\_  
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~~ via video conference at the

City/Town of Guelph in the County/Regional Municipality of

Wellington this 7 day of July, 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)