

Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: July 14, 2020	Folder #: A-38/20
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

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: 104 Winston Cres, Guelph ON

Legal description of property (registered plan number and lot number or other legal description):
Lot 20 Registered Plan 425 City of Guelph, County Wellington

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

Name: Donnette and Sheryl Harnett

Mailing Address: 97 McTague Drive

City: Cambridge ON Postal Code: _____

Home Phone: 5192213824 Work Phone: _____

Fax: _____ Email: _____

AGENT INFORMATION (If Any)

Company: Sutcliffe Homes Inc

Name: Phill McFadden

Mailing Address: 930 Woodlawn Road, Unit 3

City: Guelph Postal Code: N1K 1T2

Work Phone: 519.822.1708 ext 228 Mobile Phone: 519.993.4565

Fax: _____ Email: pmcfadden@sutcliffehomes.ca

Official Plan Designation: Low density residential	Current Zoning Designation: R1.B
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
A variance to Table 5.1.2, Row 7 to permit a left yard setback of 1.2m
A variance to Table 5.1.2, Row 8 to permit a rear yard setback of 4.38m
A variance to Section 4.15.1.5 to allow for an accessory apartment to be 95.5 m.sq.
- Total Gross floor area is 314 square meters, Apartment square meters is 95.5 sq.m (30.4% of gross floor area)

Why is it not possible to comply with the provision of the by-law? (your explanation)
All requested variances are due to creating a reasonable sized garage for the main home, as well as a reasonably sized accessory apartment, without taking to much of the existing lot, but creating a functional space to be rented by the home owner.

PROPERTY INFORMATION			
Date property was purchased:	April 29, 2016	Date property was first built on:	1952
Date of proposed construction on property:	October 2020	Length of time the existing uses of the subject property have continued:	Since construction
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:	20.32 m	Depth:	30.48 m
Area:	619.35 m.sq		

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)			
EXISTING (DWELLINGS & BUILDINGS)		PROPOSED	
Main Building		Main Building	
Gross Floor Area:	106.28 m.sq	Gross Floor Area:	314.00 m.sq
Height of building:	5.18 m	Height of building:	7.35 m
Garage/Carport (if applicable)		Garage/Carport (if applicable)	
Attached <input type="checkbox"/>	Detached <input checked="" type="checkbox"/>	Attached <input checked="" type="checkbox"/>	Detached <input type="checkbox"/>
Width:	3.30 m	Width:	4.67 m
Length:	7.34 m	Length:	8.23 m
Driveway Width:	5.26 m	Driveway Width:	5.26 m
Accessory Structures (Shed, Gazebo, Pool, Deck)		Accessory Structures (Shed, Gazebo, Pool, Deck)	
Describe details, including height: Shed at rear of property 6.98 m.sq. 2.7 m tall.		Describe details, including height: Shed at rear of property 6.98 m.sq. 2.7 m tall.	

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	7.4	M	Front Yard Setback:	7.4	M
Exterior Side Yard (corner lots only)		M	Exterior Side Yard (corner lots only)		M
Side Yard Setback:	Left: M 5.77	Right: M 2.15	Side Yard Setback:	Left: M 1.2	Right: M 2.15
Rear Yard Setback	14.45	M	Rear Yard Setback	4.38	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 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, Phil McFadden c/o Sutherland Homes, 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 15 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)

APPOINTMENT AND AUTHORIZATION

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

Donnette and Sheryl Harnett

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

of 104 Winston Crescent, Guelph ON

(Legal description and/or municipal address)

hereby authorize Phill McFadden C/O Sutcliffe Homes 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 14th day of July 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.