

Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Oct 13, 2020	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A-49/20

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: 22 Washburn Dr.

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

LOT 16 REGISTERED PLAN 61M-125 CITY OF GUELPH

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

Name: Gino and Laura Busato

Mailing Address: 22 Washburn Dr.

City: Guelph Postal Code: N1E 0B4

Home Phone: 519-822-2976 Work Phone: _____

Fax: _____ Email: _____

AGENT INFORMATION (If Any)

Company: Tropical Sunrooms, Inc.

Name: Shawn Sawatzky

Mailing Address: 1486 Victoria St. N

City: Kitchener Postal Code: N2B 3E2

Work Phone: 519-742-3525 Mobile Phone: _____

Fax: _____ Email: shawn@tropicalsunrooms.com

Official Plan Designation: Low Density Residential	Current Zoning Designation: R1.C
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

Proposing to build a sunroom on existing deck in the rear yard of a single family dwelling at 22 Washburn Dr., Guelph.

A minor variance submission for the rear yard setback.

Current zoning by law Table. 5.1.2, Row 8 for a setback of 5.79m instead of the required 6.76m (20% of lot depth).

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

We are proposing to build the sunroom on an existing deck and footings. It would be impractical and far too small of a sunroom to comply.

PROPERTY INFORMATION

Date property was purchased:	Nov. 2006	Date property was first built on:	2006
Date of proposed construction on property:	Winter 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:	Depth:	Area:
12.245m	33.823m	414.16 sq.m

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	165.18 sq.m		Gross Floor Area:	TOTAL 186.95 sq.m	
Height of building:	6.81m		Height of building:	2.54m	
Garage/Carport (if applicable)			Garage/Carport (if applicable) n/a		
Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>			Attached <input type="checkbox"/> Detached <input type="checkbox"/>		
Width:	5.48m		Width:		
Length:	6.34m		Length:		
Driveway Width:	5.76m		Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck) none			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: Existing single family dwelling 165.18 sq.m / 6.81m (h)			Describe details, including height: Proposed unheated sunroom 5.79m (w) x 3.75m / 2.54m (h) 21.77 sq.m		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	6.29m		M	Front Yard Setback:	6.29m M
Exterior Side Yard (corner lots only)			M	Exterior Side Yard (corner lots only)	M
Side Yard Setback:	Left: M 1.23m	Right: M 1.22m		Side Yard Setback:	Left: M 1.23m Right: M 1.22m
Rear Yard Setback	9.54m		M	Rear Yard Setback	5.7m 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 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.

Shawn Sawatzky

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

REMOTE AFFIDAVIT OR SWORN DECLARATION


I/We, Shawn Sametka, of the City/Town of Kitchener in County/Regional Municipality of Waterloo, and located in the City/Town of Kitchener 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

Declared remotely by Juan A. da Silva C., of the City/Town of Guelph in the County/Regional Municipality of Wellington before me at the City/Town of Oakville in the County/Regional Municipality of Halton this 13 day of October, 2020, in accordance with

O. Reg 431/20, Administering Oath or Declaration Remotely.


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)

Gino Busato

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

of 22 Washburn Dr.


(Legal description and/or municipal address)

hereby authorize Shawn Sawatzky

(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 7th day of October 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.