

Guelph Committee of Adjustment Meeting Agenda



Thursday, January 9, 2020, 4:00 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

	Pages
1. Opening Remarks	
Public hearing for applications under sections 45 and 53 of the Planning Act	
1.1 Disclosure of Pecuniary Interest and General Nature Thereof	
1.2 Approval of Minutes	3
1.3 Requests for Withdrawal or Deferral	
2. Current Applications	
(Application order subject to change)	
To be notified of any of the decisions of the City of Guelph Committee of Adjustment, you must submit a "Request for Written Decision" form.	
2.1 A-1/20 - 433 Stone Road West	10
Owner: Primaris Retail Real Estate	
Agent: Jeff Martin	
Request: Variance for capacity of outdoor patio for a licensed establishment	
2.2 A-2/20 - 20 Edwin Street	34
Owner: Susanne and Robert Desantels	
Agent: N/A	
Request: Rear yard setback variance for existing addition	
2.3 A-3/20 - 2 Edgehill Drive	44
Owner: Rochelle and James Murray-Cako	
Agent: Tom Keating, James Keating Construction Ltd.	
Request: Side yard setback variance for proposed addition	

2.4 A-4/20 - 492 Victoria Road North **61**

Owner: Shellie and Terence Sawyer

Agent: N/A

Request: Variance for existing fence height

2.5 A-5/20 and A-6/20 - 98 Alice Street and 125 Huron Street **70**

Owner: The Roman Diocese of Hamilton in Ontario and the Wellington Catholic District School Board

Agent: Nancy Shoemaker, BSR&D Ltd.

Request: Variances to permit reduced lot area and setbacks

2.6 B-1/2 and B-2/20 - 98 Alice Street and 125 Huron Street **94**

Owner: The Roman Diocese of Hamilton in Ontario and the Wellington Catholic District School Board

Agent: Nancy Shoemaker, BSR&D Ltd.

Request: Consent for severance as lot addition and creation of easements for access and maintenance

3. Staff Announcements

1. Digital Agenda Management Demonstration

4. Adjournment

Committee of Adjustment Minutes



Thursday, December 12, 2019, 4:00 p.m.

Council Chambers, Guelph City Hall, 1 Carden Street

Members Present:

K. Ash, Chair

S. Dykstra

L. Janis

K. Meads

J. Smith

Members Absent:

D. Gundrum

D. Kendrick, Vice Chair

Staff Present:

P. Sheehy, Program Manager-Zoning

S. Daniel, Engineering Technologist

J. da Silva, Council and Committee Assistant

T. Di Lullo, Secretary-Treasurer

K. Patzer, Planner

M. Witmer, Planner

Call to Order

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Approval of Minutes

Moved by J. Smith

Seconded by S. Dykstra

That the Minutes from the November 14, 2019 Regular Meeting of the Committee of Adjustment, be approved as circulated.

Carried

Requests for Withdrawal or Deferral

Applications: B-2/18 and B-3/18

Owner: Charleston Homes Ltd. And Scattered Lotco Inc.

Agent: Jamie Laws, Van Harten Surveying Inc.

Location: 64 Queen Street

In Attendance: N/A

Secretary-Treasurer T. Di Lullo noted that the agent for the applications had requested deferral to allow additional time to consult with engineering staff. She recommended that the applications be deferred sine die to provide the applicant with ample time for staff consultation.

Secretary-Treasurer T. Di Lullo also noted that correspondence was received after the comment deadline from S. Moraca, resident of Queen Street, in opposition of the applications. She noted that this correspondence was originally submitted prior to the December 13, 2018 hearing and the resident requested it to be recirculated. A copy of the correspondence was provided to the members.

Moved by S. Dykstra

Seconded by L. Janis

That applications B-2/18 and B-3/18 for 64 Queen Street, be **deferred** sine die, and in accordance with the Committee's policy on applications deferred sine die, that the applications will be considered to be withdrawn if not dealt with within 12 months of deferral and that the deferral fee be paid prior to reconsideration of the applications.

Reasons:

The applications are deferred at the request of the agent to allow additional time to consult with staff.

Carried

Current Applications

Application: A-96/19

Owner: Dean Palmer and Jessica Steinhäuser

Agent: N/A

Location: 14 Park Avenue

In Attendance: D. Palmer

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. D. Palmer, owner, responded that the sign was posted and comments were received.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the

general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by J. Smith

Seconded by S. Dykstra

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, for 14 Park Avenue, to permit a minimum left side yard setback of 0.88 metres for the proposed second storey addition, when the By-law requires a minimum side yard setback of 1.5 metres, be **approved**, subject to the following condition:

1. That the side yard setback of 0.88 metres apply only to the proposed second storey addition on the south side of the property as shown on the Site Plan sketch.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

Application: A-97/19

Owner: Giuseppe D'Angelo and Giuseppina D'Angelo

Agent: Ryan Leal, Royal City Construction

Location: 102 Hands Drive

In Attendance: R. Leal

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. R. Leal, agent, responded that the sign was posted and comments were received.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be

maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by S. Dykstra

Seconded by K. Meads

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.13.3.2.2 of Zoning By-law (1995)-14864, as amended, for 102 Hands Drive, to permit a parking space within the garage of the existing dwelling to be 3 metres by 5.5 metres, when the By-law requires that the minimum parking space dimensions are 3 metres by 6 metres within a garage or carport, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

Application: A-98/19

Owner: 2254102 Ontario Limited

Agent: N/A

Location: 26 Woodycrest Drive

In Attendance: M. Chalmers

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. M. Chalmers, representative for the owner, responded that the sign was posted and comments were received.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by S. Dykstra

Seconded by L. Janis

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.13.2.1 of Zoning By-law (1995)-14864, as amended, for 26 Woodycrest Drive, to permit the required parking space to be located to the front of the front wall of the existing dwelling, when the By-law requires that in a R.1 Zone, every required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building, be **refused**.

Reasons:

This application is refused, as it is the opinion of the Committee that this application does not meet all four tests under Section 45(1) of the Planning Act, specifically being that the requested variance does not meet the general intent and purpose of the Zoning By-law.

Defeated

Moved by J. Smith

Seconded by K. Meads

That application A-98/19 for 26 Woodycrest Drive be **deferred** sine die, and in accordance with the Committee's policy on applications deferred sine die, that the application will be considered to be withdrawn if not dealt with within 12 months of deferral and that the deferral fee be paid prior to reconsideration of the application.

Reasons:

The application is deferred at the request of the Committee to allow the applicant additional time to consult with staff.

Carried

Application: A-99/19

Owner: Ajit Bharta and Surjit Bharta

Agent: Reema Masri, Masri O Inc. Architects

Location: 4 Golfview Road

In Attendance: R. Masri

T. Madrid

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. R. Masri, agent, responded that the sign was posted and comments were received.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by L. Janis

Seconded by S. Dykstra

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.15.1.5 of Zoning By-law (1995)-14864, as amended, for 4 Golfview Road, to permit an accessory apartment size of 103.5 square metres, or 44.8 percent of the total floor area of the dwelling, when the By-law requires that an accessory apartment shall not exceed 45 percent of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

Staff Announcements

Secretary-Treasurer T. Di Lullo reminded the members that the annual election of the Chair and Vice Chair positions will take place at the next hearing on January 9, 2020.

Adjournment

Moved by J. Smith

Seconded by S. Dykstra

That this hearing of the Committee of Adjustment be adjourned at 4:23 p.m.

Carried

K. Ash

Chair

T. Di Lullo

Secretary-Treasurer

Committee of Adjustment Notice of Public Hearing



An Application for a Minor Variance has been filed with the Committee of Adjustment

Application Details

Location:

433 Stone Road West

Proposal:

The applicant is proposing to increase the maximum capacity of the 140 square metre outdoor patio for the recently constructed licensed establishment (Beertown Public House). The current indoor licensed capacity is 200 persons.

By-Law Requirements:

The property is located in the Specialized Regional Shopping Centre (RC-1) Zone. A variance from Section 4.17.1 of the Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that the total number of persons permitted on all outdoor patios associated with the restaurant or licensed establishment shall not exceed 50 percent of the indoor licensed capacity, or 70 persons, whichever is less.

Request:

The applicant is seeking relief from the By-Law requirements to permit a maximum capacity of 80 persons on the outdoor patio of the licensed establishment.

Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

Date:	Thursday, January 9, 2020
Time:	4:00 p.m.
Location:	Council Chambers, City Hall, 1 Carden Street
Application Number:	A-1/20

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **January 2, 2020 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260, extension 2349.

Additional Information

Agendas and comments related to this application will be available online by visiting guelph.ca/cofa. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Notice of the Decision

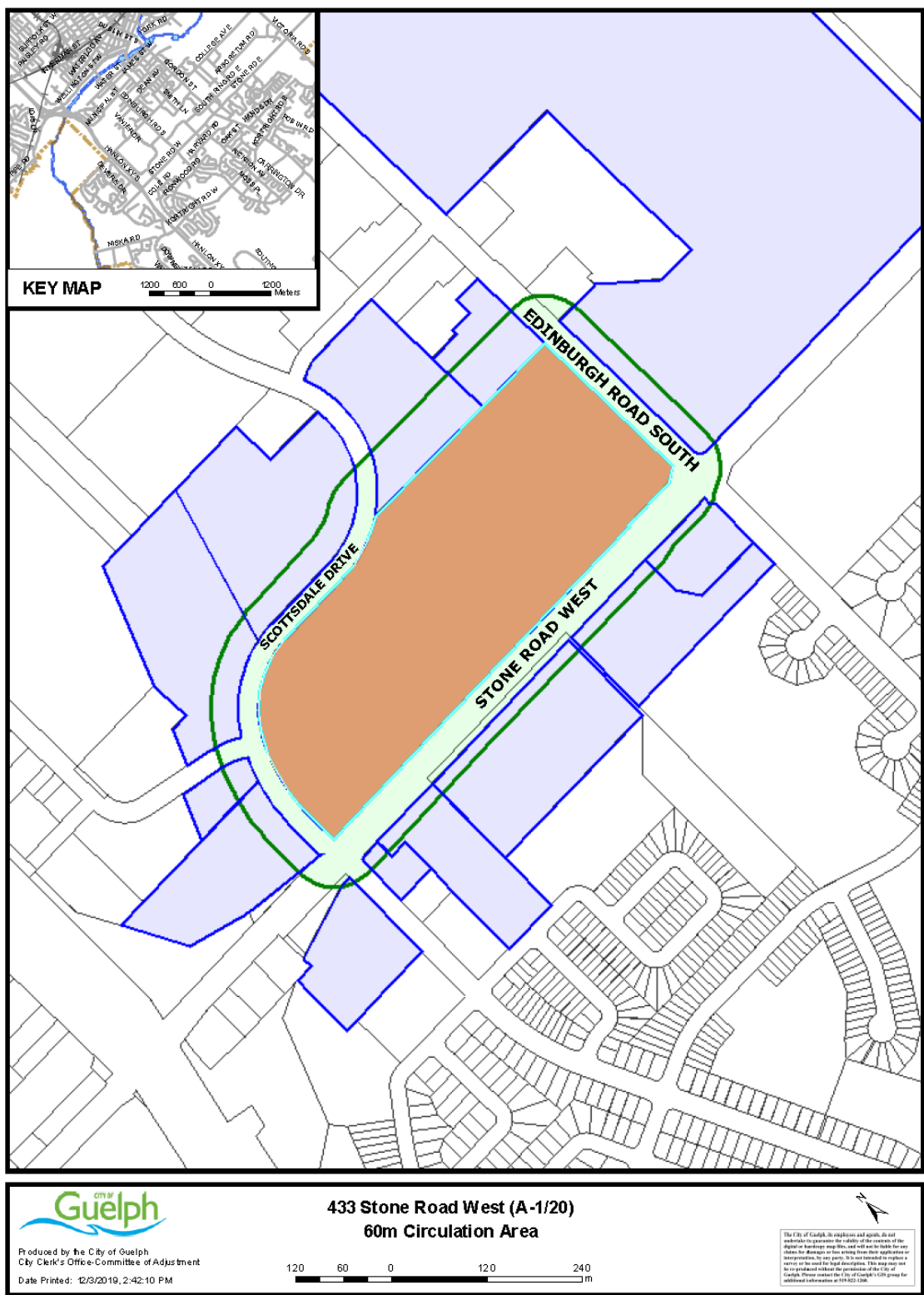
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Notice Author

Juan da Silva
Council and Committee Assistant
Dated December 16, 2019.

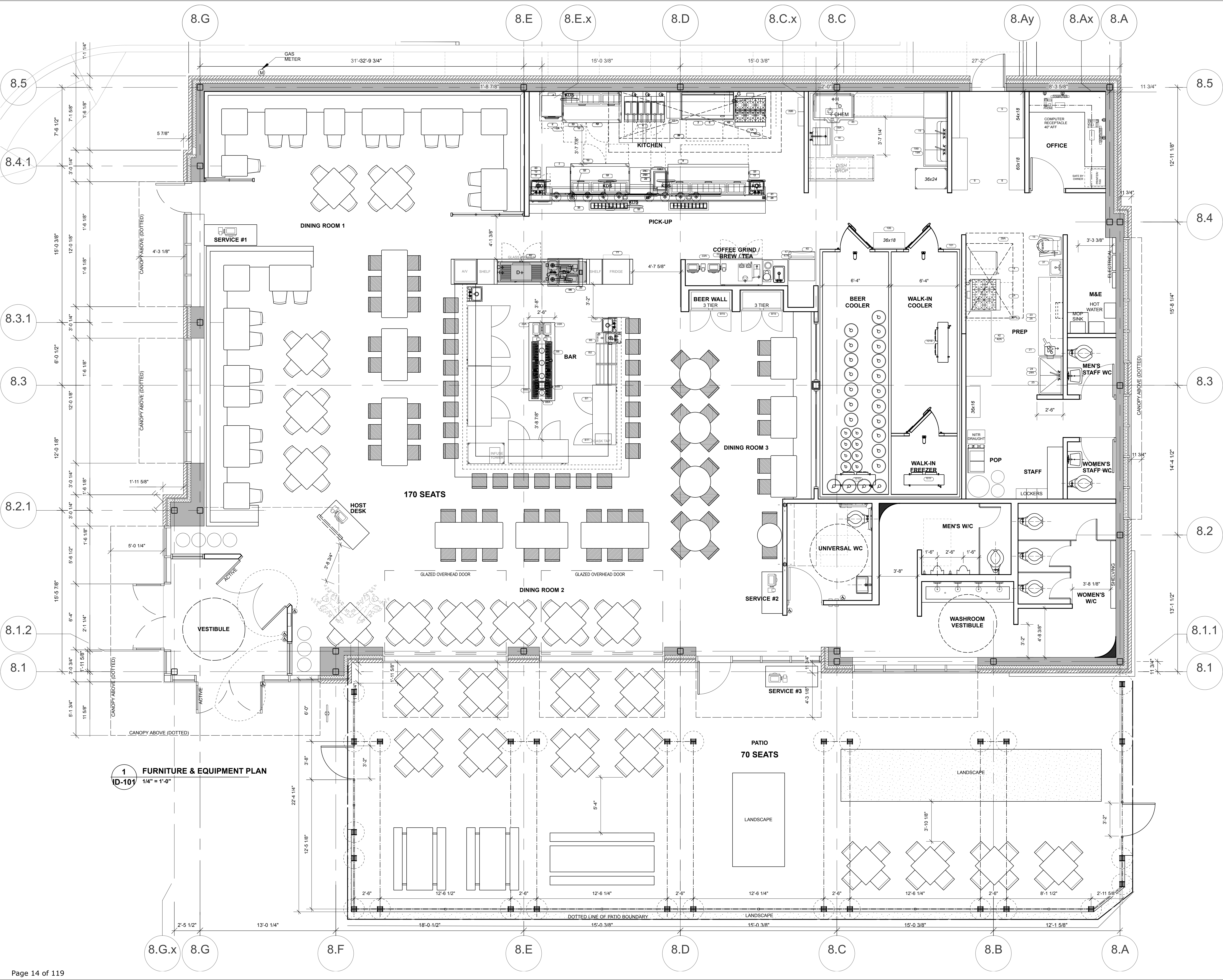
Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
TTY: 519-826-9771 guelph.ca/cofa
Facsimile: 519-763-1260





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EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category
1A	2	Range, Restaurant, Gas
1B	1	Salamander Broiler, Gas
2	2	Oven, Microwave/Convection, Combi
2A	1	Equipment Stand
3	1	Griddle
4	3	Fryer, Deep Fat, Gas
5	4	Shelving
6	1	Refrigerated Equipment Stand
7	1	Freezer, Undercounter
8	4	Shelving
9	1	Refrigerator, Pizza Prep
10	2	Refrigerator, Pizza Prep
11	2	Hand Sink
12	1	Oven, Microwave
14	1	Smoker
15	1	Mixer, Floor
18	1	Soiled Dish Table
18A	1	Pre-Rinse Faucet
19	1	Pol/Pan Wash Sink
19A	2	Faucet, Wall Mount
19B	1	Utensil Rack, Wall Mount
21	1	Cutter, Vegetable
22	1	Service Counter
22A	1	Undercounter Refrigerator
23	1	Work Table
24	1	Prep Sink
24A	1	Faucet
25	2	Wall Shelf
26	2	Wall Shelf
27	1	Work Table
29	1	Work Counter
29B	1	Warmer, Food, Electric
29C	1	Warmer, Drawer Type
31	1	Chef's Counter Structure
32	3	Warmer, Food Overhead
33	7	POS Display
33A	4	POS Station
34	1	Overshelf
35	9	Heat Lamp, Decorative
37	2	Hand Sink
39	1	Exhaust Hood
39A	2	Exhaust Hood
39B	1	Fire Suppression System
40	1	Ice Maker w/ Bin
42	1	Work Table
42A	2	Wall Shelf
45	1	Washer, Door Type, Low Temp
47	1	Sink, Drop-In
47A	1	Faucet
48	2	Wall Shelf
101	1	Walk-In Refrig/Refr/Freezer
101A	1	Condensing Unit, Refrigerator
101B	1	Evaporator Coil, Refrigerator
101C	1	Condensing Unit, Beer Refrigerator
101D	1	Evaporator Coil, Beer Refrigerator
101E	1	Condensing Unit, Freezer
101F	1	Evaporator Coil, Freezer
104	5	Heat Lamp, Decorative
105	2	Shelving
106	3	Shelving
107	6	Shelving
108	4	Bun Rack
B1	4	Back Bar Cooler
B2	2	Underbar Liquor Display
B5	1	Blender Station
B6	1	Underbar Pass-Thru Service Station
B7	1	Glasswasher
B8	1	Dispensing Head
B8A	1	Back Bar Counter
B8B	2	Drip Pan w/ Glass Rinser
B11	1	Shelving
B15	6	Back Bar Equipment
Z5	1	Dispenser, Hot Water
Z6	1	Coffee Maker, Automatic

REVISIONS:

NO.	REVISION	DATE	TAG
1.	ISSUED FOR PERMIT	19.08.19	

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CRICKET DESIGN COMPANY INC.
708 GERRARD STREET EAST
TORONTO, ONTARIO M4M 1Y3
t. 416.463.1874 f. 416.466.2244
www.cricketdesign.ca

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Beertown

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PROJECT ARCHITECT / PRIME CONSULTANT

BA
Barrett Architect Inc.

708 GERRARD STREET EAST TORONTO, ONTARIO M4M 1Y3
TEL. 416.463.1874 FAX. 416.466.2244 TOLL. 1-800-779-6667

PROJECT TITLE:

BEERTOWN PUBLIC HOUSE

LOCATION:

433 STONE ROAD WEST,
GUELPH, ON, N1G 2X6

SHEET TITLE:

FURNITURE AND EQUIPMENT
PLAN

ISSUED: 19-07-19

DATE: JUNE, 2019

DRAWN: QG

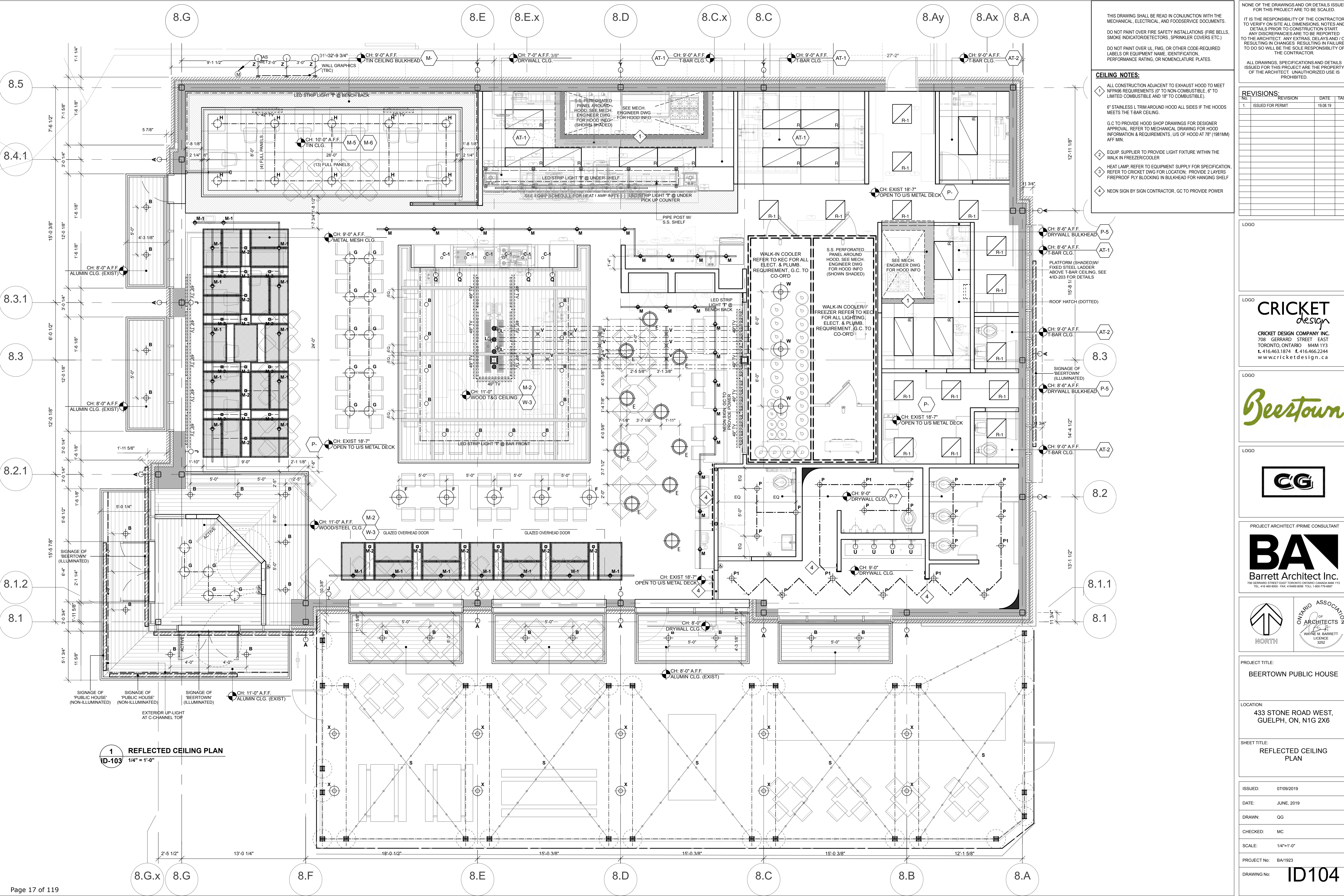
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SCALE: 1/4"=1'-0"

PROJECT No: BA/1923

DRAWING No: **ID101**

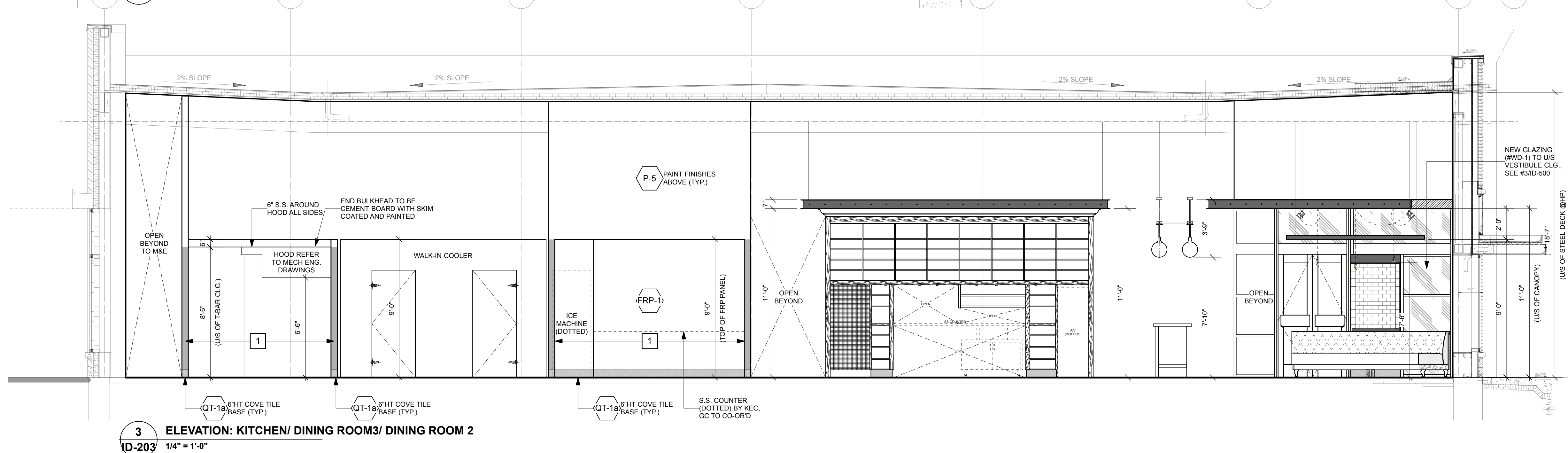
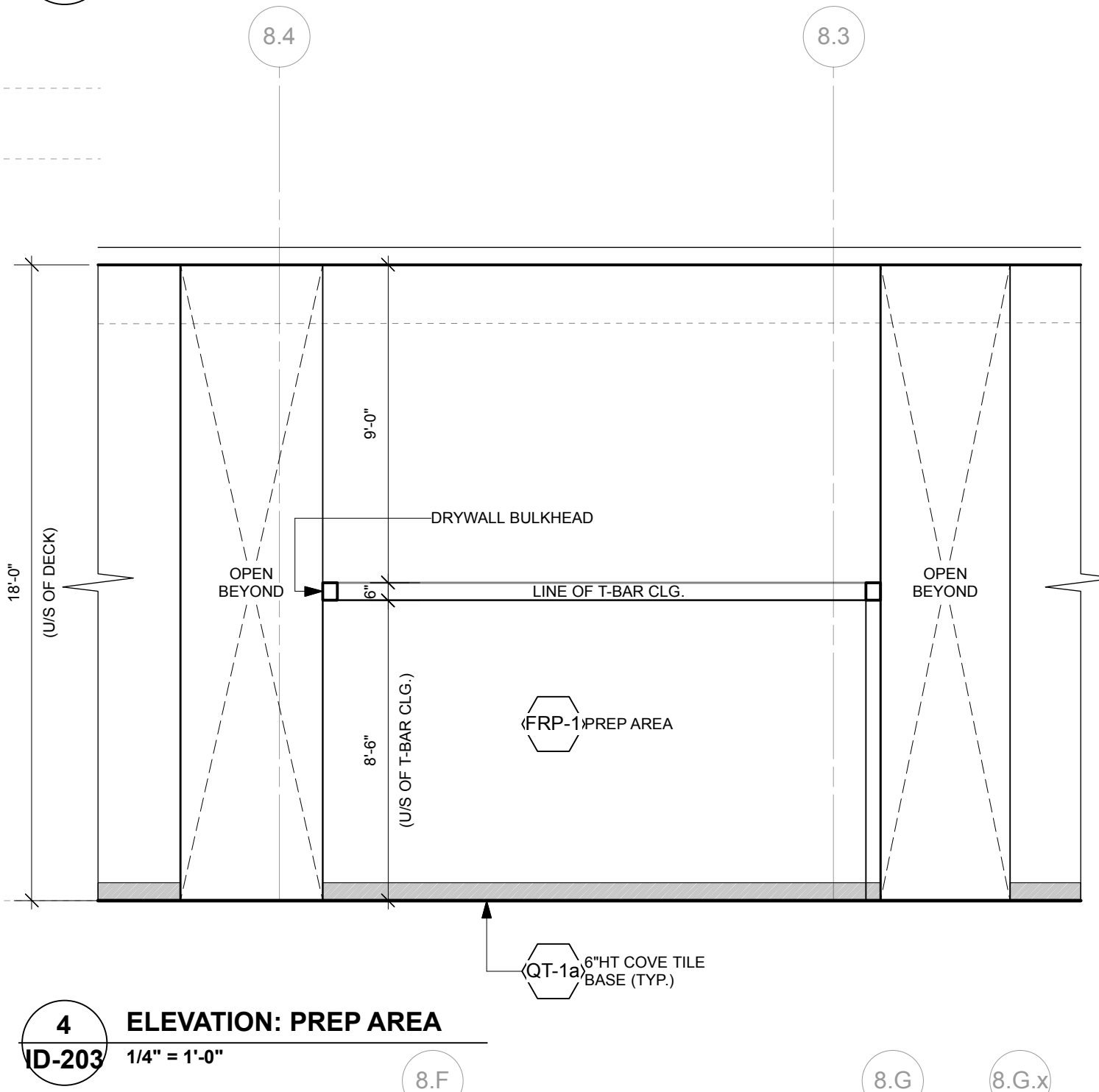
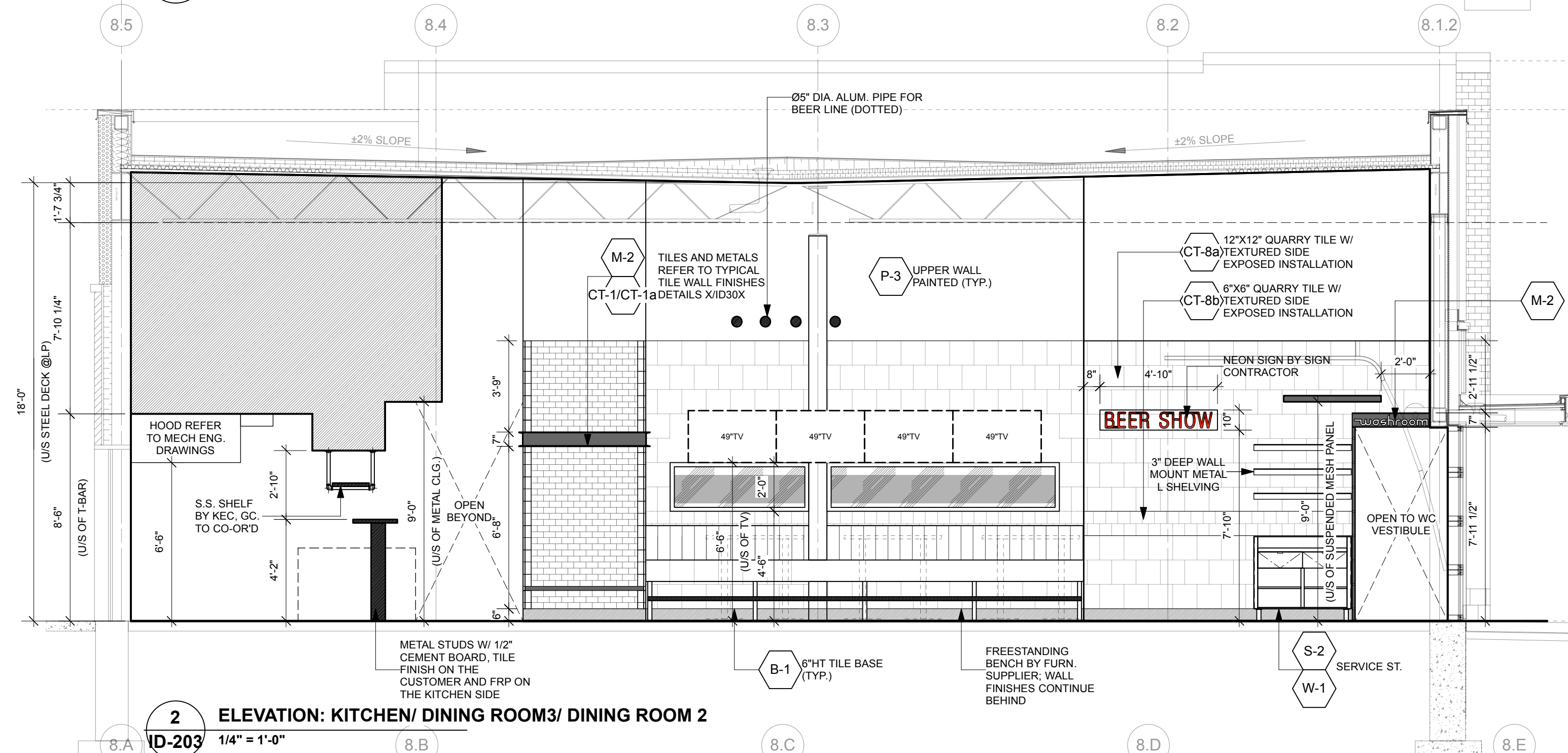
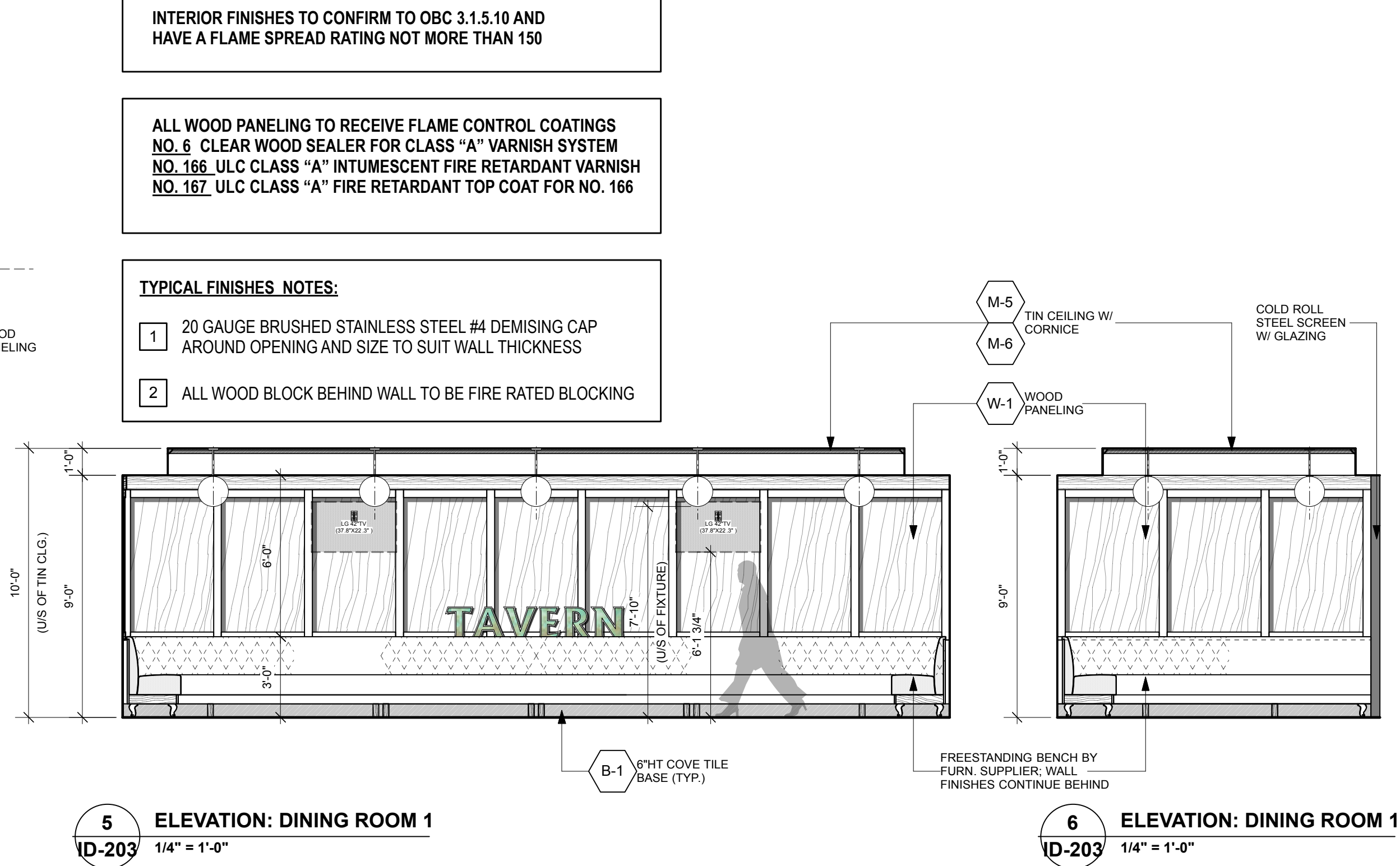
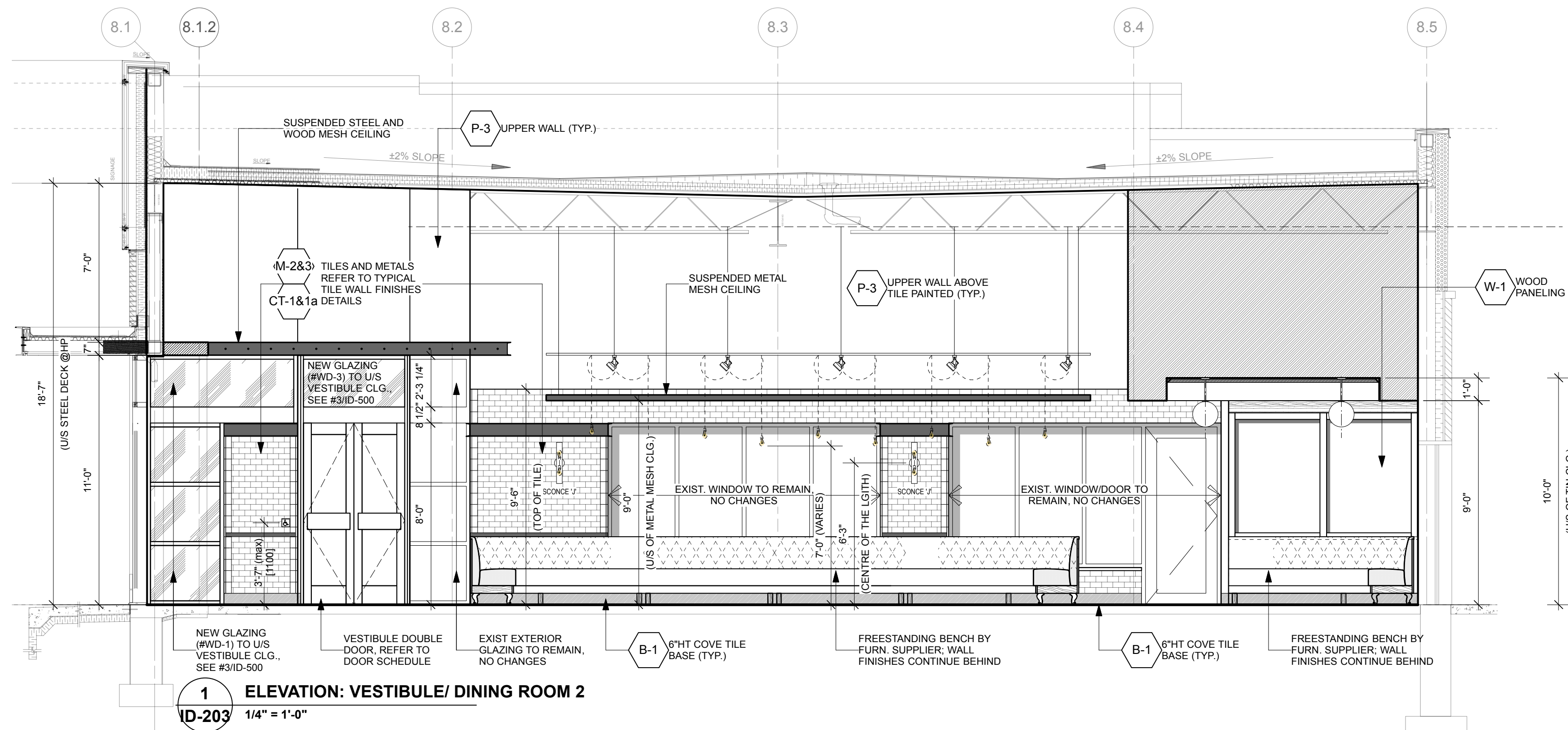












INTERIOR FINISHES TO CONFIRM TO OBC 3.1.5.10 AND HAVE A FLAME SPREAD RATING NOT MORE THAN 150

ALL WOOD PANELING TO RECEIVE FLAME CONTROL COATINGS
NO. 6 CLEAR WOOD SEALER FOR CLASS "A" VARNISH SYSTEM
NO. 166 ULC CLASS "A" INTUMESCENT FIRE RETARDANT VARNISH
NO. 167 ULC CLASS "A" FIRE RETARDANT TOP COAT FOR NO. 166

TYPICAL FINISHES NOTES:

- | | |
|---|--|
| 1 | 20 GAUGE BRUSHED STAINLESS STEEL #4 DEMISING CAP
AROUND OPENING AND SIZE TO SUIT WALL THICKNESS |
| 2 | ALL WOOD BLOCK BEHIND WALL TO BE FIRE RATED BLOCKING |

NONE OF THE DRAWINGS AND OR DETAILS ISSUED
FOR THIS PROJECT ARE TO BE SCALED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ON SITE ALL DIMENSIONS, NOTES AND DETAILS PRIOR TO CONSTRUCTION START. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT. ANY EXTRAS, DELAYS AND / OR RESULTING IN CHANGES RESULTING IN FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL DRAWINGS, SPECIFICATIONS AND DETAILS
ISSUED FOR THIS PROJECT ARE THE PROPERTY
OF THE ARCHITECT. UNAUTHORIZED USE IS
PROHIBITED.

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ONTARIO ASSOCIATION
OF
ARCHITECTS
WAYNE M. BARRETT
LICENCE
3252

PROJECT TITLE:

BEERTOWN PUBLIC HOUSE

LOCATION:
433 STONE ROAD WEST,
GUELPH, ON, N1G 2X6

SHEET TITLE:
INTERIOR ELEVATIONS

ISSUED: 19-07-19

DATE: JUNE, 2019

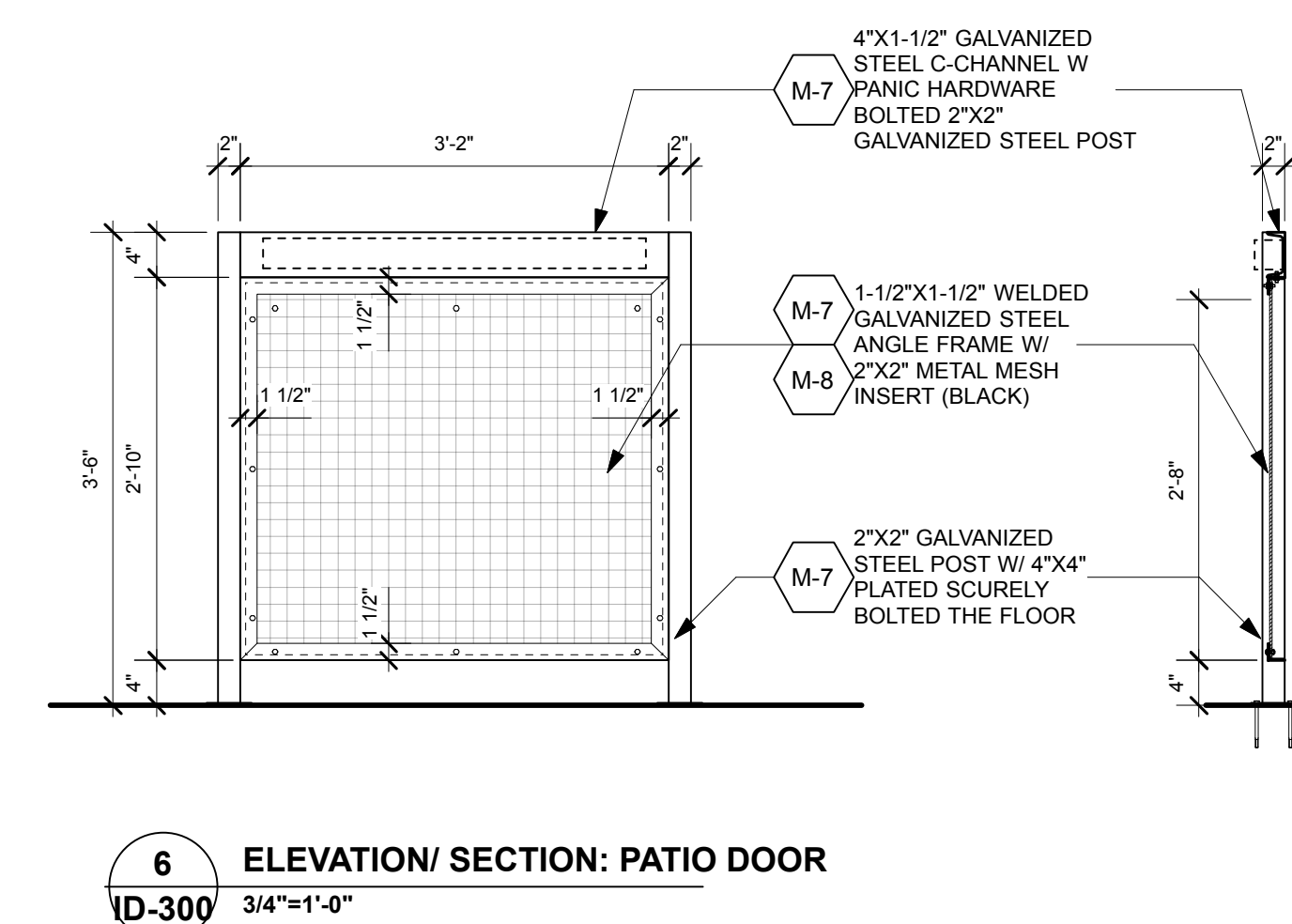
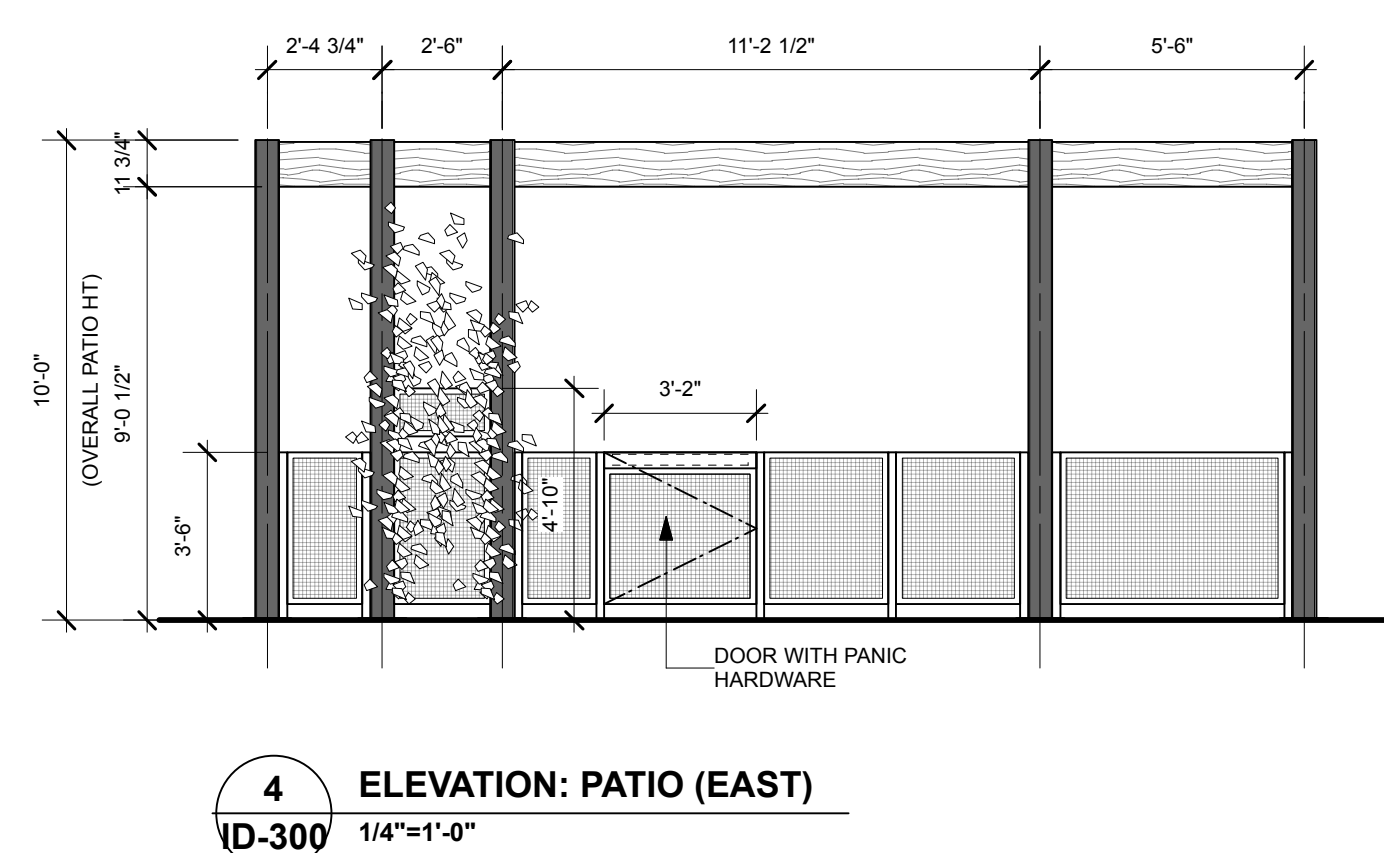
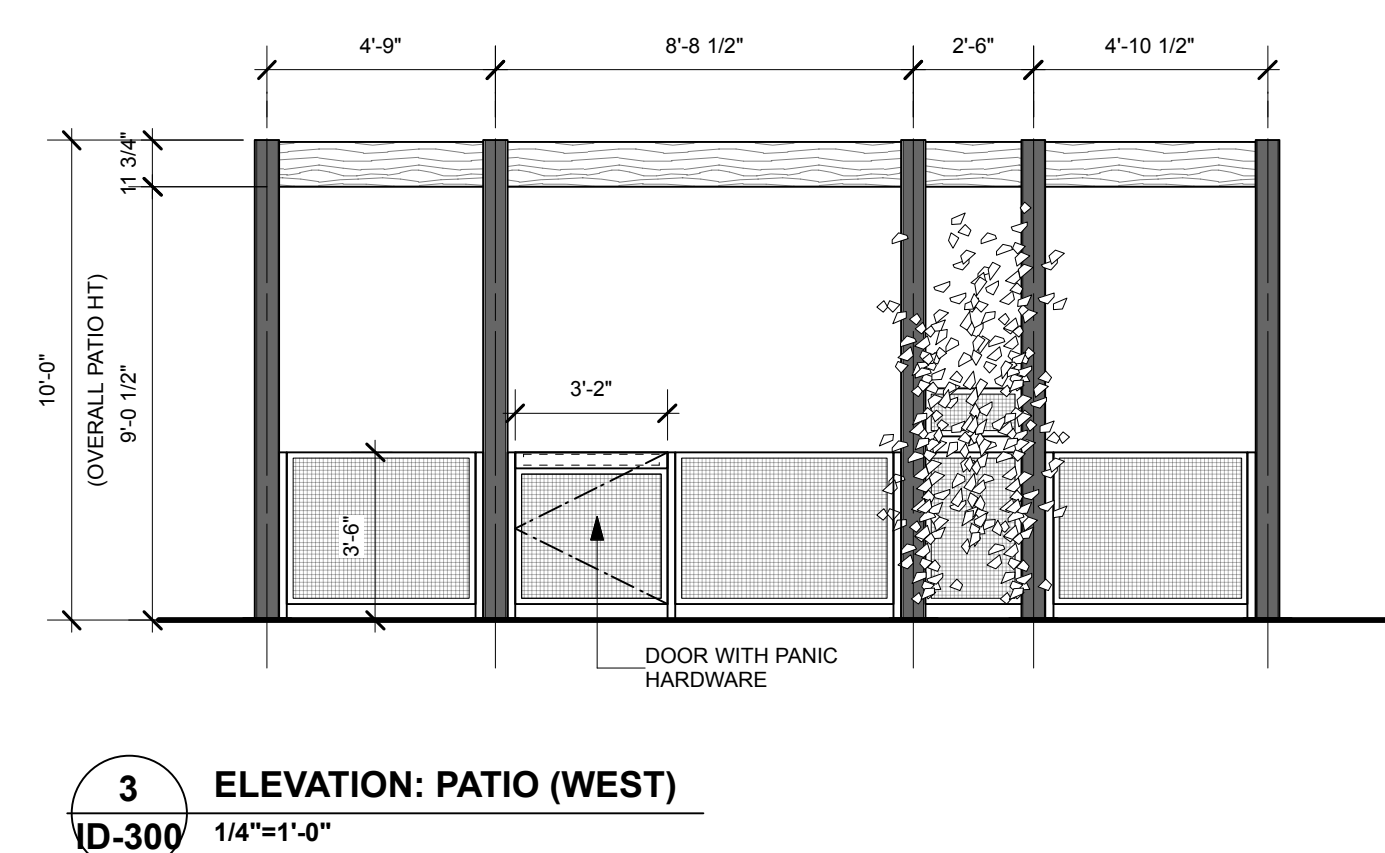
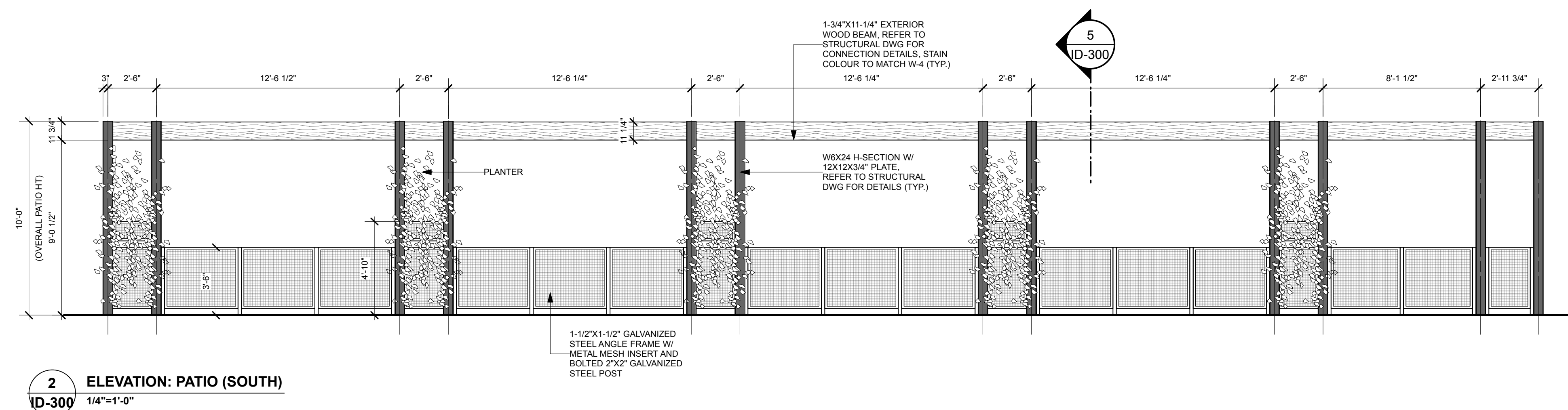
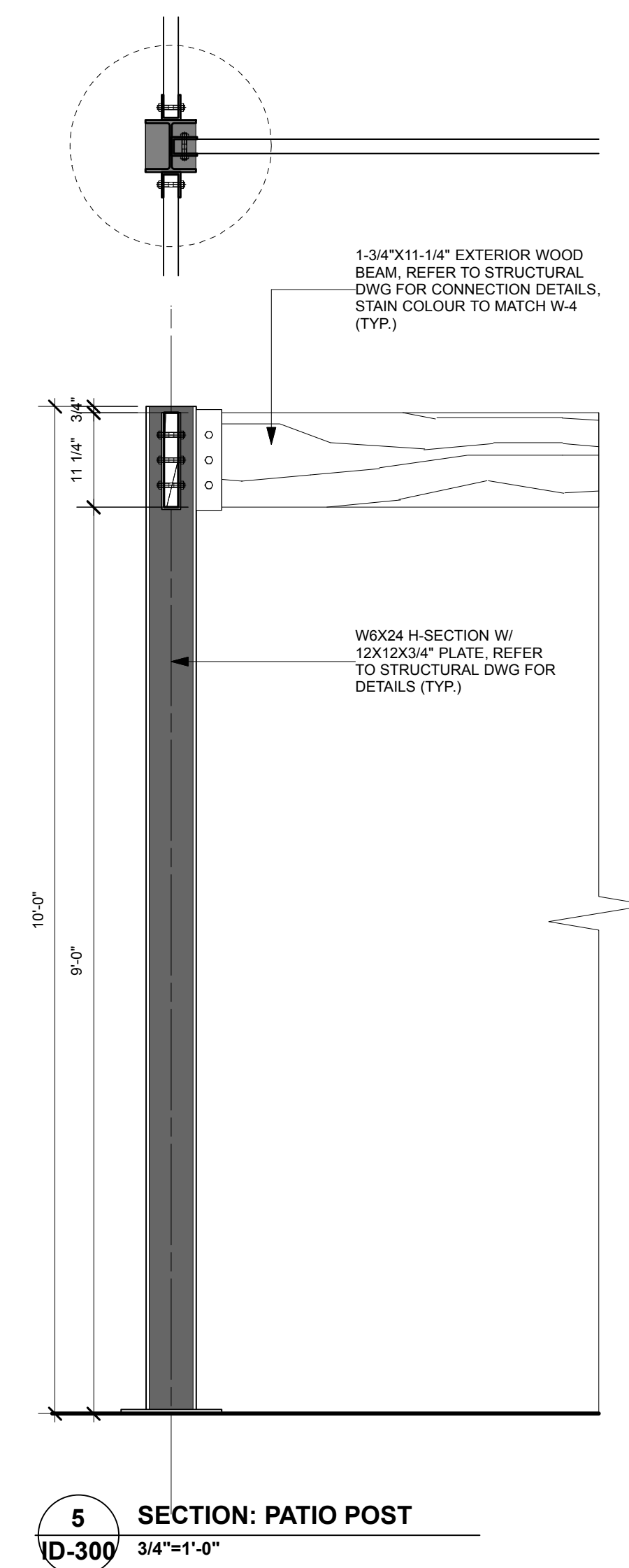
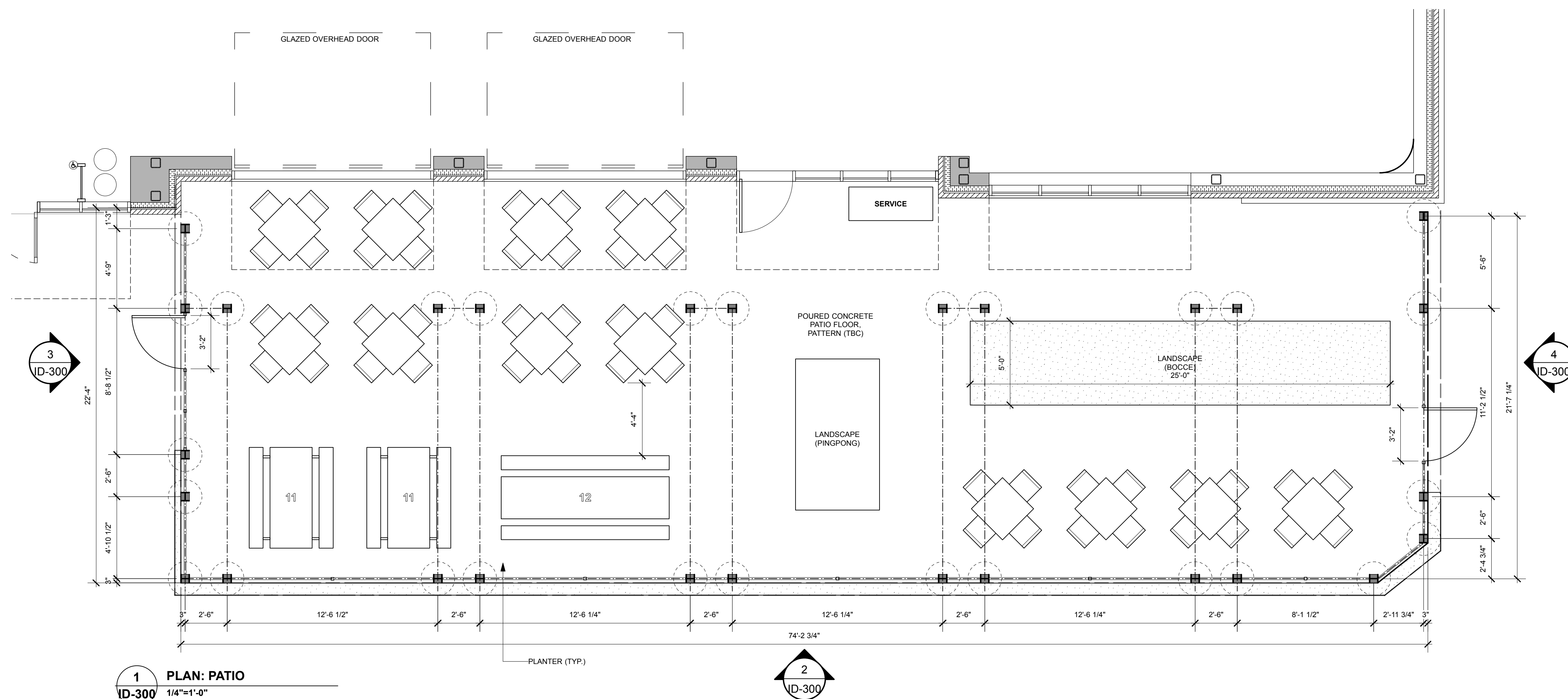
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SCALE: 1/4"=1'-0"

PROJECT No: BA/19

DRAWING No: **D203**



NONE OF THE DRAWINGS AND OR DETAILS ISSUED
FOR THIS PROJECT ARE TO BE SCALED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ON SITE ALL DIMENSIONS, NOTES AND DETAILS PRIOR TO CONSTRUCTION START. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT. ANY EXTRAS, DELAYS AND / OR RESULTING IN CHANGES RESULTING IN FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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ONTARIO ASSOCIATION
OF
ARCHITECTS
WAYNE M. BARRETT
LICENCE
3252

PROJECT TITLE:

BEERTOWN PUBLIC HOUSE

LOCATION:
433 STONE ROAD WEST,
GUELPH, ON, N1G 2X6

SHEET TITLE:
PATIO ENLARGED PLAN/
ELEVATIONS

ISSUED: 19-07-19

DATE: JUNE, 2019

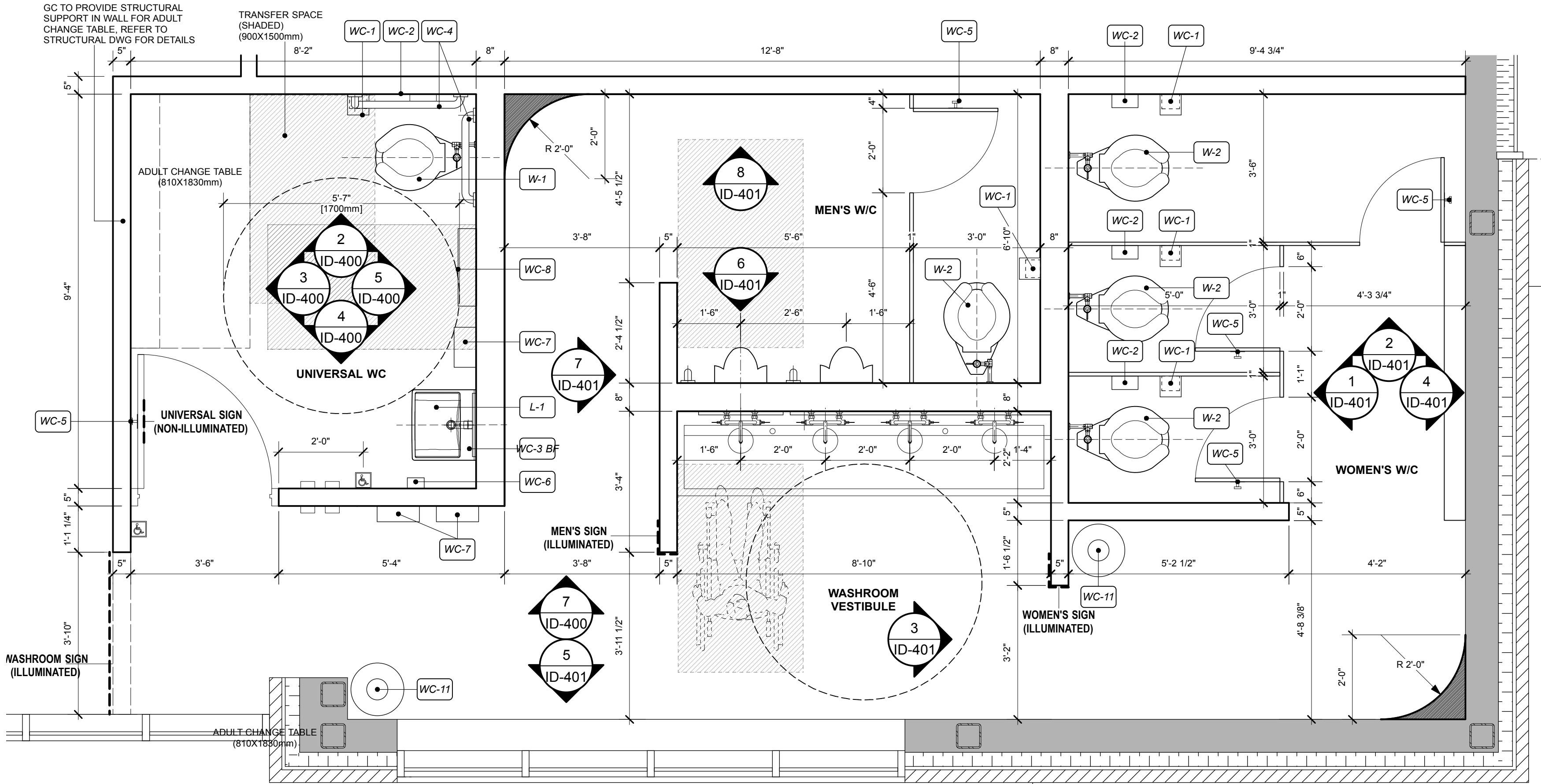
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SCALE:	AS NOTED
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PROJECT No: BA/1923

DRAWING No: **ID300**



1 PLAN: WASHROOMS
ID-400 1/2"=1'-0"

WASHROOM PLUMBING FIXTURES

TYPE	DESCRIPTION	MOUNTING TYPE	ELECTRICAL REQ'D
L-1	LAVATORY SINK (UNIVERSAL)	WALL	
L-2	LAVATORY SINK (CUSTOM TROUGH SINK)	WALL	
L-3	LAVATORY SINK (STAFF)	WALL	
W-1	TOILET (UNIVERSAL)	FLOOR	
W-2	TOILET	FLOOR	
W-3	TOILET (STAFF)	FLOOR	
C-1	FAUCET	DECK MOUNT	
C-2	FAUCET	WALL MOUNT	
C-3	FAUCET (STAFF)	DECK MOUNT	
U-1	URINAL	WALL	

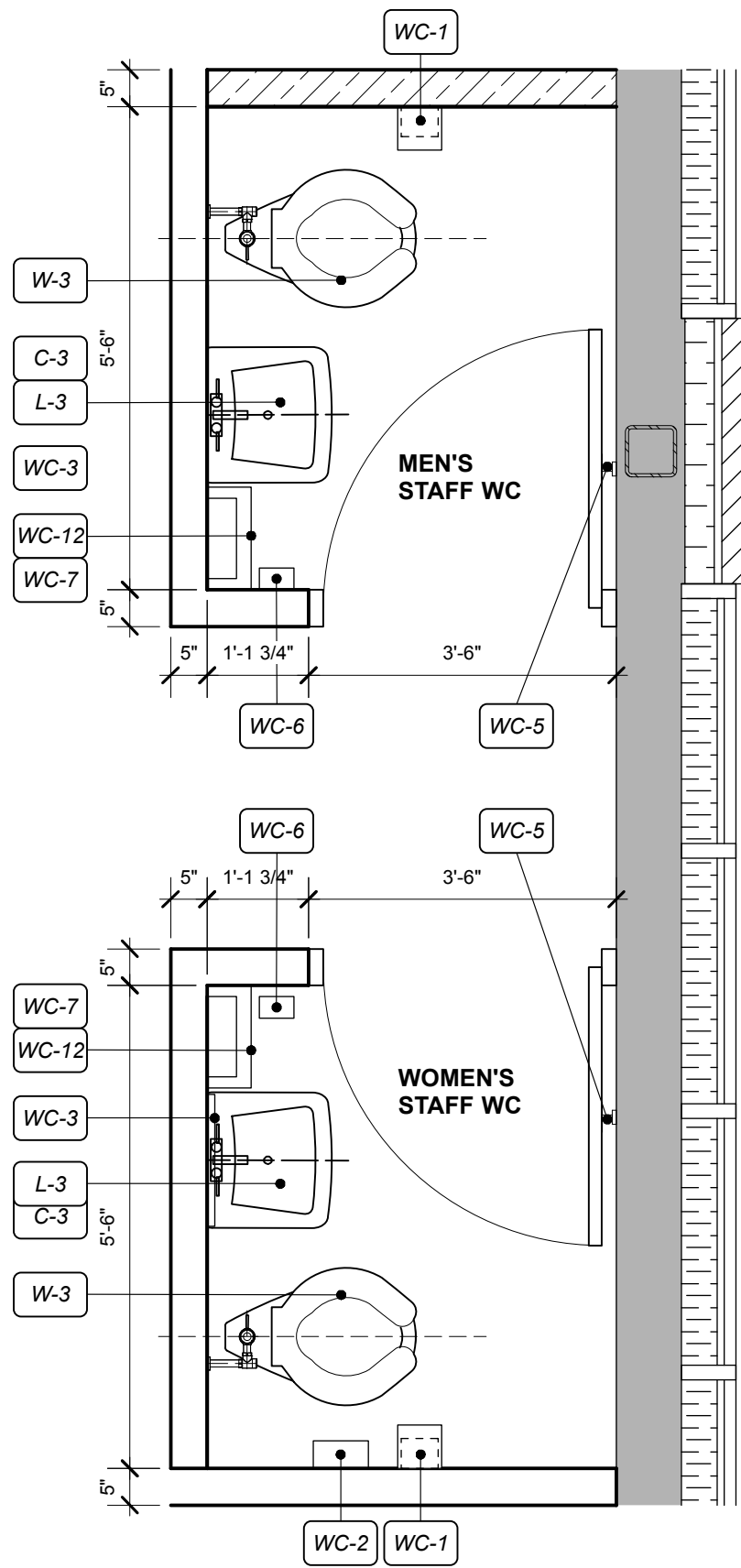
WASHROOM ACCESSORY SCHEDULE

TYPE	DESCRIPTION	MOUNTING TYPE	ELECTRICAL REQ'D
WC-1	DOUBLE ROLL TISSUE DISPENSER	WALL	
WC-2	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL (UNIVERSAL AND WOMEN'S)	WALL	
WC-3 BF	MIRROR (UNIVERSAL)	WALL	
WC-3	MIRROR	WALL	
WC-4	GRAB BARS	WALL	
WC-5	COAT HOOK	WALL	
WC-6	SOAP DISPENSER	WALL	
WC-7	PAPER TOWEL DISPENSER	WALL	
WC-8	BABY CHANGING TABLE	WALL	
WC-10	GRAB BAR	WALL	
WC-11	TRASH BIN	FLOOR	

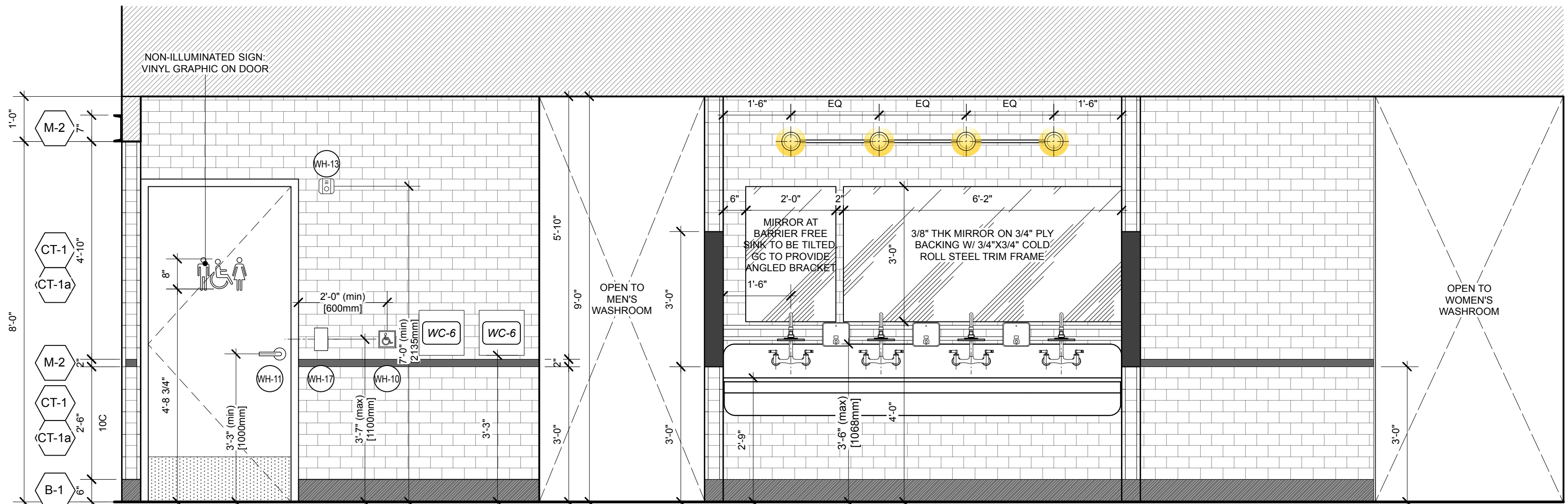
UNIVERSAL WASHROOM HARDWARE SCHEDULE

TYPE	DESCRIPTION	MOUNTING TYPE	ELECTRICAL REQ'D
WH-9	EMERG PUSH BUTTON, THOMAS KIT- 3E	WALL	
WH-10	DOOR OPENER OPERATOR, THOMAS KIT- 8	WALL	
WH-11	DOOR HANDLE, THOMAS KIT- 5L	WALL	
WH-12	AUTOMATIC DOOR CLOSER, THOMAS KIT- 7		
WH-13	HORN/ STROBE, THOMAS KIT- 3H	WALL	
WH-14	EMERGENCY SIGN, THOMAS KIT- 3S	WALL	
WH-15	PUSH TO LOCK BUTTON, THOMAS KIT- 3M	WALL	
WH-16	LOCKED INDICATOR, THOMAS KIT- 3K	WALL	
WH-17	OCCUPIED INDICATOR, THOMAS KIT- 3D	WALL	
WH-18	ELECTRIC STRIKE, THOMAS KIT- 5S	WALL	
WH-19	DOOR POSITION SWITCH, THOMAS KIT- 4	WALL	

REFER TO MANUFACTURER CUTSHEET

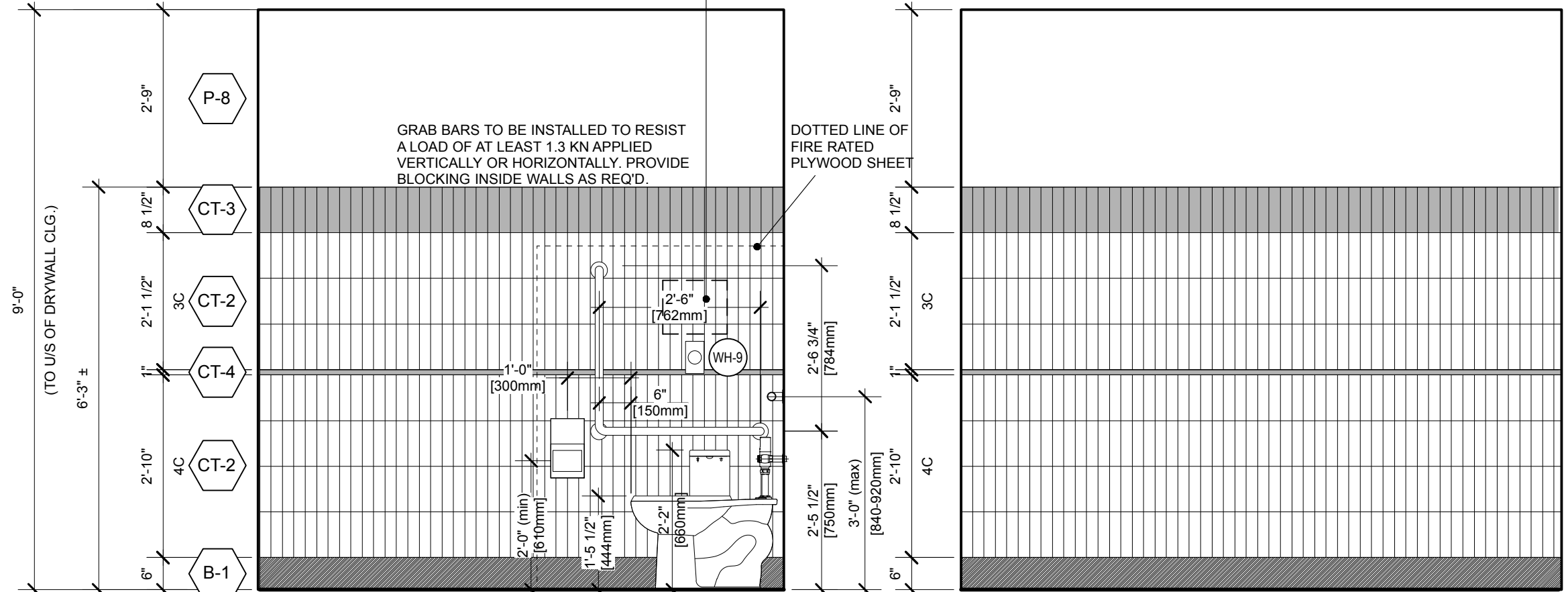


6 PLAN: STAFF WASHROOMS
ID-400 1/2"=1'-0"



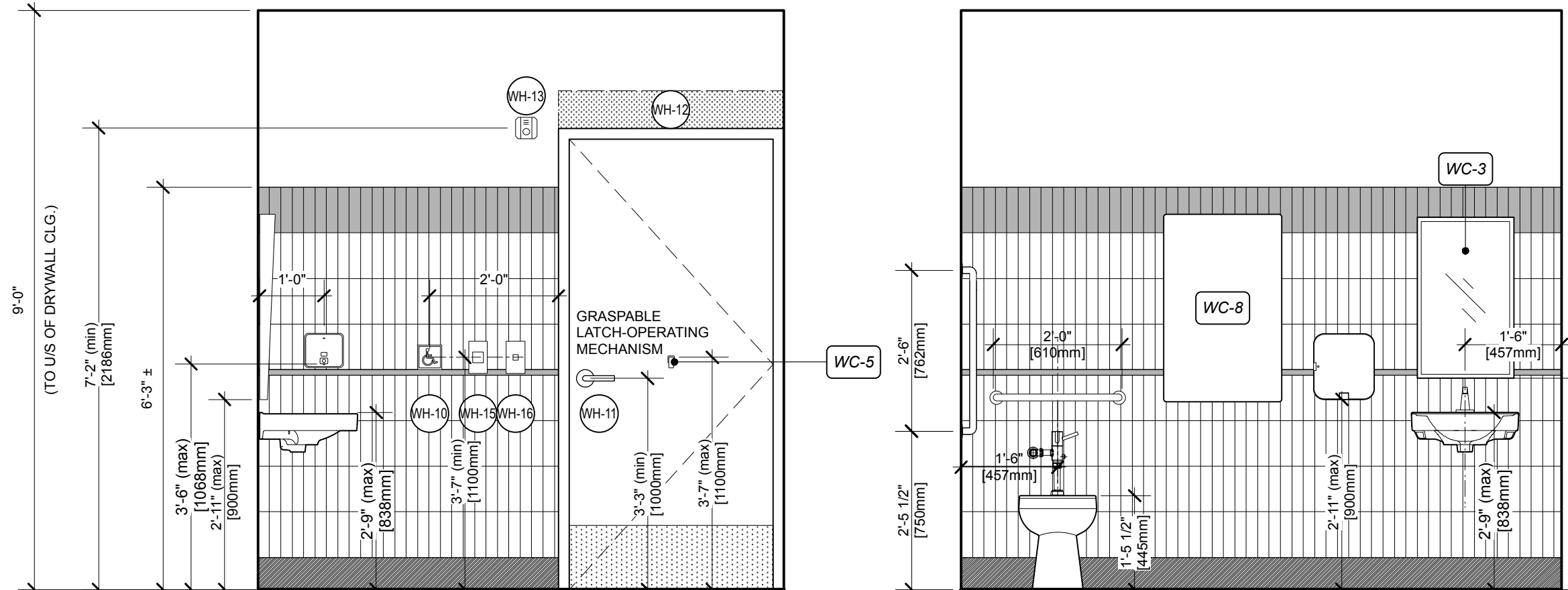
7 ELEVATIONS: WASHROOM VESTIBULE
ID-400 1/2"=1'-0"

PROVIDE EMERGENCY CALL FOR ASSISTANCE KIT:
K.M. THOMAS TA-3230C-KIT OR EQUAL, COMPLETE WITH EMERGENCY PUSH
BUTTON, TRANSFORMER, BRIDGE RECTIFIER, TWO CHIME/ STROBES &
EMERGENCY ASSISTANCE SIGN.
ASSISTANCE SIGN TO STATE "IN THE EVENT OF EMERGENCY PUSH EMERGENCY
BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE" IN LETTER AT LEAST
25mm HIGH AND 5mm STROKE, POSTED ABOVE THE EMERGENCY BUTTON.
PUSH BUTTON MOUNTED AT SWITCH HEIGHT.



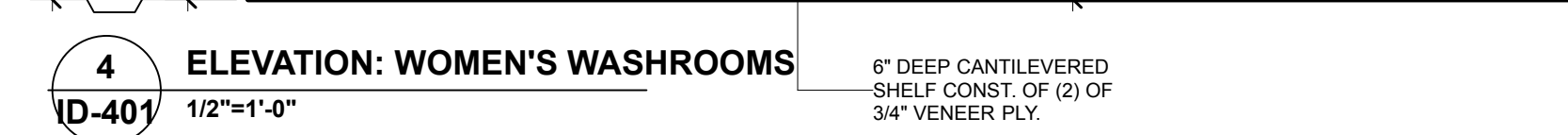
2 ELEVATIONS: UNIVERSAL WASHROOM
ID-400 1/2"=1'-0"

2 ELEVATIONS: UNIVERSAL WASHROOM
ID-400 1/2"=1'-0"



4 ELEVATIONS: UNIVERSAL WASHROOM
ID-400 1/2"=1'-0"

5 ELEVATIONS: UNIVERSAL WASHROOM
ID-400 1/2"=1'-0"





ID402

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <u>Nov 21, 2019</u>	Folder #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	<u>A-1120</u>

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: 433 STONE ROAD WEST

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

PLAN 651 PT LT 9 BLK Q P639 BLK 1 DIV 6
CON 4 PT LOT 9

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

Name: PRIMARIS RETAIL REAL ESTATE
Mailing Address: 1 ANGLAINE ST E
City: TORONTO Postal Code: M5C 2V9
Home Phone: _____ Work Phone: 519-821-5780
Fax: _____ Email: SLINDSAY@PRIMARISREIT.COM

AGENT INFORMATION (If Any)

Company: _____
Name: JEFF MARTIN
Mailing Address: 3087 SOUTH DRIVE
City: BURLINGTON Postal Code: L7N 1H5
Work Phone: _____ Mobile Phone: 905-334-9024
Fax: _____ Email: JEFFMARTIN999666@GMAIL.COM

Official Plan Designation:	Current Zoning Designation:
MIXED/USE CORRIDOR	RC-1

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
GENERAL PROVISIONS 4.17.1
TOTAL NUMBER OF PERSONS ON ALL OUTDOOR PATIOS ASSOCIATED WITH THE RESTAURANT SHALL NOT EXCEED 50% OF THE INDOOR LICENSED CAPACITY, OR 70 PERSONS, WHICHEVER IS LESS.
WE ARE REQUESTING AN INCREASE TO 80 PERSONS.

Why is it not possible to comply with the provision of the by-law? (your explanation)
OUR INTERIOR OCCUPANT LOAD IS 200. ON WARM SUMMER EVENINGS ALL 200 WOULD LIKE TO SIT ON THE PATIO. THE 50% PROVISION WOULD ALLOW 100 GUESTS ON THE PATIO.
WE WOULD LIKE TO ACCOMMODATE 80 GUESTS ON THE PATIO INSTEAD OF 70.
THE PATIO IS 140 SQ METERS SO WE HAVE LOTS OF SPACE FOR 80 PEOPLE.

PROPERTY INFORMATION			
Date property was purchased:	NOV 1, 2019	Date property was first built on:	JUNE 1, 2019
Date of proposed construction on property:	JAN 1, 2020	Length of time the existing uses of the subject property have continued:	JUNE 1 2019
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):			
COMMERCIAL			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):			
COMMERCIAL			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)			
Frontage:	27.5 m	Depth:	17.5m
		Area:	483 m ²

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building <i>NO CHANGES</i>		
Gross Floor Area:	<i>483 sq m</i>		Gross Floor Area:		
Height of building:	<i>6 m</i>		Height of building:		
Garage/Carport (if applicable) <i>N/A</i>			Garage/Carport (if applicable)		
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)		
Describe details, including height: <i>PATIO - 140 m²</i>			Describe details, including height: <i>NO CHANGES</i>		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	<i>9 m</i>	M	Front Yard Setback:	<i>SAME</i>	M
Exterior Side Yard (corner lots only)	<i>12.79</i>	M	Exterior Side Yard (corner lots only)	<i>SAME</i>	M
Side Yard Setback:	Left: M	Right: M	Side Yard Setback:	Left: M	Right: M
Rear Yard Setback		M	Rear Yard Setback		M

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)	
Provincial Highway <input type="checkbox"/>	Municipal Road <input type="checkbox"/> Private Road <input checked="" 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"/>	<i>FOLDER 19 005694 PR - ISSUED</i>
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, JEFF MARTIN, of the City/Town of BURLINGTON in County/Regional Municipality of HALTON, 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 of

Wellington this 21 day of November, 2019.



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)

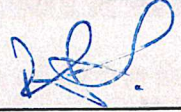
PRIMARIS RETAIL REAL ESTATE
[Organization name / property owner's name(s)]

of 433 STONE ROAD WEST Suite 204
(Legal description and/or municipal address) NIG-2X6

hereby authorize JEFF MARTIN
(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 NOV 19 day of NOV 20 19.


R. Scott Lindsay
Operations Manager
(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.

Committee of Adjustment Notice of Public Hearing



An Application for a Minor Variance has been filed with the Committee of Adjustment

Application Details

Location:

20 Edwin Street

Proposal:

The applicant is proposing to maintain a 15.98 square metre existing addition to the rear of the existing dwelling. A previous minor variance (File A-85/04) for a reduced rear yard setback for the addition received conditional approval in 2004. The applicant did not fulfill all of the conditions. The applicant has submitted a new application so that new conditions may be imposed.

By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. A variance from Table 5.1.2 Row 8 of the Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum rear yard setback of 7.5 metres or 20 percent of the lot depth (being 4.83 metres), whichever is less.

Request:

The applicant is seeking relief from the By-Law requirements to permit a minimum rear yard setback of 1.55 metres for the existing addition to the rear of the existing dwelling.

Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

Date: **Thursday, January 9, 2020**
Time: **4:00 p.m.**
Location: **Council Chambers, City Hall, 1 Carden Street**
Application Number: **A-2/20**

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **January 2, 2020 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260, extension 2349.

Additional Information

Agendas and comments related to this application will be available online by visiting guelph.ca/cofa. Additional information related to this application may be obtained at

City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Notice of the Decision

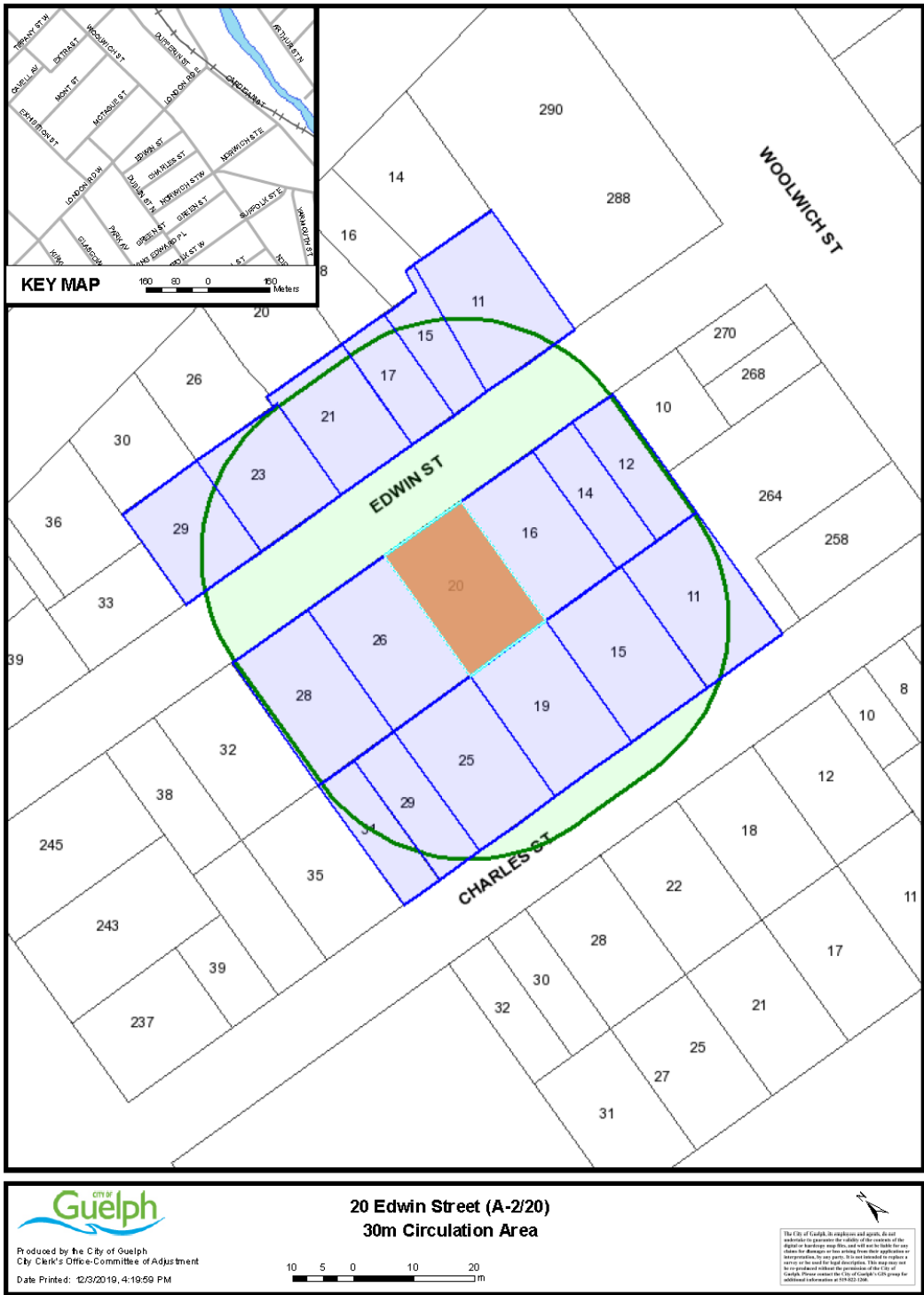
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Notice Author

Juan da Silva
Council and Committee Assistant
Dated December 16, 2019.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
TTY: 519-826-9771 guelph.ca/cofa
Facsimile: 519-763-1260





ONTARIO ASSOCIATION
OF ARCHITECTS
LLOYD A. GRINHAM
LICENCE
4762
14 June 04

[illegible]

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY
OF THE ARCHITECT AS INSTRUMENTS OF HIS SERVICE
AND MUST BE RETURNED AT HIS REQUEST.

GUELPH, ONTARIO

EXISTING SITE PLAN

DATE: 14.JUNE.04	SCALE: 1"=10'
DRAWN BY: MK	A-1
CHECKED BY: LAG	
STATUS: APPROVAL	
JOB NO: 0417	
FILE: \20EDWIN	
FOLDER: \20EDWIN	

A-1

EDWIN STREET

N 34° 32' 40" W

51.0' 15.54 m

2' - 3 3/8" 0.7m

5' - 1 7/8" 1.57m

5' - 1 3/4" 1.57m

5' - 6 5/8" 1.69m

5' - 2 1/2" 1.59m

24.14 m 79.20'

5' - 6 1/2" 1.69m

15.7 m 51.52'

15.98 sq. m. 172 S.F.

100 S.F. 9.29 sq. m.

2 STOREY BRICK HOUSE No. 20

UNIT PAVER DRIVE

9.24 m 30.3'

7.25m 23' - 9 1/4"

7.3m 23' - 11 3/4"

4.13m 13.54'

7.8m 25' - 7 1/8"

1.55m 5' - 1"

24.14 m 79.20'

N 34° 10' 00" W

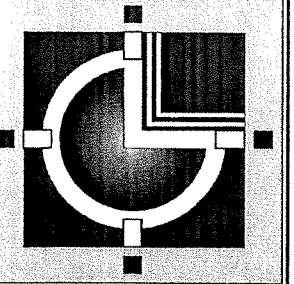
N 55° 50' 00" E

N 55° 50' 00" E

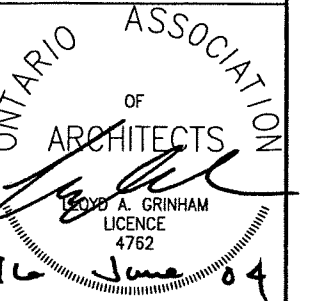
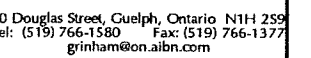
R.L. SHOEMAKER

Note: Metric conversions from the original sketch were provided by CoA staff

A-85/04



L. Alan Grinham
Architect Inc.

[illegible]

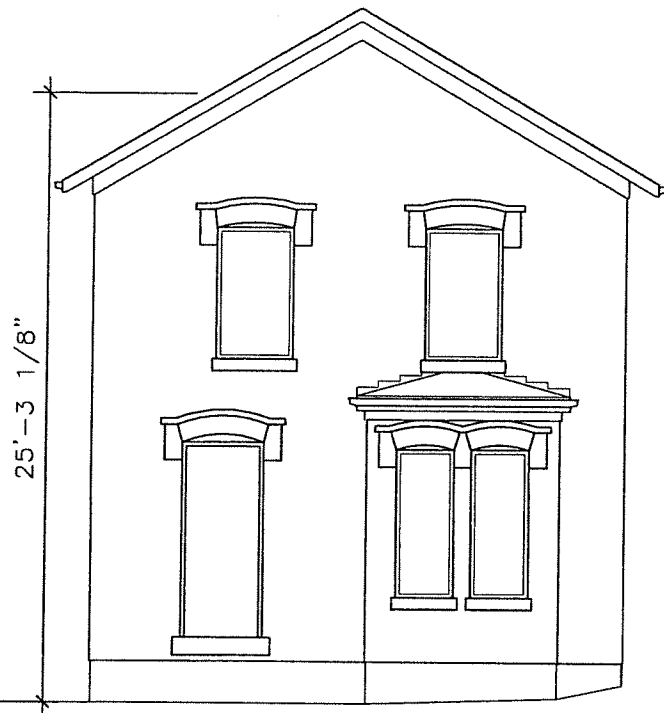
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE
AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE
ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY
OF THE ARCHITECT AS INSTRUMENTS OF HIS SERVICE
AND MUST BE RETURNED AT HIS REQUEST.

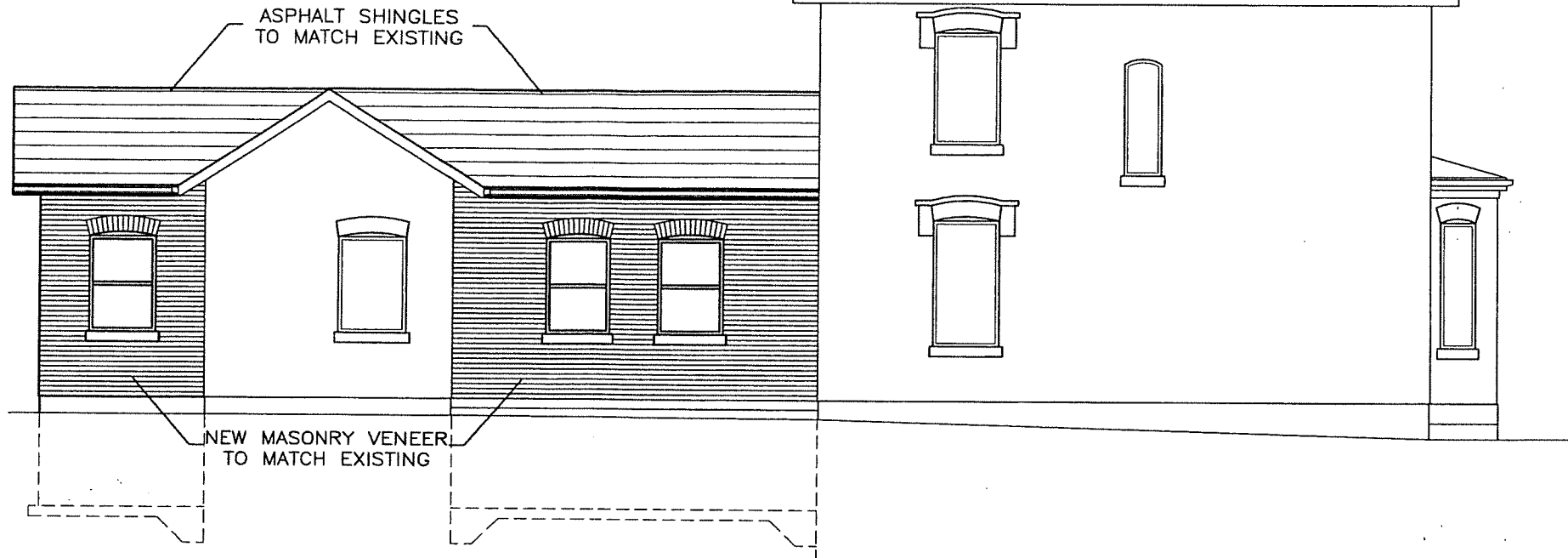
20 EDWIN
STREET
GUELPH, ONTARIO

ELEVATIONS

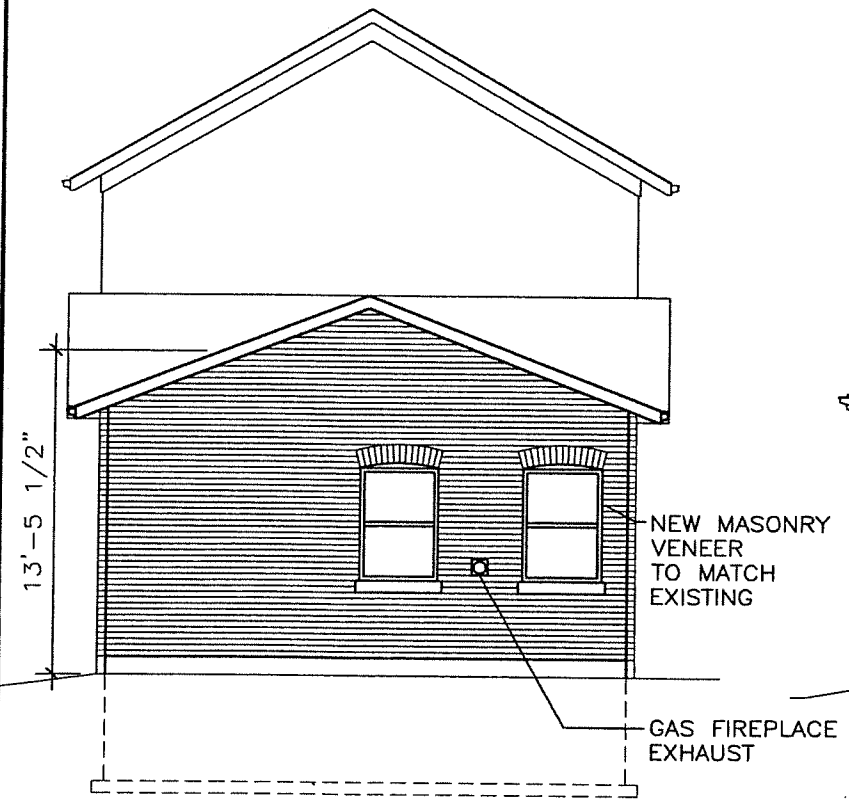
DATE: 14.JUNE.04	SCALE: 1/8"=1'-0"
DRAWN BY: CM	A-3
CHECKED BY: LAG	
STATUS: APPROVAL	
DB NO: 0417	
FILE: \20EDWIN	
FOLDER: \20EDWIN	



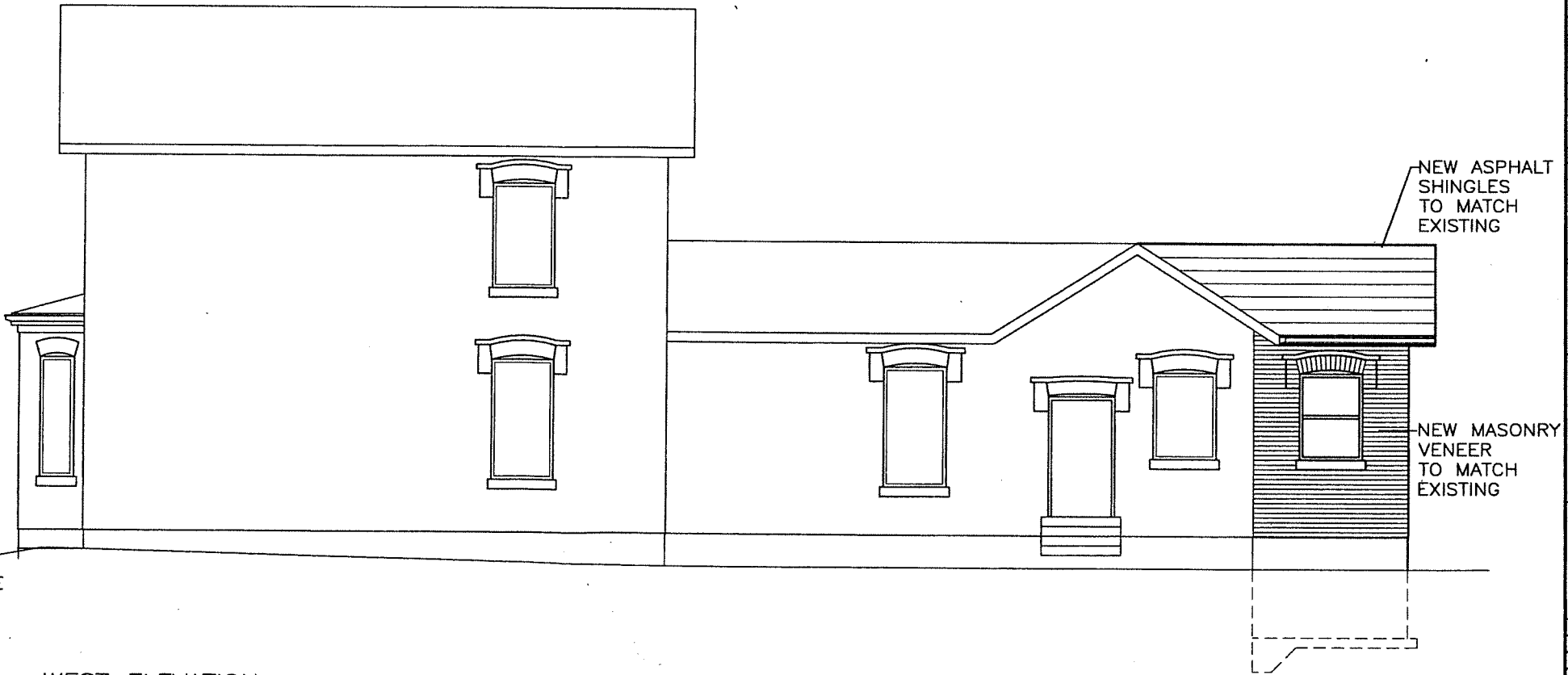
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <u>Nov 22, 2019</u>	Folder #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	<u>A-2120</u>

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: 20 Edwin Street, Guelph

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

Plan 35, PT Lot 55 PT Lot 56, RP 61R2862 Part 1. SD

OWNER(S) INFORMATION:

Name: SUE & ROBERT DESAUTELS

Mailing Address: 20 EDWIN ST.

City: GUELPH Postal Code: N1H 2C9

Home Phone: 519-836-8203 Work Phone: 519-830-5147

Fax: 519-836-6749 Email: bob@neighborhoodgroup.com
bob.sue.desautels@gmail.com

AGENT INFORMATION (If Any)

Company: N/A

Name: _____

Mailing Address: _____

City: _____ Postal Code: _____

Work Phone: _____ Mobile Phone: _____

Fax: _____ Email: _____

Official Plan Designation: <u>Low Density Residential</u>	Current Zoning Designation: <u>R.1B</u>
---	---

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

A/ 1.5 metre set back
Table 5.1.2, Row 8 (7.5 meters required)

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

The pipe from the gas fireplace that would need to go through the roof was going to block the view to a stainedglass window. Therefore, our contractor decided to vent the gas fireplace out the east side of the building.

PROPERTY INFORMATION			
Date property was purchased:	<u>Aug. 1990</u>	Date property was first built on:	<u>1875</u>
Date of proposed construction on property:	<u>N/A</u>	Length of time the existing uses of the subject property have continued:	<u>1875.</u>
EXISTING USE OF THE SUBJECT PROPERTY (<u>Residential</u> /Commercial/Industrial etc.):			
PROPOSED USE OF LAND (<u>Residential</u> /Commercial/Industrial etc.):			

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

Frontage: 15.54 Meters Depth: 24.59 Meters Area: 382.13 ^{Sq.} meters

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	199.81 sq. meters		Gross Floor Area:	No changes	
Height of building:	2 stories		Height of building:		
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
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)		
Describe details, including height:			Describe details, including height:		
N/A					

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	1.0 meters		M	Front Yard Setback:	no change M
Exterior Side Yard (corner lots only)	7.25 meters		M	Exterior Side Yard (corner lots only)	M
Side Yard Setback:	Left: 1.57 M	Right: M	M	Side Yard Setback:	Left: M Right: M
Rear Yard Setback	1.5 meters		M	Rear Yard Setback	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 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 checked="" type="checkbox"/>	RR-04-07 32 07
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

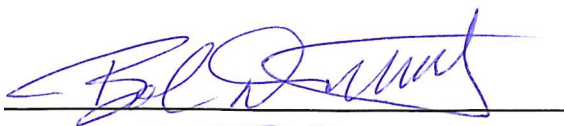
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A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend 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

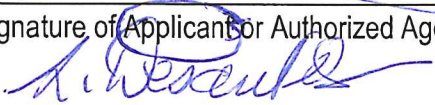
AFFIDAVIT

I/We, Sue & Bob Desautels, of the City/Town of
GUELPH in County/Regional Municipality of GUELPH/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

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

Wellington this 22 day of November, 2019.



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)

**COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER A-85/04**

The Committee, having considered whether or not the variance(s) are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, passed the following resolution:

"THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 5.1.2. – Row 8 of Zoning By-law (1995)-14864, as amended, for 20 Edwin Street, to construct a 52.43 square metres (172 square foot) one storey addition to the rear of the existing home which will be situate 1.55 metres (5.08 feet) from the rear lot line when the By-law requires the minimum rear yard be 7.5 metres or 20% of the lot depth [4.83 metres (15.84 feet)], whichever is less, be approved, subject to the following conditions:

1. That the addition has a maximum height of 1 storey.
2. That the variance for the rear yard applies only to the proposed addition as outlined in the application to the Committee of Adjustment.
3. That the owner maintain a 6' high fence along the rear lot line.
4. That the gas fireplace exhaust be directed through the roof of the addition.
5. That the windows along the rear wall of the addition be obscured glass."

Members of Committee
Concurring in this Decision

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is **August 3, 2004.**

I, Kim Fairfull, Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a meeting held on **July 13, 2004.**

Dated: **June 16, 2004**

Signed: 

Committee of Adjustment Notice of Public Hearing



An Application for a Minor Variance has been filed with the Committee of Adjustment

Application Details

Location:

2 Edgehill Drive

Proposal:

The applicant is proposing to construct a two storey addition to the right side of the existing dwelling. The addition includes additional floor space as well as an attached single car garage.

By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. A variance from Table 5.1.2 Row 7 of the Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum side yard setback of 1.5 metres.

Request:

The applicant is seeking relief from the By-Law requirements to permit a minimum right side yard setback of 1.25 metres for the proposed addition to the existing dwelling.

Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

Date:	Thursday, January 9, 2020
Time:	4:00 p.m.
Location:	Council Chambers, City Hall, 1 Carden Street
Application Number:	A-3/20

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **January 2, 2020 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at privacy@guelp.ca or 519-822-1260, extension 2349.

Additional Information

Agendas and comments related to this application will be available online by visiting guelp.ca/cofa. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Notice of the Decision

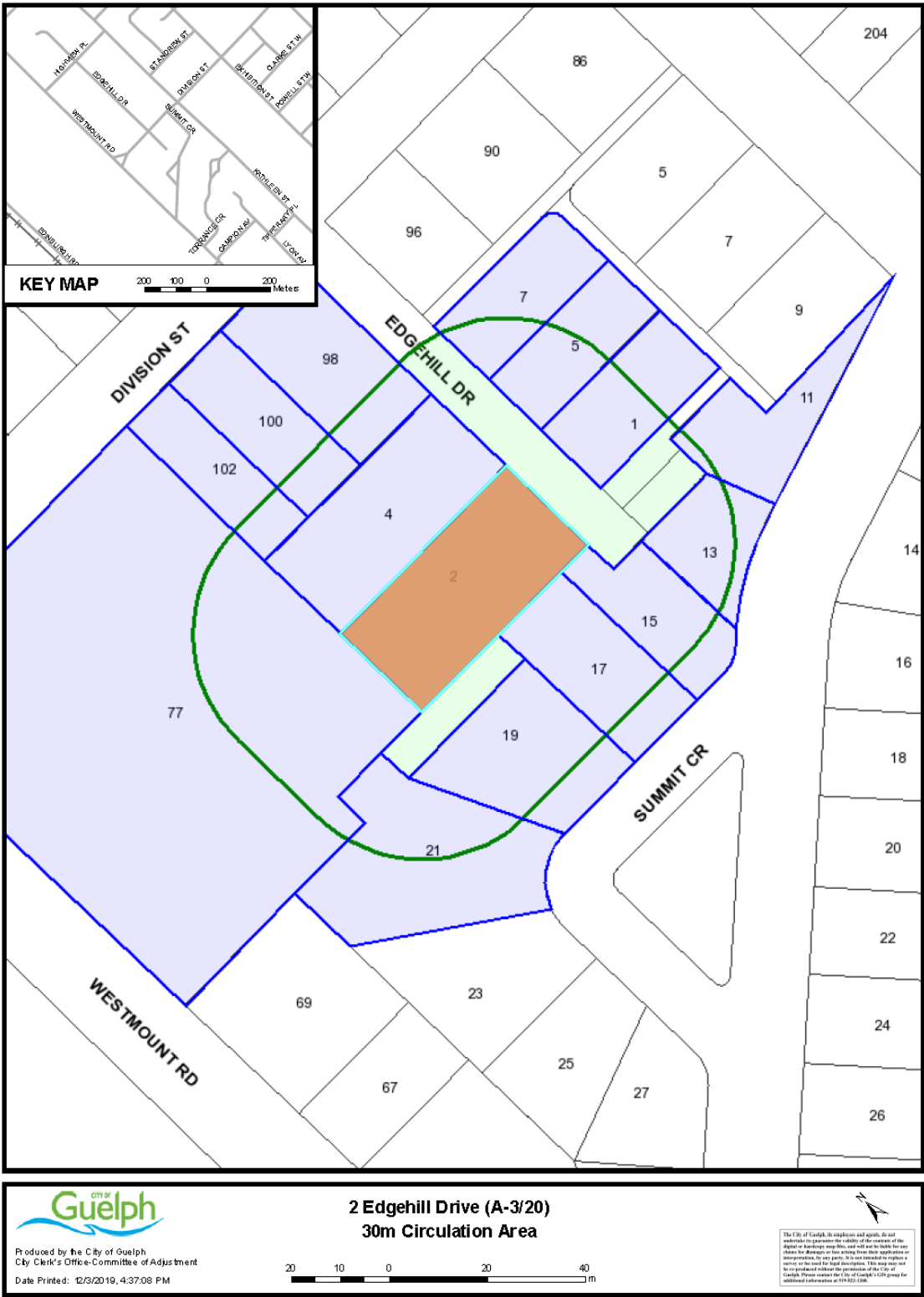
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

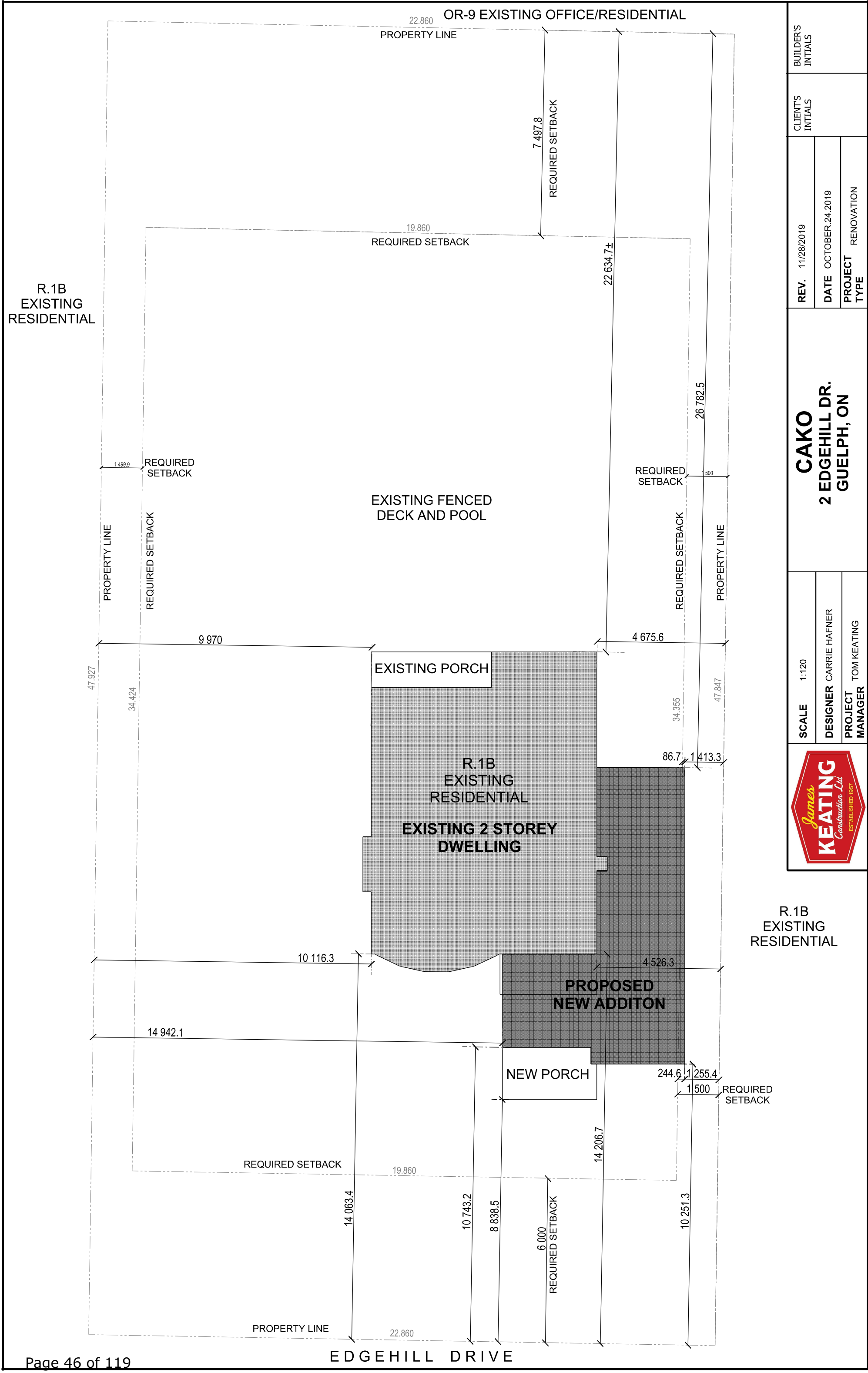
Notice Author

Juan da Silva
Council and Committee Assistant
Dated December 16, 2019.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
TTY: 519-826-9771 guelph.ca/cofa
Facsimile: 519-763-1260

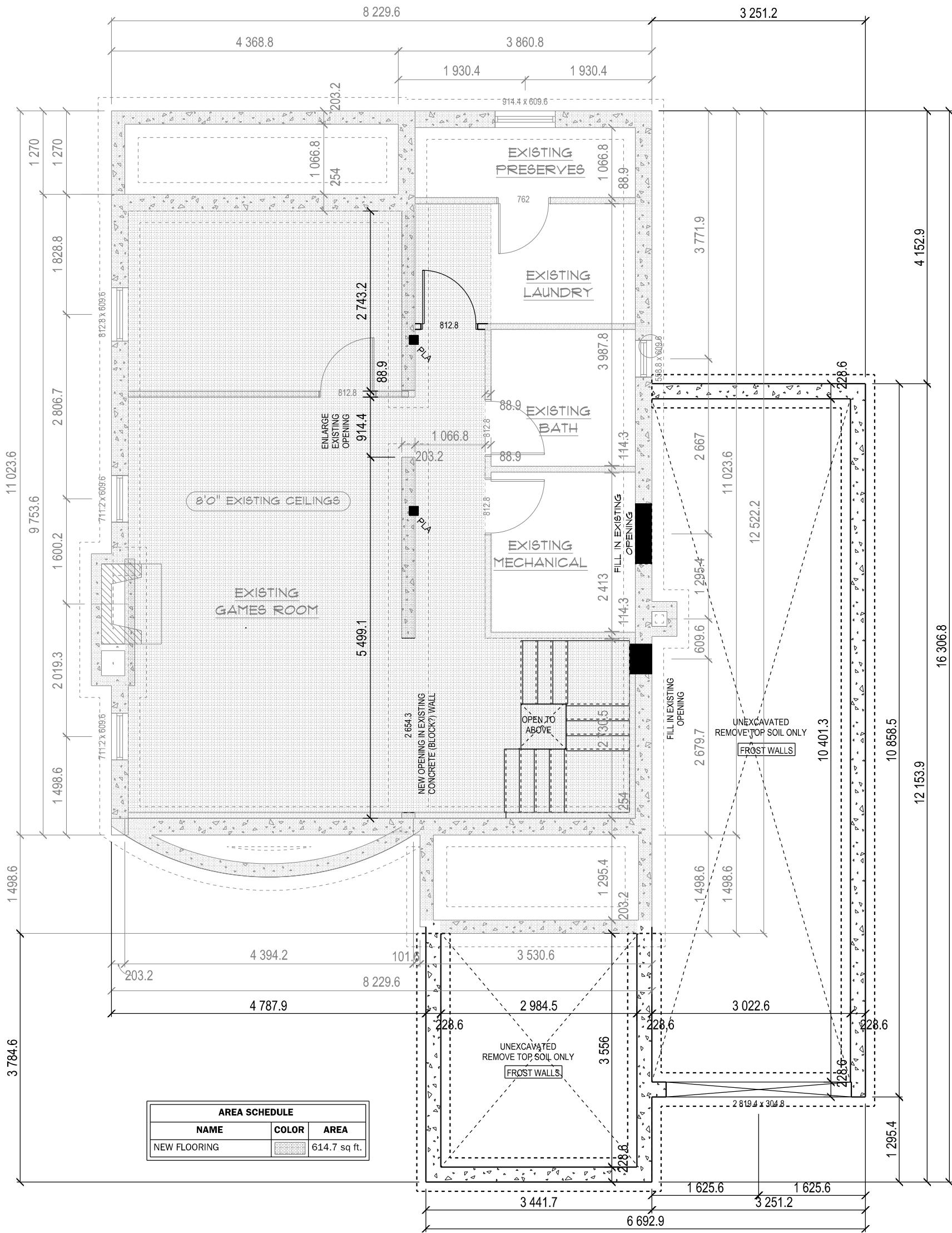




CAKO 2 EDGEHILL DR. GUELPH, ON		REV. 11/28/2019	CLIENT'S INITIALS	BUILDER'S INITIALS
SCALE 1:120		DATE OCTOBER 24 2019		
DESIGNER CARRIE HAFNER		PROJECT TYPE RENOVATION		
PROJECT MANAGER TOM KEATING				



R.1B
EXISTING
RESIDENTIAL



BASEMENT FLOOR PLAN
PROPOSED



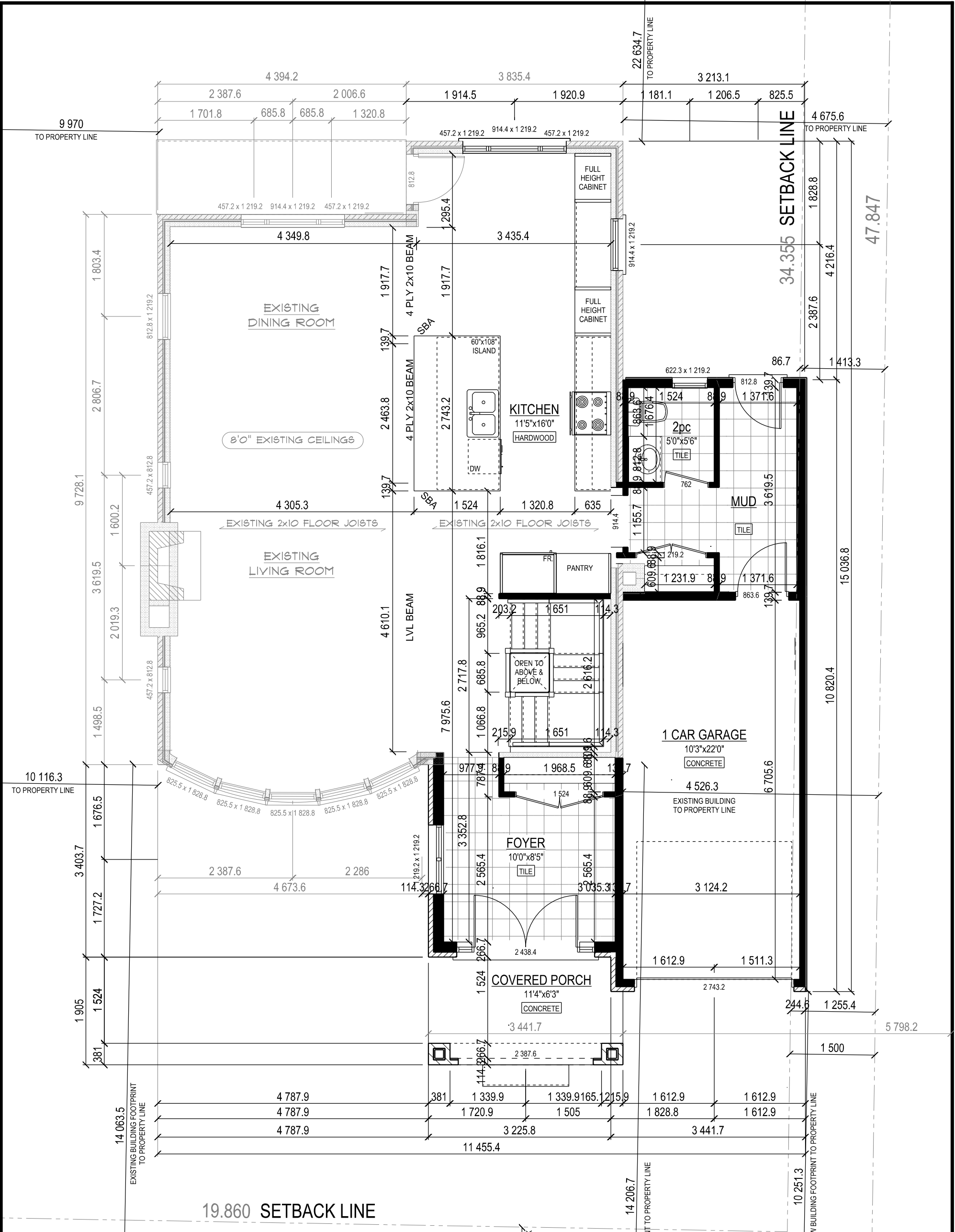
SCALE	1:64
DESIGNER	CARRIE HAFNER
PROJECT MANAGER	TOM KEATING

CAKO
2 EDGEHILL DR.
GUELPH, ON

REV.	11/28/2019
DATE	OCTOBER.24.2019
PROJECT TYPE	NEW BUILD

CLIENT'S INITIALS

BUILDER'S INITIALS



MAIN FLOOR PLAN
PROPOSED



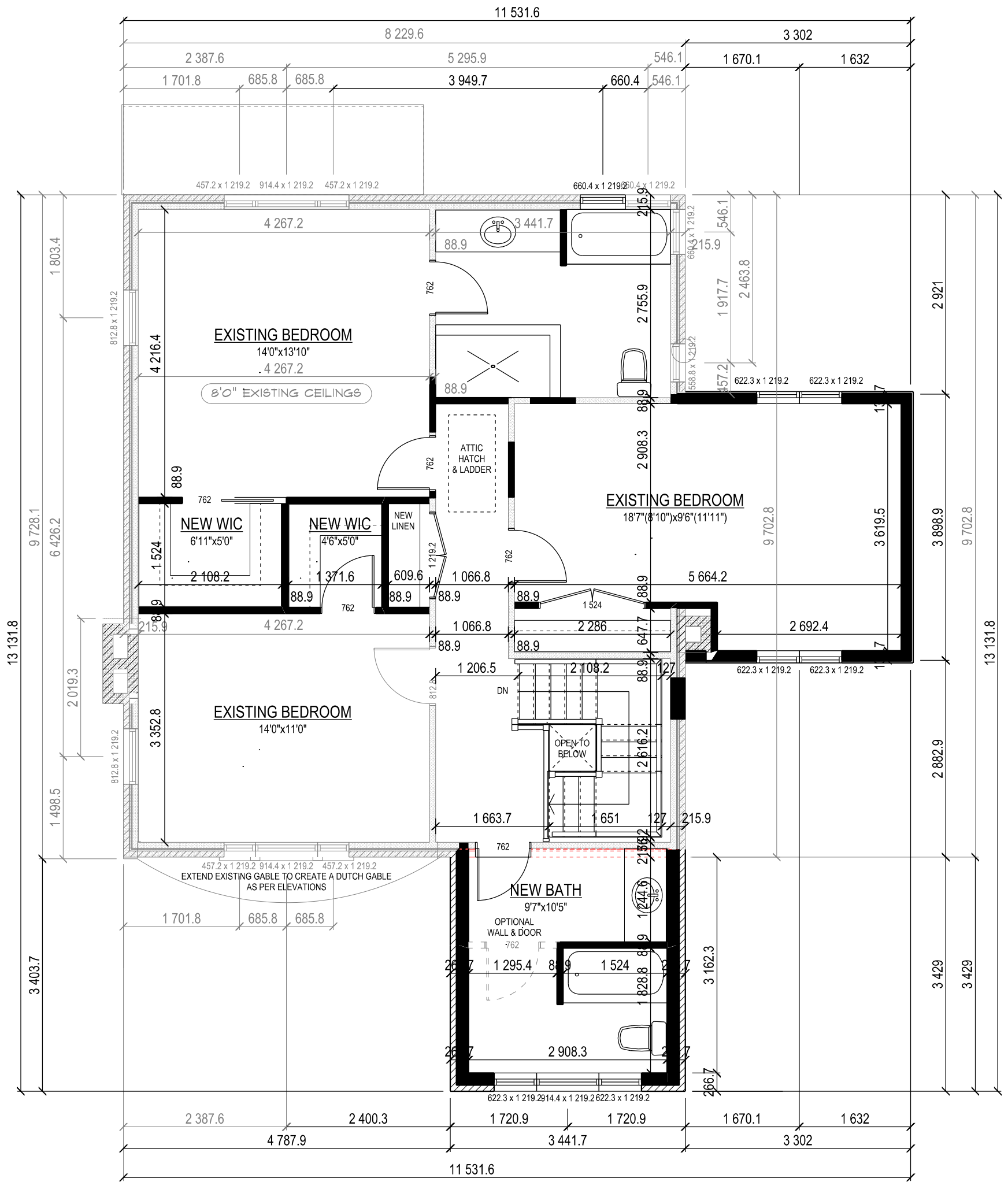
SCALE 1:64
DESIGNER CARRIE HAFNER
PROJECT MANAGER TOM KEATING

CAKO
2 EDGEHILL DR.
GUELPH, ON

REV. 11/28/2019
DATE OCTOBER.24.2019
PROJECT TYPE NEW BUILD

CLIENT'S INITIALS

BUILDER'S INITIALS



2ND FLOOR PLAN
PROPOSED



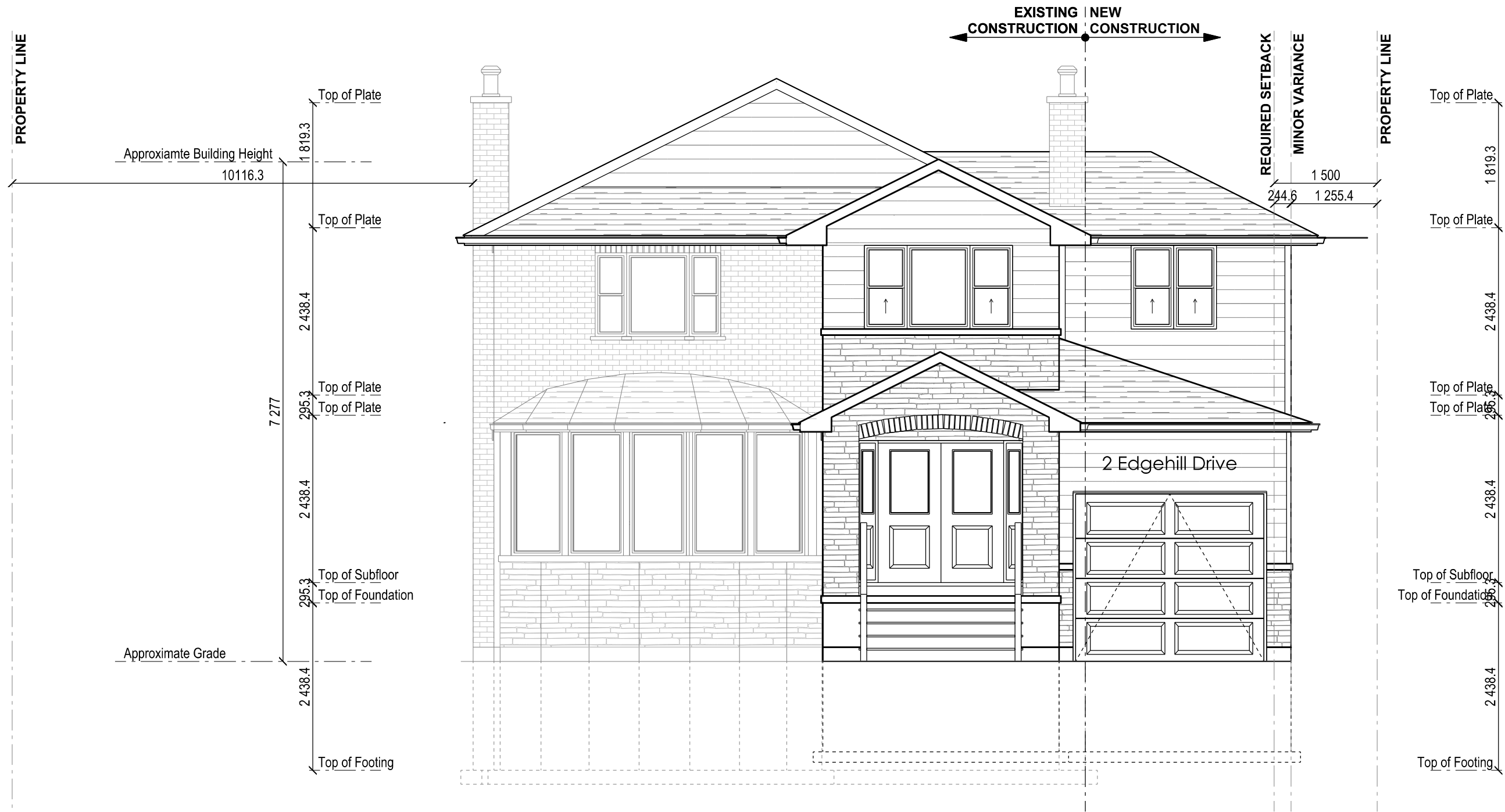
SCALE	1:64
DESIGNER	CARRIE HAFNER
PROJECT MANAGER	TOM KEATING

CAKO
2 EDGEHILL DR.
GUELPH, ON

REV.	11/28/2019
DATE	OCTOBER.24.2019
PROJECT TYPE	NEW BUILD

CLIENT'S INITIALS

BUILDER'S INITIALS



BUILDER'S
INITIALS

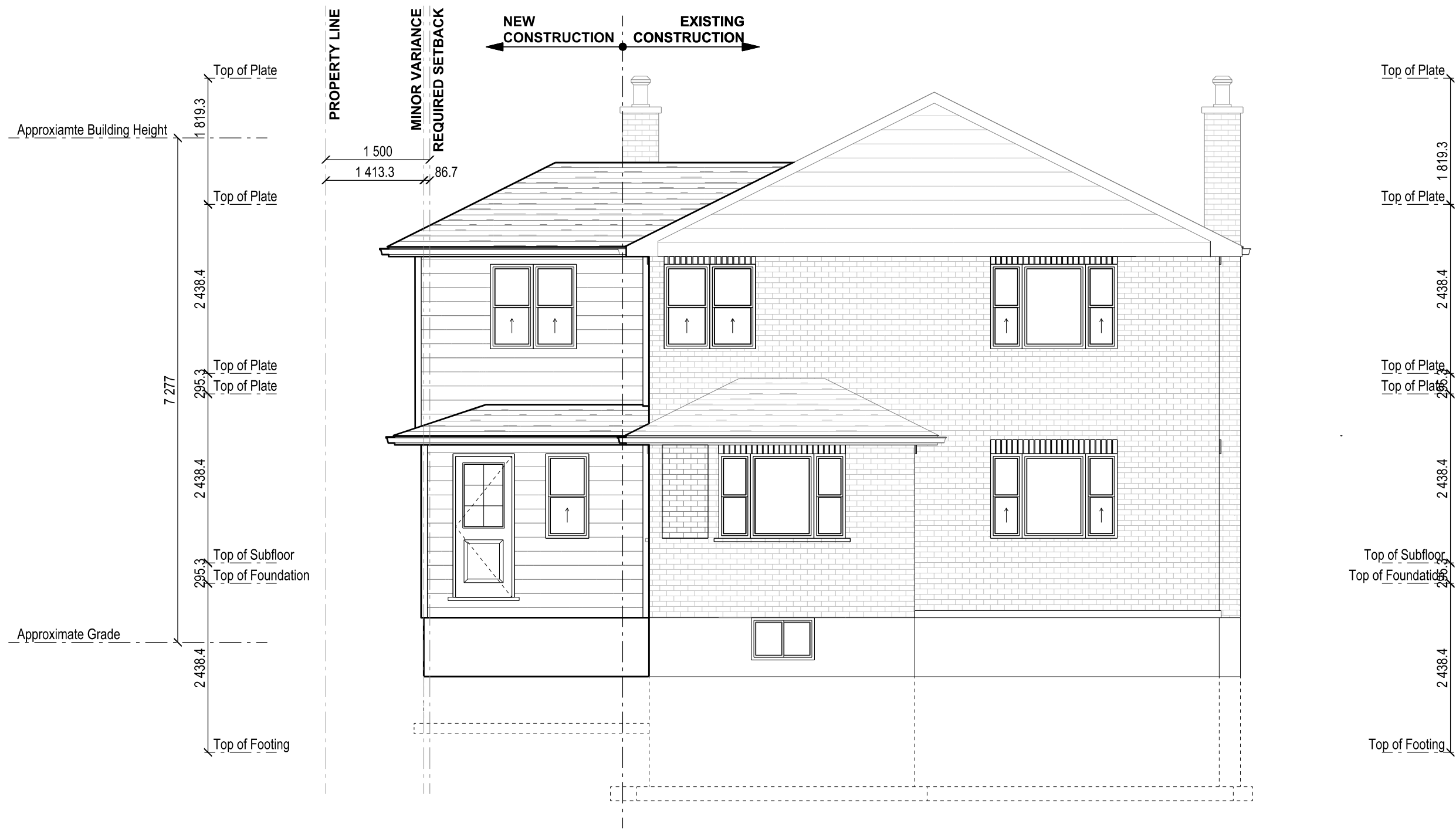
CLIENT'S
INITIALS

REV. 11/28/2019
DATE OCTOBER 24, 2019
PROJECT TYPE NEW BUILD

CAKO
2 EDGEHILL DR.
GUELPH, ON

SCALE 1:64
DESIGNER CARRIE HAFNER
PROJECT MANAGER TOM KEATING





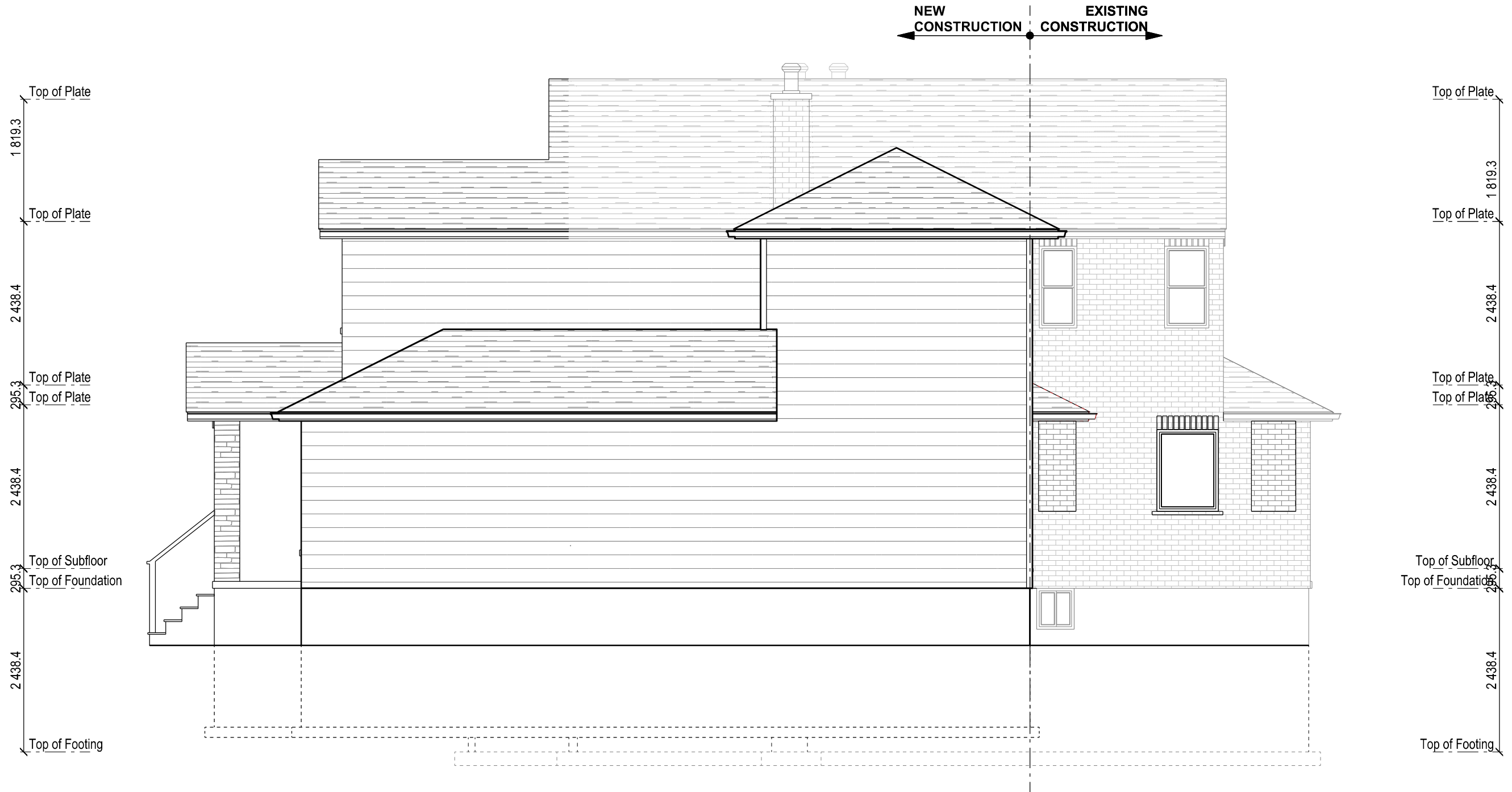
REAR ELEVATION
PROPOSED

	SCALE 1:64		CAKO 2 EDGEHILL DR. GUELPH, ON		REV. 11/28/2019	CLIENT'S INITIALS		BUILDER'S INITIALS	
	DESIGNER CARRIE HAFNER				DATE OCTOBER 24, 2019				
	PROJECT MANAGER TOM KEATING				PROJECT TYPE NEW BUILD				



LEFT ELEVATION
PROPOSED

	SCALE	1:64	CAKO 2 EDGEHILL DR. GUELPH, ON			REV.	11/28/2019	CLIENT'S INITIALS	BUILDER'S INITIALS
	DESIGNER	CARRIE HAFNER				DATE	OCTOBER 24 2019	PROJECT TYPE	NEW BUILD
	PROJECT MANAGER	TOM KEATING							



RIGHT ELEVATION
PROPOSED



SCALE 1:64
DESIGNER CARRIE HAFNER
PROJECT MANAGER TOM KEATING

CAKO
2 EDGEHILL DR.
GUELPH, ON

REV. 11/28/2019
DATE OCTOBER 24, 2019
PROJECT TYPE NEW BUILD

CLIENT'S INITIALS

BUILDER'S INITIALS

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <u>December 2, 2019</u>	Folder #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	<u>A-3120</u>

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: 2 Edgehill Drive, Guelph ON N1H 5E1

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

PART OF LOT 13, REGISTERED PLAN 36

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

Name: Rochelle & James Murray-Cako

Mailing Address: 2 Edgehill Drive 5E1

City: Guelph ON

Postal Code: N1H 5E1

Home Phone: (519) 400-4647

Work Phone:

Fax:

Email: rochelle.murraycako@ugdsb.on.ca

AGENT INFORMATION (If Any)

Company: James Keating Construction Ltd.

Name: Tom Keating

Mailing Address: 70 Mathieson

City: Elora, ON

Postal Code: N0B 1S0

Work: (519) 846-9704

Mobile: (519) 993-4339

Fax: (519) 846-9360

Email: tkeating@keatinghomes.ca

Official Plan Designation: ~~PART OF LOT 13~~
~~REGISTERED PLAN 36~~

*low density
residential (SD)*

Current Zoning Designation: R.1B
 RESIDENTIAL SINGLE DETACHED DWELLING

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

To permit a minimum side yard setback of 1.255 meters at the front corner (Southeast) and 1.413 meters at the rear corner (Northeast) whereas Table 5.1.2 of the zoning By law (1995) – 14864 requires a minimum side yard setback of 1.5 meters.

The request to permit a minimum side yard setback (Southeast) of 1.255 metres whereas a minimum side yard setback of 1.5 meters is required, in our opinion, is minor in nature. Note on the east facade of the dwelling, no new windows have been proposed and the existing window glazing area has been reduced. The proposed Development will not create any negative impacts on the street scape as result of the reduced setback.

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

As per Section 4.13.3.2.2 of the zoning By law (1995) – 14864 the minimum parking space for a single detached dwelling is 3 meters x 6 meters within a Garage. The proposed attached 1 car garage meets these minimum requirements which as a result, the building footprint encroaches into the required interior side yard by 0.244 meters at the Southeast corner and 0.086 meters on the Northeast corner.

It is not anticipated that the adjacent property owner to the east will oppose this minor variance given that the adjacent property to the east holds a neighbouring garage that is set back only 0.076 meters from the property line with the eaves encroaching 0.345 meters over the property line.

PROPERTY INFORMATION

Date property was purchased:

July 2009 (SD)

Date property was first built on:

1947

Date of proposed construction on property:

Spring 2020

Length of time the existing uses of the subject property have continued:

1947

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): R.1B RESIDENTIAL SINGLE DETACHED DWELLING

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): R.1B RESIDENTIAL SINGLE DETACHED DWELLING

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

Frontage: 22.86 meters

Depth: 47.848 METERS

Area: 1093.794 SQ M

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)

EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	87.01 SQ M		Gross Floor Area:	111.57 SQ M	
Height of building:	7.277 meters		Height of building:	7.277 meters	
Garage/Carport (if applicable) n/a			Garage/Carport (if applicable)		
Attached <input type="checkbox"/> Detached <input type="checkbox"/>			Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>		
Width:			Width:	3.442 meters	
Length:			Length:	10.820 meters	
Driveway Width:	4.526 meters		Driveway Width:	4.526 meters	
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: Within the property there is a 2 storey house, together with a concrete porch, basement entrance, deck, fenced in pool and remote metal shed. Along & adjacent to the Northwest & Southwest limits of the property there is a 6' board fence. Along the Northeast & Southeast limit is a 6' cedar hedge. There is a chain link fence on the Southeast boundary line between the subject property and the neighboring land to the east.			Describe details, including height: Within the property there is a 2 storey house, together with a concrete porch, basement entrance, deck, fenced in pool and remote metal shed. Along & adjacent to the Northwest & Southwest limits of the property there is a 6' board fence. Along the Northeast & Southeast limit is a 6' cedar hedge. There is a chain link fence on the Southeast boundary line between the subject property and the neighboring land to the east.		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND

EXISTING			PROPOSED		
Front Yard Setback:	14.2067 meters		Front Yard Setback:	10.2513 meters	
Exterior Side Yard (corner lots only)	M		Exterior Side Yard (corner lots only)	M	
Side Yard Setback:	Left (West): 10.1163 meters	Right (East): 4.5263 meters	Side Yard Setback:	Left (West): 10.1163 meters	Right (East): 1255.4 meters
Rear Yard Setback	22.6347 meters		Rear Yard Setback	22.6347 meters	

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	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Permit not submitted (waiting on Minor Variance Approval)
Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance	<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.

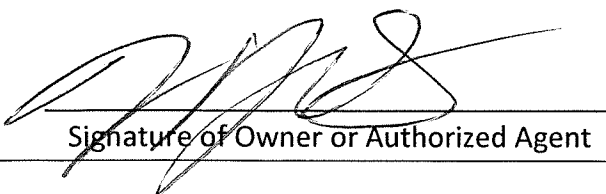
POSTING OF ADVISORY SIGN

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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

AFFIDAVIT

I/We, Tom Keating, of the City/Town of Elora in County/Regional Municipality of Centre 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

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 County

_____ this 2 day of December, 20 19.



 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)

Rochelle & James Murray-Cako [property owner's name(s)]

of 2 Edgehill Drive, Guelph ON N1H 5E1 (Legal description and/or municipal address)

hereby authorize Tom Keating (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 28 day of November 2019.

Rochelle Murray-Cako + [Signature]

(Signature of the property owners)

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.

Committee of Adjustment Notice of Public Hearing



An Application for a Minor Variance has been filed with the Committee of Adjustment

Application Details

Location:

492 Victoria Road North

Proposal:

The applicant is proposing to maintain an existing fence in the front yard of the existing dwelling (facing Islington Avenue) and remove the existing fence encroaching on city property.

By-Law Requirements:

The property is located in the Low Density Residential (R.1B) Zone. A variance from Section 4.20.9 of the Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that fences located in the front yard shall not exceed 0.8 metres in height.

Request:

The applicant is seeking relief from the By-Law requirements to permit a fence in the front yard between 1.7 metres and 2.25 metres in height as shown on the sketch provided.

Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

Date: **Thursday, January 9, 2020**

Time: **4:00 p.m.**

Location: **Council Chambers, City Hall, 1 Carden Street**

Application Number: **A-4/20**

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **January 2, 2020 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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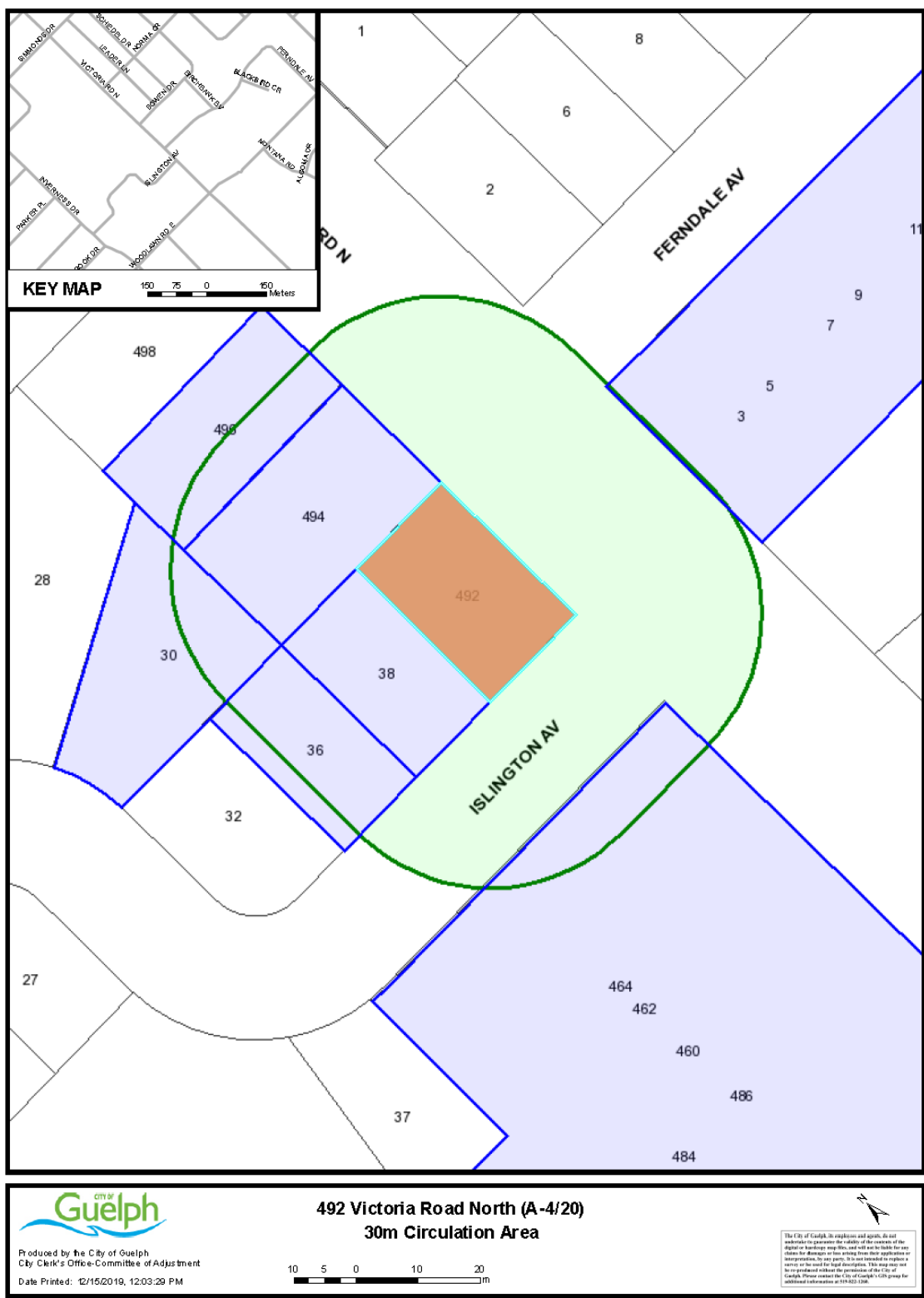
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Notice Author

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated December 16, 2019.

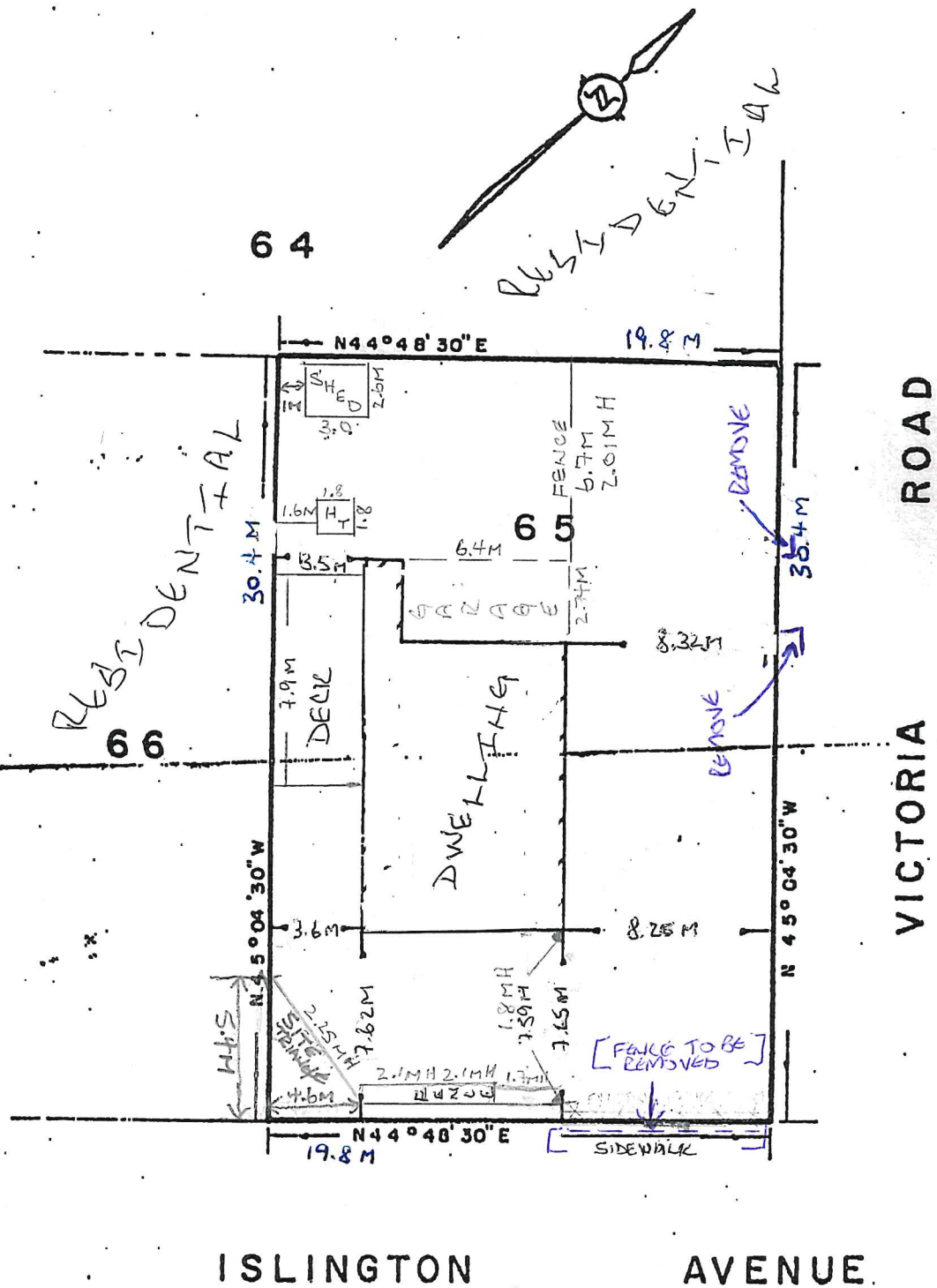
Contact Information

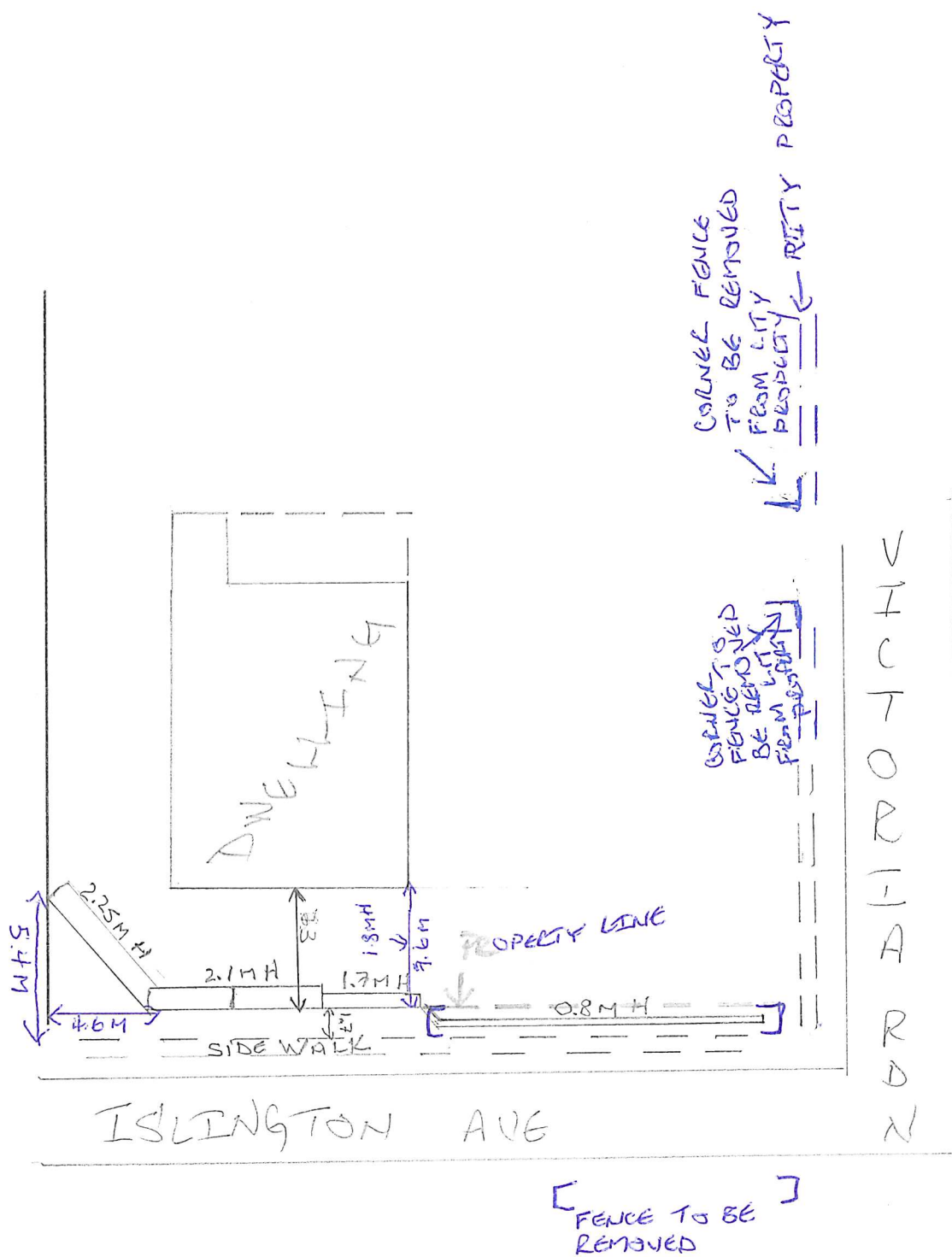
Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
TTY: 519-826-9771 guelph.ca/cofa
Facsimile: 519-763-1260



LOT 65, REG. PLAN No. 598

CITY OF GUELPH





COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <u>December 10, 2014</u>	Folder #: <u>A-4120</u>
	Application deemed complete: <input 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: 492 Victoria Road North Guelph Ont

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

LOT 65, REG PLAN No. 598

OWNER(S) INFORMATION:

Name: Shellie & Terry Sawyer
Mailing Address: 492 Victoria Road North
City: Guelph Ont Postal Code: N1E-6K1
Home Phone: N/A Work Phone: 519-829-6375
Fax: _____ Email: Shellie.Terry@rogers.com

AGENT INFORMATION (If Any)

Company: _____
Name: _____
Mailing Address: _____
City: _____ Postal Code: _____
Work Phone: _____ Mobile Phone: _____
Fax: _____ Email: _____

Official Plan Designation:

LOW DENSITY
RESIDENTIAL

Current Zoning Designation: R.1B

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

- ① TO ALLOW OUR FENCE ALONG ISLINGTON AVE TO BE HIGHER THAN ALLOWED .8 M. (AS PER SKETCH PROVIDED)
- ② HEIGHT OF FENCE IS BETWEEN 1.7-2.25M HIGH, VARIES IN HEIGHT FROM ALLOWED 0.8 METERS. SECTION 4.20.9 (CITY OF GUELPH BY-LAW (1995) -14864)
- ③ HAVE ADJUSTED FOR PROPER SITE TRIANGLE FOR OUR NEIGHBOURS ON ISLINGTON AVE.

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

REQUIRE A HIGH FENCE DUE TO PREVIOUS VANDALISM AND THEFT IN 2016.

WE ALSO HAVE A WHEATEN TERRIER WHO NEEDS TO BE SAFE GUARDED WITH A SIX FOOT FENCE.

PROPERTY INFORMATION

Date property was purchased:

MAY 2013

Date property was first built on:

1974

Date of proposed construction on property:

JULY 2016
(COMPLETED)

Length of time the existing uses of the subject property have continued:

1974

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:

19.81M

Depth:

30.48 M

Area:

419 m²

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	145.30 m ²		Gross Floor Area:		
Height of building:	6.6 M		Height of building:		
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/>			Attached <input type="checkbox"/> Detached <input type="checkbox"/>		
Width:	2.74 M		Width:		
Length:	6.4 M		Length:		
Driveway Width:	6.4 M		Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: SHED 2.4 M X 2.4 M HOT TUB 1.8 M X 1.8 M			Describe details, including height:		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	7.3 M		Front Yard Setback:	M	
Exterior Side Yard (corner lots only)	③ 8.25 14.3 M		Exterior Side Yard (corner lots only)	M	
Side Yard Setback:	Left: 6.71 M	Right: 7.6 M	Side Yard Setback:	Left: M	Right: M
Rear Yard Setback	3.54 ③ 6.7 3.6 M		Rear Yard Setback	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 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 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 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

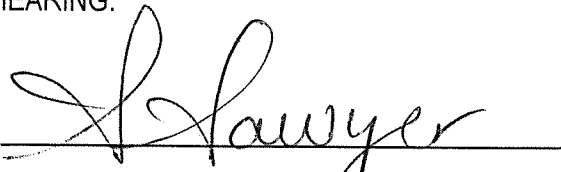
This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

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.

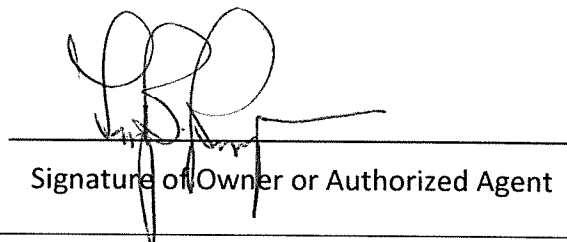
For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

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, TERENCE BRUCE SAUER, 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

City/Town of Guelph in the County/Regional Municipality of
Wellington this 10 day of December, 2019.



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)

Committee of Adjustment Notice of Public Hearing



Applications for Minor Variances have been filed with the Committee of Adjustment

Application Details

Location:

98 Alice Street and 125 Huron Street

Proposal:

The applicants are proposing to maintain the existing church and school buildings and correct an existing error through a lot addition, as well as creating various easements and a right-of-way, through consent files B-1/20 and B-2/20 (see attached pages). Minor variances are required to correct zoning deficiencies resulting from the lot addition.

By-Law Requirements:

The properties are located in the Educational, Spiritual and Other Services (I.1) Zone. Variances from Table 8.2 Rows 2, 5 and 6 of the Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum lot area of 700 square metres;
- b) a minimum side yard of 6 metres or one-half of the building height, whichever is greater; and
- c) a minimum rear yard of 7.5 metres or one-half of the building height, whichever is greater.

Request:

The applicant is seeking relief from the By-Law requirements to permit, once the lot addition is completed:

File A-5/20 (98 Alice Street)

- a) a minimum lot area of 650.3 square metres;
- b) a minimum side yard setback of 0.65 metres; and
- c) a minimum rear yard setback of 0.84 metres.

File A-6/20 (125 Huron Street)

- a) a minimum side yard setback of 0.8 metres.

Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider applications under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

Date:	Thursday, January 9, 2020
Time:	4:00 p.m.
Location:	Council Chambers, City Hall, 1 Carden Street
Application Numbers:	A-5/20 and A-6/20

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may attend the public hearing to provide comments regarding the applications. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **January 2, 2020 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

Your comments, including any personal information you provide, will become part of the decision making process of the applications and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260, extension 2349.

Additional Information

Agendas and comments related to these applications will be available online by visiting guelph.ca/cofa. Additional information related to these applications may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Notice of the Decision

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variances, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Notice Author

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

Dated December 16, 2019.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

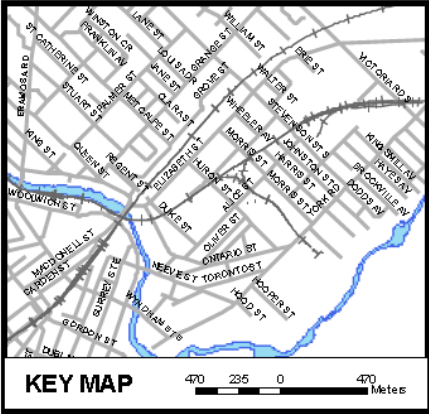
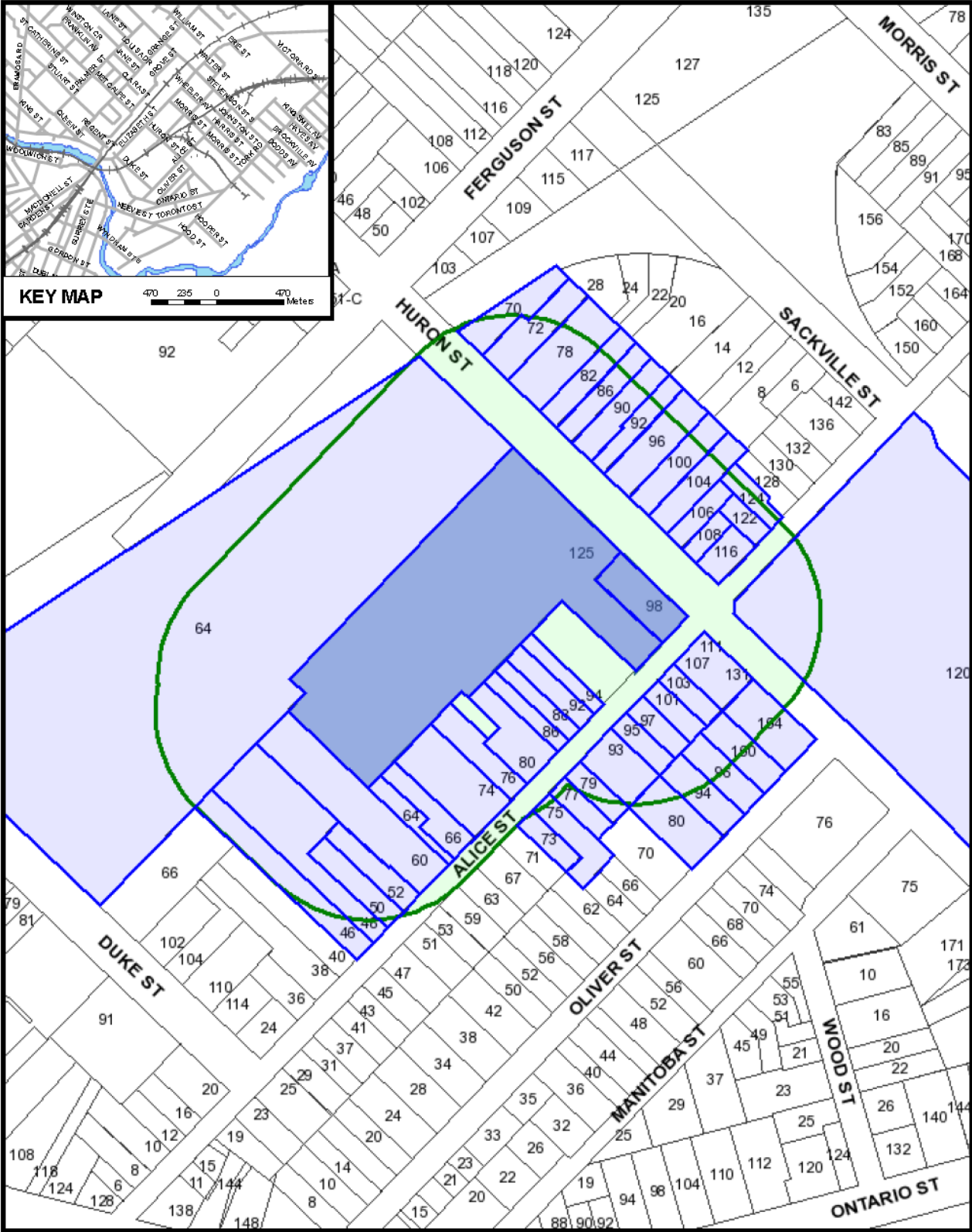
519-822-1260 Extension 2524


cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa

Facsimile: 519-763-1260







**A-5/20 and A-6/20 (98 Alice Street and 125 Huron Street)
60m Circulation Area**

Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment

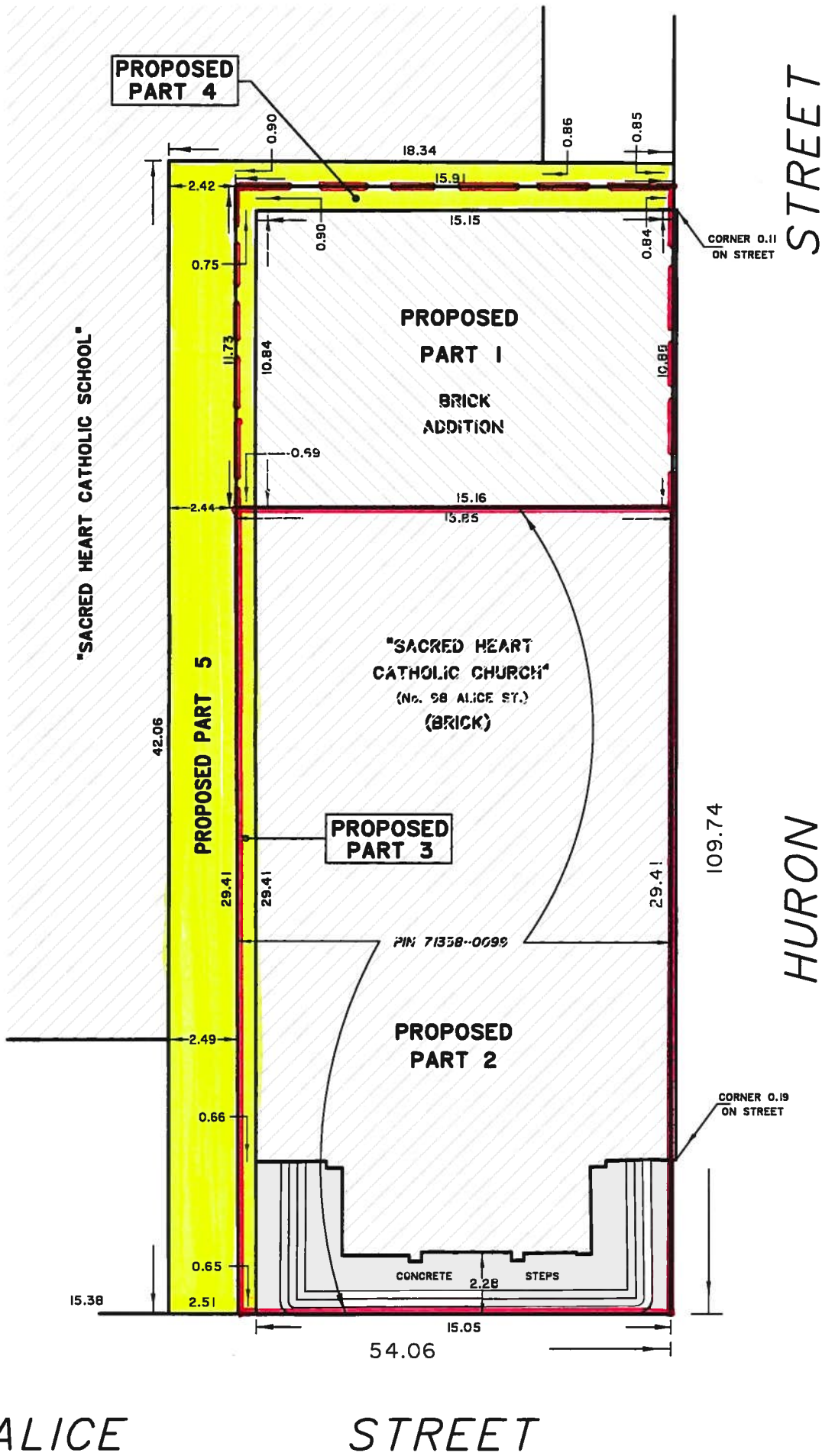
Date Printed: 12/13/2019, 9:25:53 AM





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PROPOSED PART SCHEDULE (ZONING = I.1)		
PART	AREA (m ²)	PURPOSE
PART 1	164.6	TO BE ADDED TO PART 2
PART 2	444.3	EXISTING PARISH LAND
PART 3	19.7	COMMON RIGHT-OF-WAY (EXISTING PARISH LAND)
PART 4	21.7	TO BE ADDED TO PART 1 AND COMMON RIGHT-OF-WAY
PART 5	117.7	COMMON RIGHT-OF-WAY (OVER RETAINED SCHOOL LAND)
PART 6	11325.3	RETAINED SCHOOL LANDS
PART 7	936.0	ADDITIONAL LANDS OWNED BY THE DIOCESE - PARKING LOT FOR PARISH

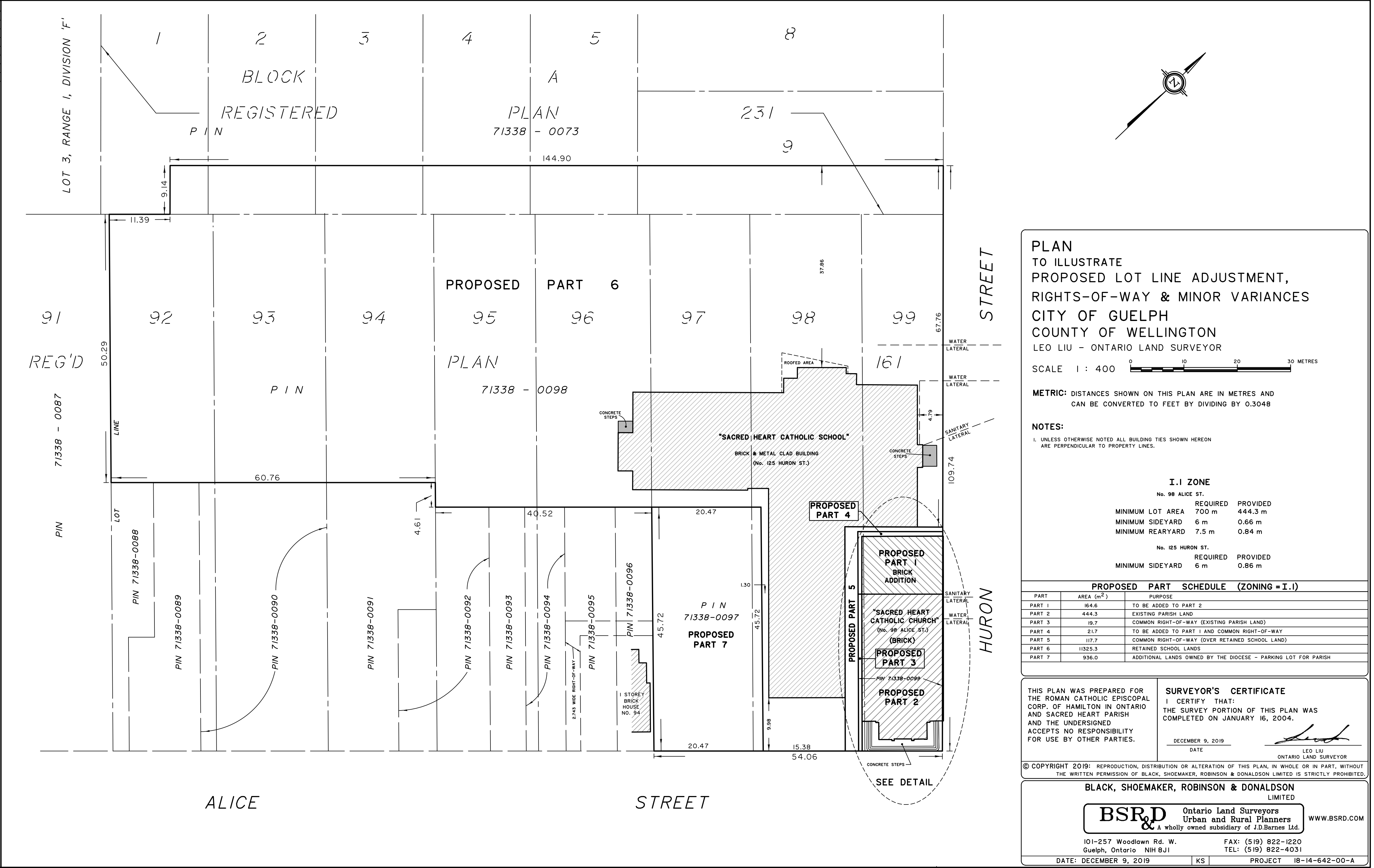


- EXISTING CHURCH PROPERTY
- LOT ADDITION
- EASEMENT/RIGHT-OF-WAY (ACCESS)

DETAIL

SCALE 1 : 200





December 9, 2019

Project: 18-14-642

Guelph Committee of Adjustment
1 Carden Street
GUELPH, Ontario
N1H 3A1

RECEIVED
DEC 10 2019
BUILDING

Attention: Trista Di Lullo

**Re: Applications for Lot Line Adjustment, Right-of-Way and Minor Variances
Part of Lots 98 & 99, Registered Plan 161 and
Part of Lots 192 – 199, Registered Plan 161 and Part Lots 1-5 & 9, Block A, Registered Plan 231
98 Alice Street and 125 Huron Street
Owners: The Wellington Catholic District School Board and
The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario**

Please find enclosed two completed "Application for Consent" and two completed "Application for Minor Variance" for the above-noted properties. Also enclosed are three cheques. Two are in the amount of \$1,649 to cover the two consent applications and one in the amount of \$1,978.00 to cover the two variance applications.

The Diocese owns the property identified as 98 Alice Street which is occupied by Sacred Heart Catholic Church. The church was constructed in 1922. An addition was constructed at a later date, however the addition was constructed on land owned by the Wellington Catholic District School Board. The school was constructed in 1932. The church and school are seeking to remedy this error through a lot line adjustment.

Presently there is a laneway running between the existing church and school and these application will also protect right of access for both owners.

Finally, both properties are zoned Institutional (I.1) and due to their development prior to any zoning by-law, there are a number of zoning deficiencies they are seeking to remedy at the same time.

The following identifies the applications as they apply to each property.

The Wellington Catholic District School Board – 125 Huron Street

- 1) Consent – Lot Line Adjustment conveying Parts 1 and 4 to Diocese
Together with right-of-way over Part 5 and Subject to an easement for maintenance access over Part 4

- 2) Variance

MINIMUM SIDE YARD: Once the Lot Line Adjustment is completed, the Side Yard will be 0.8 metres whereas the by-law requires 6 metres or half the building height. The Side Yard is shown as Part 5 on attached plan.

The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario

- 1) Consent – Right-of-Way to School Board over Part 3 on Plan for maintenance access.

Surveying | Mapping | GIS

Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1

T: [519] 822-4031 | F: [519] 822-1220

www.jdbarnes.com

2) Variances

MINIMUM LOT AREA: Once the Lot Line Adjustment is completed, the church lot area will be 650.3 square metres whereas the by-law requires 700 square metres.

MINIMUM SIDE YARD: Once the Lot Line Adjustment is completed, the Side Yard will be 0.65 metres whereas the by-law requires 6 metres or half the building height. The Side Yard is shown as Part 3 on attached plan.

MINIMUM REAR YARD: Once the Lot Line Adjustment is completed, the Rear Yard will be 0.84 metres whereas the by-law requires 7.5 metres or half the building height. The Rear Yard is shown as Part 4 on attached plan.

Also included with this application are 6 full size prints and a detail showing the lands affected by this application. Reduced copies are also attached.

The PIN and deed for the property to which the Wellington Catholic District School Board will be added is enclosed.

Should you have any questions, please call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED



Nancy Shoemaker, B.A.A., R.P.P.

Attachments

Copy: The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario
The Wellington Catholic District School Board and

Surveying | Mapping | GIS

Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1

T: [519] 822-4031 | F: [519] 822-1220

www.jdbarnes.com

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LOTS 98, NORTH OF LANE (NOW ALICE) STREET & 99, NORTH OF LANE (NOW ALICE) ST, PLAN 161 , AS IN CS22671 ; GUELPH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/06/29

OWNERS' NAMES

THE EPISCOPAL CORPORATION OF THE DIOCESE OF HAMILTON

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1998/06/29 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1998/06/29				
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1998/06/26 **			
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1998/06/29 **					
CS22671	1922/11/09	TRANSFER	\$1		THE EPISCOPAL CORPORATION OF THE DIOCESE OF HAMILTON	C
MS57023	1966/07/08	BYLAW				C
MS59544	1966/10/20	BYLAW				C

The Land Transfers Tax Act 1921

For the
John Harris and execs. of the City of Wash. Solicitor

"Dachau" "Exposition 1934"

the Grantee named in the annexed

the Grantee named in the annexed
make oath and say:— that I have knowledge of the facts herein
stated

~~Effect~~ the full and true purchase price of the lands and premises therein described including any property, security or thing given as consideration is

ONE - - - - - Dollars
and no more.

Sworn before me at the City
of Cuelph in the
County of Wellington day of
this 8th November in the year of
our Lord 1922

our Lord 1922

A Commissioner for taking Affidavits, &c.

A.D. 1922

TRUSTEES (THE ROMAN
CATHOLIC SCHOOL BOARD

. 0.1

THE DISCLOSURE OF ELLISON
WISCONSIN CORPORATION OF

quæ in qua

SECRET

ELUATE

in the City of London

United Typewriter Company, Limited, Toronto

J. H. McDermott
Solicitor
(General)

7261 - 6 AMIN

I certify that the within instrument
has been entered and registered in the
General Office for the Register of Deeds
of the South and Eastern Districts of the
County of Washington, in Book 638
Page 607. of which
a true and correct copy is
of the 23rd day of March 1932
at Washington, D. C. 1932
Witness my hand and the Seal of the
Register of Deeds of the County of Washington
this 23rd day of March 1932
J. H. [Signature]

THIS INDENTURE made (in duplicate) the 8th day of November
one thousand nine hundred and twenty-two.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT.

BETWEEN

THE TRUSTEES OF THE ROMAN CATHOLIC SCHOOL
BOARD, of the City of Guelph, of the
County of Wellington, in the Province of
Ontario,
hereinafter called the Grantors

OF THE FIRST PART

-and-

THE EPISCOPAL CORPORATION OF THE DIOCESE
OF WASHINGTON,
hereinafter called the Grantee

OF THE SECOND PART

eth

WITNESS, that in consideration of One - - - - -

- - - - - Dollar of

lawful money of Canada, now paid by the said Grantee to the
said Grantors, the receipt whereof is hereby by ^{them} ~~it~~ acknowledged,
they the said Grantors DO GRANT unto the said Grantee in fee
simple

ALL AND SINGULAR those certain parcels or tracts of land and
premises situate, lying and being in the City of Guelph, in the
County of Wellington and in the Province of Ontario; being
composed of part of Lots Ninety Eight (98) and Ninety Nine (99),
on Alice Street, according to registered Plan No. 161 for said
City; containing an area of Eleven One-Hundredths (.11) of an
acre, more or less, and which said parcel or tract of land and
premises may be more particularly described as follows;

COMMENCING at the point where the westerly limit of Metcalf
street intersects the northerly limit of Alice Street;

THENCE North 45 degrees West, along the said westerly limit of
Metcalf Street, Ninety Six and Five Tenths (96.5) feet;

99
61

THENCE South 44 degrees and 51 minutes West, Fifty Two (52) feet;

THENCE South 45 degrees and 17 minutes East, Ninety Six and Five Tenths (96.5) feet to the said Northerly limit of Alice

Street;

THENCE North 44 degrees and 51 minutes East, along the said northerly limit of Alice Street, Fifty One and Five Tenths (51.5) feet to the place of beginning.

To have and to hold unto the said Grantee its ~~heirs and assigns~~ and for it and their sole and only use forever,

Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

The said Grantors Covenant with the said Grantee That they have the right to convey the said lands to the Grantee notwithstanding any act of the said Grantor.

And that the said Grantee shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor & Covenant with the said Grantee that they will execute such further assurances of the said lands as may be requisite.

And the said Grantor & Covenant with the said Grantee that the y have done no act to incumber the said lands.

And the said Grantor ~~s Release~~ to the said Grantee All their claims upon the said lands.

End of the year
of the said Granton hereby brushed down in the said yard &
wiser

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Prof. Bush

Gustavus
 Allen & Son

Yours and love

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <u>December 10, 2019</u>	Folder #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	<u>A-5120</u>

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: 98 Alice Street

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

Part of Lots 98 & 99, Registered Plan 161

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

Name: The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario
Mailing Address: 700 King Street West
City: Hamilton Postal Code: L8P 1C7
Home Phone: _____ Work Phone: 905-979-1297
Fax: _____ Email: jlong@hamiltondiocese.com

AGENT INFORMATION (If Any)

Company: Black, Shoemaker, Robinson & Donaldson Limited
Name: Nancy Shoemaker
Mailing Address: 257 Woodlawn Road West, Unit 101
City: Guelph Postal Code: N1H 8J1
Work Phone: 519-822-4031 Mobile Phone: _____
Fax: _____ Email: nancy@bsrd.com

Official Plan Designation: Downtown - Residential	Current Zoning Designation: Institutional (I.1)
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
Table 8.2 - Row 2: Minimum Lot Area
Variance from required 700 m ² to recognize existing lot area of 464 or 650.3 after lot addition.
Table 8.2 - Row 5: Minimum Side Yard (Part 3 on Plan)
Variance from 6 metres or 1/2 the building height to recognize existing Side Yard of 0.65 metres.
Table 8.2 - Row 6: Minimum Rear Yard (Part 4 on Plan)
Variance from 7.5 metres or 1/2 the building height to recognize Rear Yard of 0.84 metres.

Why is it not possible to comply with the provision of the by-law? (your explanation)
The church was constructed in 1922 and later the school was constructed (1932) adjacent to the church.
At the time there was not a by-law in effect.
The school and church are existing functioning uses.

PROPERTY INFORMATION			
Date property was purchased:	November 8, 1922	Date property was first built on:	1922
Date of proposed construction on property:	No new construction is proposed	Length of time the existing uses of the subject property have continued:	97 years
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):			
Institutional			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):			
Institutional			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)		
Frontage: 15.7 m	Depth: 40.29 m	Area: 650.3 m ²

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED No changes proposed		
Main Building			Main Building		
Gross Floor Area:	560 sq.m.		Gross Floor Area:		
Height of building:	2 storeys		Height of building:		
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
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)		
Describe details, including height:			Describe details, including height:		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED No changes proposed		
Front Yard Setback:	0 M		Front Yard Setback:	M	
Exterior Side Yard (corner lots only)	0 M		Exterior Side Yard (corner lots only)	M	
Side Yard Setback:	Left: 0.65 M	Right: N/A M	Side Yard Setback:	Left: M	Right: M
Rear Yard Setback	0.84 M		Rear Yard Setback	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Right of Way in favour of school has been submitted concurrent with this application.

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.

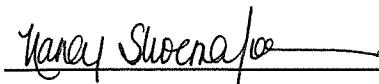
POSTING OF ADVISORY SIGN

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, Nancy Shoemaker, 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.

Nancy Shoemaker
 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~~ of
Wellington this _____ day of October, 2019.

Kerry Francis Hills
 Commissioner of Oaths

Kerry Francis Hills, a Commissioner, etc.,
 Province of Ontario, for Black, Shoemaker,
 Robinson & Donaldson Limited
 Expires March 28, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

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


The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario
[Organization name / property owner's name(s)]

of 98 Alice Street, Guelph (Sacred Heart Church)
(Legal description and/or municipal address)

hereby authorize Black, Shoemaker, Robinson & Donaldson Ltd.
(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 20TH day of AUGUST 2019.



(Signature of the property owner)
(Bishop Douglas Crosby, OMI)

(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.

* - All members of the firm are appointed.

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <u>December 10, 2019</u>	Folder #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	<u>A-6120</u>

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: 125 Huron Street

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

Part Lots 192-199, Registered Plan 161 and Part Lots 1-5 & 9, Block A, Registered Plan 231

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

Name: The Wellington Catholic District School Board

Mailing Address: 75 Woolwich Street

City: Guelph Postal Code: N1H 6N6

Home Phone: _____ Work Phone: 519-821-4600

Fax: _____ Email: _____

AGENT INFORMATION (If Any)

Company: Black, Shoemaker, Robinson & Donaldson Limited

Name: Nancy Shoemaker

Mailing Address: 257 Woodlawn Road West, Unit 101

City: Guelph Postal Code: N1H 8J1

Work Phone: 519-822-4031 Mobile Phone: _____

Fax: _____ Email: nancy@bsrd.com

Official Plan Designation: Downtown - Residentail	Current Zoning Designation: Institutional
--	--

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

Table 8.2 - Row 5: Minimum Side Yard (Part 5 on Plan)
0.8 m in lieu of 6m

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

The Sacred Hear Catholic School and Church are existing buildings. They properties are being separated so that the Wellington Catholic District School Board maintains ownership of the school and the The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario will hold title to the church property. With this separation, a deficiency in side yard is created.

PROPERTY INFORMATION

Date property was purchased:	August 25, 1911	Date property was first built on:	1932
Date of proposed construction on property:	No new construction proposed	Length of time the existing uses of the subject property have continued:	87 years

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):

Institutional

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):

Institutional

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

Frontage: 17.8 m Depth: 109.745 m Area: 11,443 m²

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED None proposed		
Main Building			Main Building		
Gross Floor Area:	3,421.5 m ²		Gross Floor Area:		
Height of building:	2 storey		Height of building:		
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
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)		
Describe details, including height:			Describe details, including height:		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	9.9 M		Front Yard Setback:	M	
Exterior Side Yard (corner lots only)	4.7 M		Exterior Side Yard (corner lots only)	M	
Side Yard Setback:	Left: 1.3 M	Right: 2.49 M	Side Yard Setback:	Left: M	Right: M
Rear Yard Setback	37.8 M		Rear Yard Setback	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
			Application filed concurrent with this application

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.

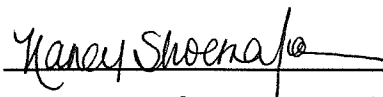
POSTING OF ADVISORY SIGN

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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, Nancy Shoemaker, 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.

Nancy Shoemaker
 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~~ of

Wellington this 29th day of October, 2019.

Kerry Francis Hills
 Commissioner of Oaths

Kerry Francis Hills, a Commissioner, etc.,
 Province of Ontario, for Black, Shoemaker,
 Robinson & Donaldson Limited
 Expires March 25, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

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

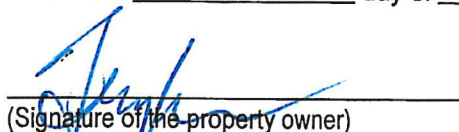
The Wellington Catholic District School Board
[Organization name / property owner's name(s)]

of 125 Huron Street, Guelph (Sacred Heart School)
(Legal description and/or municipal address)

hereby authorize Black, Shoemaker, Robinson & Donaldson Ltd.
(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 20TH day of AUGUST 2019.


(Signature of the property owner)


(Signature of the property owner)

(Tracy McLennan, Superintendent of Corporate Services and Treasurer)

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.
- * - All members of the firm are appointed.

Committee of Adjustment Notice of Public Hearing



Applications for Consents [Lot Addition and Easements] have been filed with the Committee of Adjustment

Application Details

Location:

98 Alice Street and 125 Huron Street

Proposal:

The applicants are proposing to maintain the existing church and school buildings and correct an existing error through a lot addition. The church was constructed in 1922 and an addition (shown as part 1 on the attached sketch) was constructed at a later date, however the church addition was constructed on the adjacent school lands. The applicants are also proposing to create easements over the existing laneway between the church and school to allow for access and maintenance.

Minor Variance files A-5/20 and A-6/20 have been submitted (see attached pages) to correct zoning deficiencies resulting from the lot addition.

By-Law Requirements:

The properties are located in the Educational, Spiritual and Other Services (I.1) Zone.

Request:

The applicant proposes the following:

File B-1/20 – Easement (98 Alice Street)

- a) the creation of a 19.7 square metre easement for access and maintenance in favour of 125 Huron Street (shown as part 3 on the attached sketch).

File B-2/20 – Lot addition and easements (125 Huron Street)

- a) severance of a parcel of land with an area of 186.3 square metres (shown as parts 1 and 4 on the attached sketch) as a lot addition to 98 Alice Street (shown as parts 2 and 3 on the attached sketch). Once enlarged, 98 Alice Street will have an area of 650.3 square metres (comprising parts 1 to 4 on the attached sketch);
- b) the creation of a 21.7 square metres easement for access and maintenance in favour of 125 Huron Street (shown as part 4 on the attached sketch); and
- c) the creation of a 117.7 square metre access easement (shown as part 5 on the attached sketch) in favour of 98 Alice Street.

Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider applications under Section 53 of the Planning Act R.S.O. 1990 P.13, as amended.

Date:	Thursday, January 9, 2020
Time:	4:00 p.m.
Location:	Council Chambers, City Hall, 1 Carden Street
Application Numbers:	B-1/20 and B-2/20

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may attend the public hearing to provide comments regarding the applications. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **January 2, 2020 at 12:00 p.m.** will be forwarded to the Committee members

prior to the hearing. Comments submitted after this date will be provided at the hearing.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260, extension 2349.

Additional Information

Agendas and comments related to these applications will be available online by visiting guelph.ca/cofa. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Notice of the Decision

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consents, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

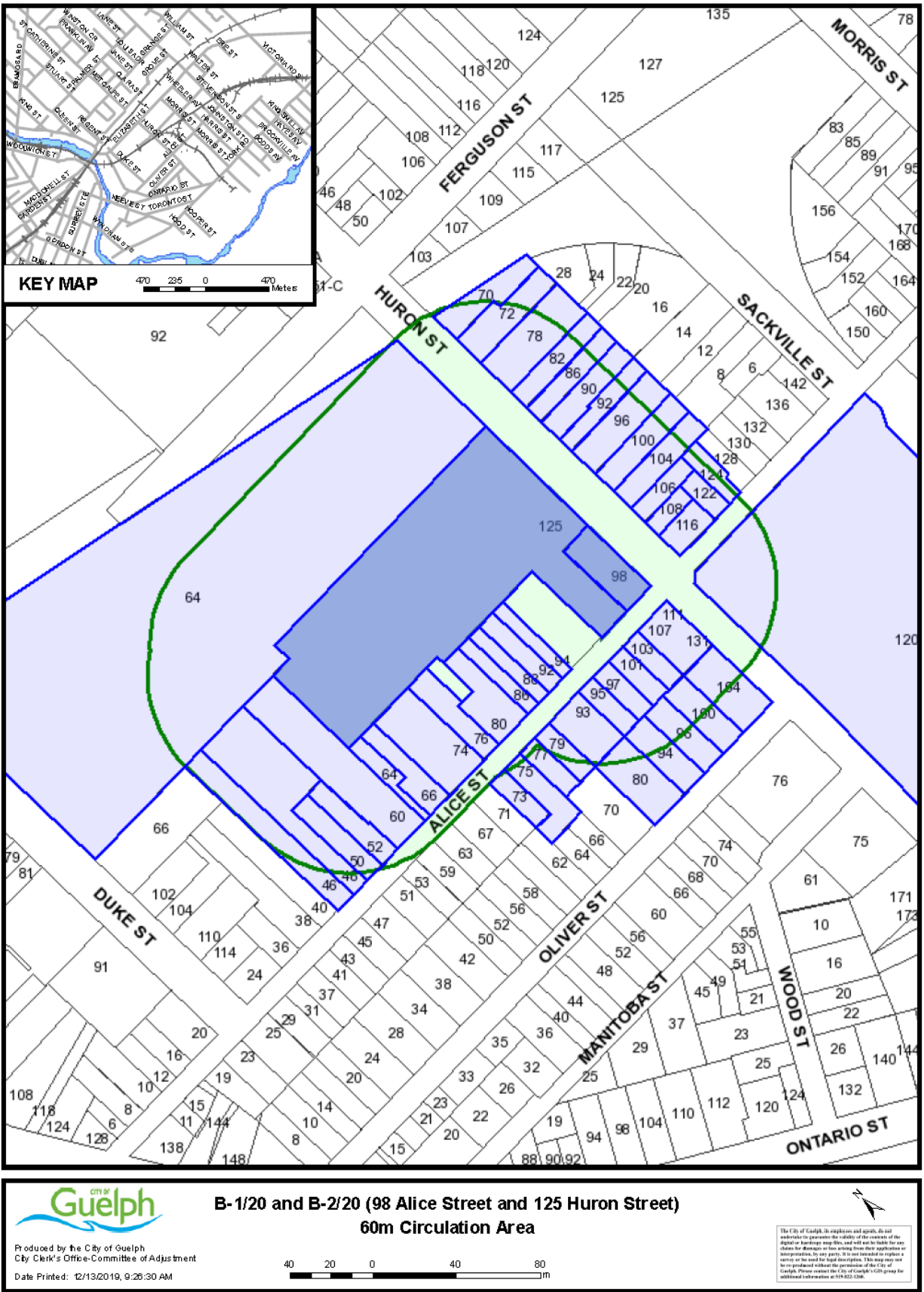
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Notice Author

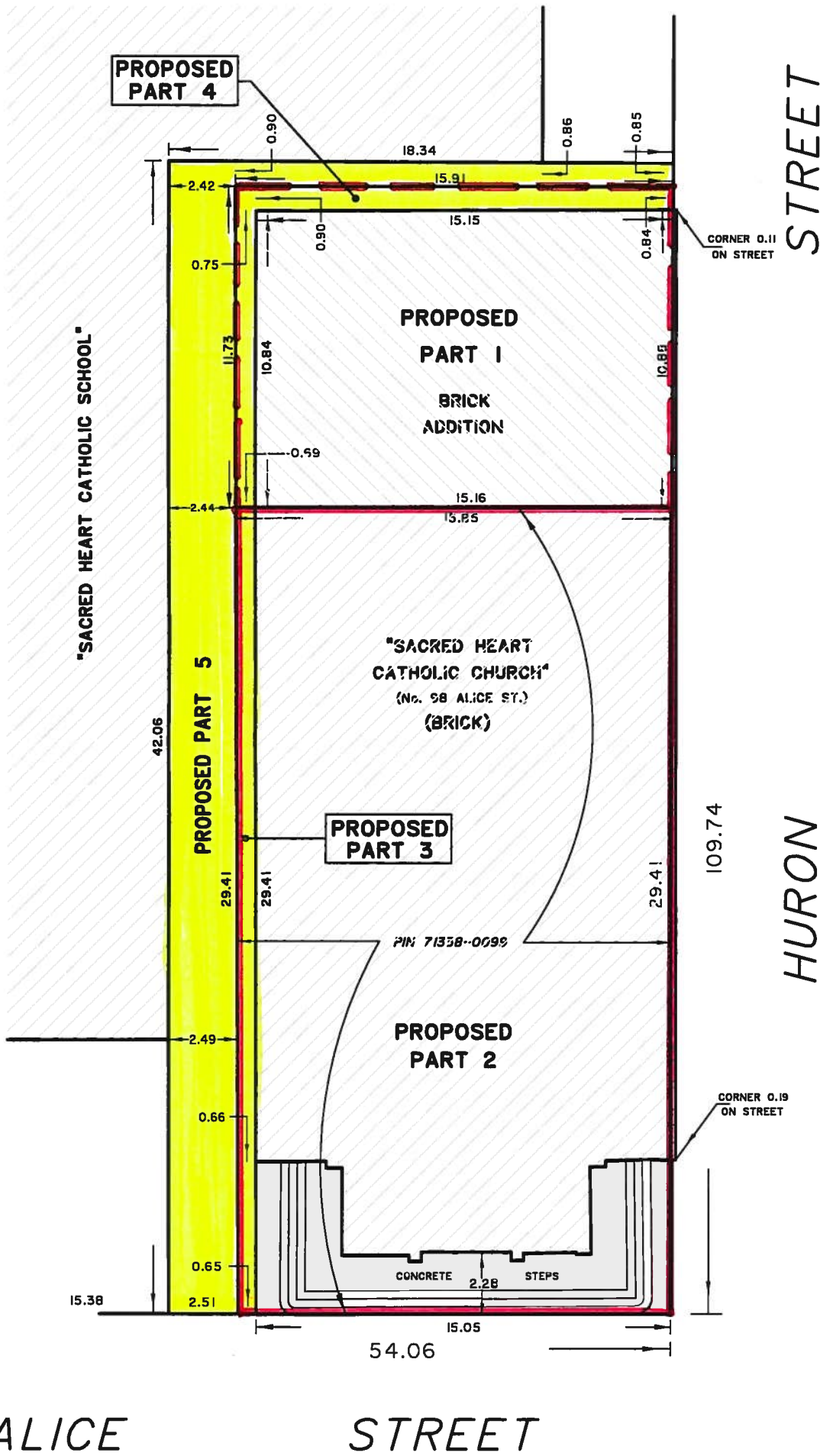
Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated this December 16, 2019.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
TTY: 519-826-9771 guelph.ca/cofa
Facsimile: 519-763-1260



PROPOSED PART SCHEDULE (ZONING = I.1)		
PART	AREA (m ²)	PURPOSE
PART 1	164.6	TO BE ADDED TO PART 2
PART 2	444.3	EXISTING PARISH LAND
PART 3	19.7	COMMON RIGHT-OF-WAY (EXISTING PARISH LAND)
PART 4	21.7	TO BE ADDED TO PART 1 AND COMMON RIGHT-OF-WAY
PART 5	117.7	COMMON RIGHT-OF-WAY (OVER RETAINED SCHOOL LAND)
PART 6	11325.3	RETAINED SCHOOL LANDS
PART 7	936.0	ADDITIONAL LANDS OWNED BY THE DIOCESE - PARKING LOT FOR PARISH



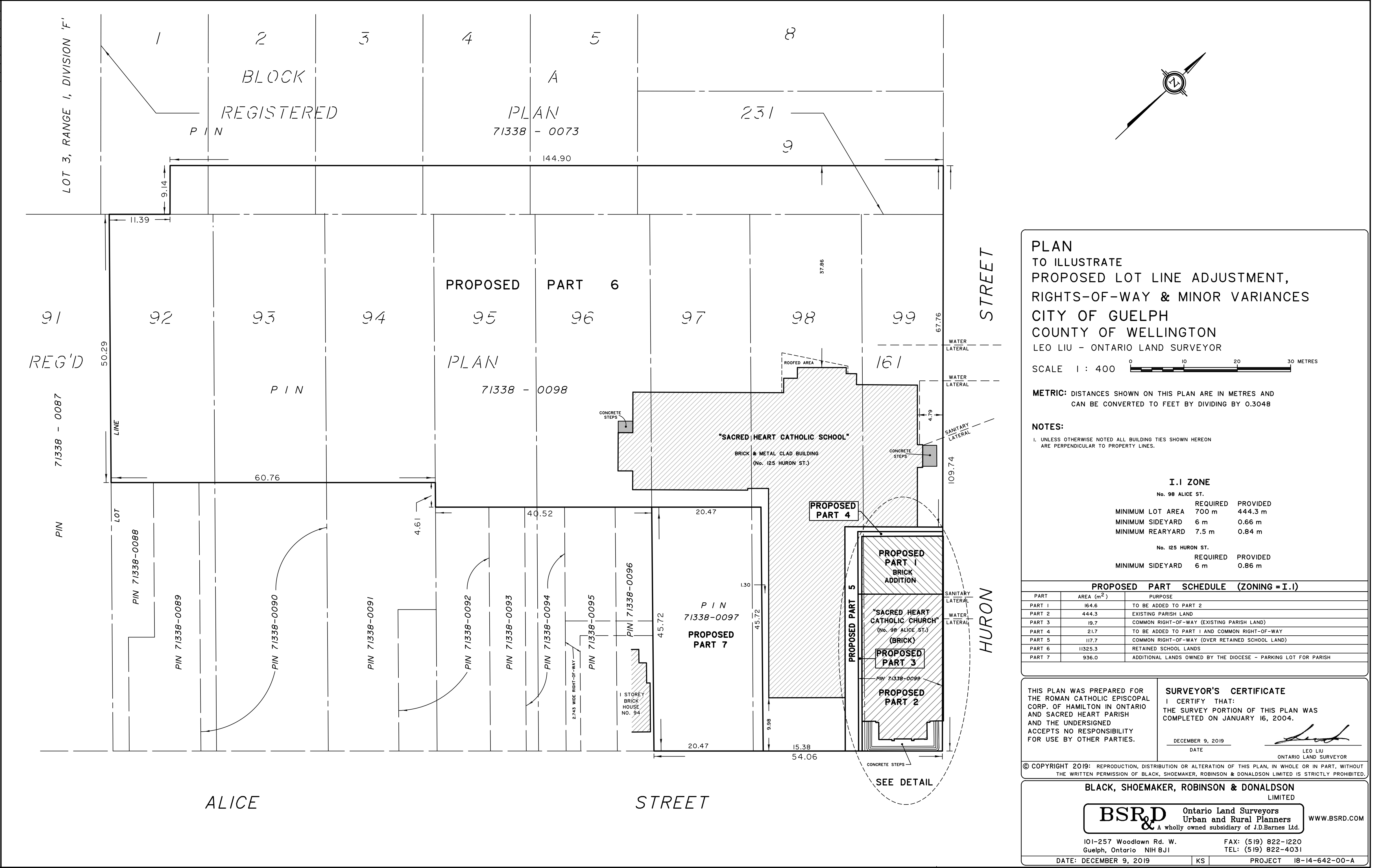
ALICE STREET

- EXISTING CHURCH PROPERTY
- LOT ADDITION
- EASEMENT/RIGHT-OF-WAY (ACCESS)

DETAIL

SCALE 1 : 200





December 9, 2019

Project: 18-14-642

Guelph Committee of Adjustment
1 Carden Street
GUELPH, Ontario
N1H 3A1

RECEIVED
DEC 10 2019
BUILDING

Attention: Trista Di Lullo

**Re: Applications for Lot Line Adjustment, Right-of-Way and Minor Variances
Part of Lots 98 & 99, Registered Plan 161 and
Part of Lots 192 – 199, Registered Plan 161 and Part Lots 1-5 & 9, Block A, Registered Plan 231
98 Alice Street and 125 Huron Street
Owners: The Wellington Catholic District School Board and
The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario**

Please find enclosed two completed "Application for Consent" and two completed "Application for Minor Variance" for the above-noted properties. Also enclosed are three cheques. Two are in the amount of \$1,649 to cover the two consent applications and one in the amount of \$1,978.00 to cover the two variance applications.

The Diocese owns the property identified as 98 Alice Street which is occupied by Sacred Heart Catholic Church. The church was constructed in 1922. An addition was constructed at a later date, however the addition was constructed on land owned by the Wellington Catholic District School Board. The school was constructed in 1932. The church and school are seeking to remedy this error through a lot line adjustment.

Presently there is a laneway running between the existing church and school and these application will also protect right of access for both owners.

Finally, both properties are zoned Institutional (I.1) and due to their development prior to any zoning by-law, there are a number of zoning deficiencies they are seeking to remedy at the same time.

The following identifies the applications as they apply to each property.

The Wellington Catholic District School Board – 125 Huron Street

- 1) Consent – Lot Line Adjustment conveying Parts 1 and 4 to Diocese
Together with right-of-way over Part 5 and Subject to an easement for maintenance access over Part 4

- 2) Variance

MINIMUM SIDE YARD: Once the Lot Line Adjustment is completed, the Side Yard will be 0.8 metres whereas the by-law requires 6 metres or half the building height. The Side Yard is shown as Part 5 on attached plan.

The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario

- 1) Consent – Right-of-Way to School Board over Part 3 on Plan for maintenance access.

Surveying | Mapping | GIS

Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1

T: [519] 822-4031 | F: [519] 822-1220

www.jdbarnes.com

2) Variances

MINIMUM LOT AREA: Once the Lot Line Adjustment is completed, the church lot area will be 650.3 square metres whereas the by-law requires 700 square metres.

MINIMUM SIDE YARD: Once the Lot Line Adjustment is completed, the Side Yard will be 0.65 metres whereas the by-law requires 6 metres or half the building height. The Side Yard is shown as Part 3 on attached plan.

MINIMUM REAR YARD: Once the Lot Line Adjustment is completed, the Rear Yard will be 0.84 metres whereas the by-law requires 7.5 metres or half the building height. The Rear Yard is shown as Part 4 on attached plan.

Also included with this application are 6 full size prints and a detail showing the lands affected by this application. Reduced copies are also attached.

The PIN and deed for the property to which the Wellington Catholic District School Board will be added is enclosed.

Should you have any questions, please call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED



Nancy Shoemaker, B.A.A., R.P.P.

Attachments

Copy: The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario
The Wellington Catholic District School Board and

Surveying | Mapping | GIS

Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1

T: [519] 822-4031 | F: [519] 822-1220

www.jdbarnes.com

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LOTS 98, NORTH OF LANE (NOW ALICE) STREET & 99, NORTH OF LANE (NOW ALICE) ST, PLAN 161 , AS IN CS22671 ; GUELPH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/06/29

OWNERS' NAMES

THE EPISCOPAL CORPORATION OF THE DIOCESE OF
HAMILTON

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT / CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1998/06/29 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1998/06/29				
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1998/06/26 **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1998/06/29 **					
CS22671	1922/11/09	TRANSFER	\$1		THE EPISCOPAL CORPORATION OF THE DIOCESE OF HAMILTON	C
MS57023	1966/07/08	BYLAW				C
MS59544	1966/10/20	BYLAW				C

The Land Transfers Tax Act 1921

For the
John Harris and execs. of the City of Wash. Solicitor

"Within a few
of above"

the Grantee named in the annexed

the Grantee named in the annexed
make oath and say:— that, if have knowledge of the facts herein
stated

~~But~~ the full and true purchase price of the lands and premises therein described including any property, security or thing given as consideration is

ONE - - - - - Dollars
and no more.

Subscribed before me at the City
of Guelph in the
County of Wellington day of
this 8th November in the year of
our Lord 1922

our Lord 1922

A Commissioner for taking Affidavits, &c.

A.D. 1922

TRUSTEES OF THE ROMAN
CATHOLIC SCHOOL BOARD

. 0.1

TRISOCIAL CORPORATION OF
THE DISTRICT OF COLUMBIA

quæ in qua

COPYRIGHT

ELUATE

in the City of Guilford

United Typewriter Company, Limited, Toronto

J. H. McDermery
Solicitor
(General)

7261 - 6 AMIN

I certify that the within instrument
has been entered and registered in the
General Office for the Register of Deeds
of the South and Eastern Districts of the
County of Washington, in Book 638
Page 607. of which
a true and correct copy is
of the 23rd day of August 1932
at Washington, D. C. 8/23/32
J. H. [Signature]
Register

THIS INDENTURE made (in duplicate) the 8th day of November
one thousand nine hundred and twenty-two.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT.

BETWEEN

THE TRUSTEES OF THE ROMAN CATHOLIC SCHOOL
BOARD, of the City of Guelph, of the
County of Wellington, in the Province of
Ontario,
hereinafter called the Grantors

OF THE FIRST PART

-and-

THE EPISCOPAL CORPORATION OF THE DIOCESE
OF WILMINGTON,
hereinafter called the Grantee

OF THE SECOND PART

eth

WITNESS, that in consideration of One - - - - -

- - - - - Dollar of

lawful money of Canada, now paid by the said Grantee to the
said Grantors, the receipt whereof is hereby by ^{them} ~~it~~ acknowledged,
they the said Grantors DO GRANT unto the said Grantee in fee
simple

ALL AND SINGULAR those certain parcels or tracts of land and
premises situate, lying and being in the City of Guelph, in the
County of Wellington and in the Province of Ontario; being
composed of part of Lots Ninety Eight (98) and Ninety Nine (99),
on Alice Street, according to registered Plan No. 161 for said
City; containing an area of Eleven One-Hundredths (.11) of an
acre, more or less, and which said parcel or tract of land and
premises may be more particularly described as follows;

COMMENCING at the point where the westerly limit of Metcalf
street intersects the northerly limit of Alice Street;

THENCE North 45 degrees West, along the said westerly limit of
Metcalf Street, Ninety Six and Five Tenths (96.5) feet;

99
61

THENCE South 44 degrees and 51 minutes West, Fifty Two (52) feet;

THENCE South 45 degrees and 17 minutes East, Ninety Six and Five Tenths (96.5) feet to the said Northerly limit of Alice

Street;

THENCE North 44 degrees and 51 minutes East, along the said northerly limit of Alice Street, Fifty One and Five Tenths (51.5) feet to the place of beginning.

To have and to hold unto the said Grantee its ~~heirs and assigns~~ and for it and their sole and only use forever,

Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

The said Grantors Covenant with the said Grantee That they have the right to convey the said lands to the Grantee notwithstanding any act of the said Grantor.

And that the said Grantee shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor & Covenant with the said Grantee that they will execute such further assurances of the said lands as may be requisite.

And the said Grantor & Covenant with the said Grantee that the y have done no act to incumber the said lands.

And the said Grantor s Release to the said Grantee All their claims upon the said lands.

But the said
of the said Grant hereby has been down in the said record

of the said Grants by the basis in question, that the said lands

Guinness Tubercol
hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Wm. J. Burck

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of Kansas City

COMMITTEE OF ADJUSTMENT APPLICATION FOR CONSENT



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <u>December 10, 2019</u>	Application #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	<u>B-1/20</u>

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 53 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: 98 Alice Street

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

Part of Lots 98 & 99, Registered Plan 161

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? ☒ No ☐ Yes
If yes, describe:

Are the lands subject to any mortgages, easements, right-of-ways or other charges: ☒ No ☐ Yes
If yes, explain:

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

Name: The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario
Mailing Address: 700 King Street West
City: Hamilton Postal Code: L8P 1C7
Home Phone: _____ Work Phone: 905-979-1297
Fax: _____ Email: jlong@hamiltondiocese.com

AGENT INFORMATION (If Any)

Name: Nancy Shoemaker
Company: Black, Shoemaker, Robinson & Donaldson Limited
Mailing Address: 257 Woodlawn Road West, Unit 101
City: Guelph Postal Code: N1H 8J1
Home Phone: _____ Work Phone: 519-822-4031
Fax: _____ Email: nancy@bsrd.com

PURPOSE OF APPLICATION (please check appropriate space):

- ☐ Creation of a New Lot ☐ Easement ☒ Right-of-Way
☐ Charge / Discharge ☐ Correction of Title ☐ Lease
☐ Addition to a Lot (submit deed for the lands to which the parcel will be added) ☐ Other: Explain
- _____
- _____

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:

The Wellington Catholic District School Board

DESCRIPTION OF LAND INTENDED TO BE SEVERED Part 3 on Plan

Frontage / Width: (m) 0.65	Depth (m) 29.413	Area: (m ²) 19.7	Existing Use: Access between school & church	Proposed Use: Access between school & church
Existing Buildings/Structures: None			Proposed Buildings / Structures: None	
Use of Existing Buildings/Structures (specify): N/A			Proposed Use of Buildings/Structures (specify): N/A	

DESCRIPTION OF LAND INTENDED TO BE RETAINED

Frontage / Width: (m) 15.19	Depth (m) 29.413	Area: (m ²) 444.3	Existing Use: Institutional	Proposed Use: Institutional
Existing Buildings/Structures: 2 storey brick building			Proposed Buildings / Structures: No changes proposed	
Use of Existing Buildings/Structures (specify): Church			Proposed Use of Buildings/Structures (specify): Church	

TYPE OF ACCESS TO THE RETAINED LANDS

- ☐ Provincial Highway ☒ Municipal Road
☐ Private Road ☐ Right-of-Way
☐ Other (Specify)

TYPE OF ACCESS TO THE SEVERED LANDS

- ☐ Provincial Highway ☒ Municipal Road
☐ Private Road ☐ Right-of-Way
☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS

- ☒ Municipally owned and operated ☐ Privately Owned Well
☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE SEVERED LANDS

- ☒ Municipally owned and operated ☐ Privately Owned Well
☐ Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS

- ☒ Municipally owned and operated ☐ Septic Tank
☐ Other (Explain)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS

- ☒ Municipally owned and operated ☐ Septic Tank
☐ Other (Explain)

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?

☒ No

☐ Yes

Is any portion of the land to be severed or retained located within a floodplain?

☒ No

☐ Yes

LAND USE

What is the current official plan designation of the subject lands:

Downtown - Residential

Does the proposal conform with the City of Guelph Official Plan?

☒ YES

☐ NO

If yes, provide an explanation of how the application conforms with the City of Guelph Official Plan:

Churches are allowed within residential designations

If no, has an application for an Official Plan Amendment been submitted?

☐ YES

☐ NO

File No.: _____

Status: _____

What is the current zoning designation of the subject lands: Institutional (I.1)

Does the proposal for the subject lands conform to the existing zoning?

☒ YES

☐ NO

If no, has an application for a minor variance or rezoning been submitted?

☐ YES

☐ NO

File No.: _____

Status: _____

PROVINCIAL POLICY

Is this application consistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*? ☒ YES ☐ NO

Provide explanation:

Easements and/or right-of-way do not impact or offend any PPS policies.

Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

☒ YES

☐ NO

Provide explanation:

Easements and/or right-of-way do not impact or offend any Growth Plan policies.

Is the subject land within an area of land designated under any other provincial plan or plans?

☐ YES

☒ NO

If yes, indicate which plan(s) and provide explanation:

HISTORY OF SUBJECT LAND**Has the subject land ever been the subject of:**

- a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? ☐ YES ☒ NO

If yes, provide the following:

File No.: _____ Status: _____

- b) An application for Consent under section 53 of the *Planning Act*? ☐ YES ☒ NO

If yes, provide the following:

File No.: _____ Status: _____

Is this application a resubmission of a previous application? ☐ YES ☒ NO

If yes, please provide previous file number and describe how this application has changed from the original application:

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☐ YES ☒ NO

If yes, provide transferee's name(s), date of transfer, and uses of the severed land:

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"/>	_____
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application has been submitted concurrent with this application.
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.

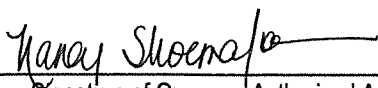
POSTING OF ADVISORY SIGN

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 fourteen (14) 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 (14) 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, Nancy Shoemaker, 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.

Nancy Shoemaker
 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 of Guelph in the County/~~Regional Municipality~~ of
 (city or town)
Wellington this 29th day of October, 2019.

Kerry Francis Hillis
 Commissioner of Oaths

Kerry Francis Hillis, a Commissioner, etc.,
 Province of Ontario, for Back, Shoemaker,
 Robinson & Donaldson Limited
 Expires March 26, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario
[Organization name / property owner's name(s)]

being the registered property owner(s) of

98 Alice Street, Guelph (Sacred Heart Church)
(Legal description and/or municipal address)

hereby authorize Black, Shoemaker, Robinson & Donaldson Ltd.
(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 20TH day of AUGUST 2019.


(Signature of the property owner)

(Bishop Douglas Crosby, OMI)

(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.
- * - All members of the firm are appointed.

COMMITTEE OF ADJUSTMENT APPLICATION FOR CONSENT



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <u>December 10, 2019</u>	Application #: <u>B-2 / 20</u>
	Application deemed complete: <input 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 53 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: 125 Huron Street

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

Part of Lots 192-199, Registered Plan 161 and Part Lots 1-5 & 9, Block A, Registered Plan 231

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? ☒ No ☐ Yes

If yes, describe:

Are the lands subject to any mortgages, easements, right-of-ways or other charges: ☒ No ☐ Yes

If yes, explain:

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

Name: The Wellington Catholic District School Board

Mailing Address: 75 Woolwich Street

City: _____ Postal Code: N1H 6N6

Home Phone: _____ Work Phone: 519-821-4600

Fax: _____ Email: _____

AGENT INFORMATION (If Any)

Name: Nancy Shoemaker

Company: Black, Shoemaker, Robinson & Donaldson Limited

Mailing Address: 257 Woodlawn Road, Unit 101

City: Guelph Postal Code: N1H 8J1

Home Phone: _____ Work Phone: 519-822-4031

Fax: _____ Email: nancy@bsrd.com

PURPOSE OF APPLICATION (please check appropriate space):

- ☐ Creation of a New Lot ☒ Easement ☐ Right-of-Way
☐ Charge / Discharge ☐ Correction of Title ☐ Lease
☒ Addition to a Lot (submit deed for the lands to which the parcel will be added) ☐ Other: Explain

Subject to easement over Part 4 for maintenance access
and together with common right-of-way over Part 5

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:

The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario

DESCRIPTION OF LAND INTENDED TO BE SEVERED Parts 1 and 4

Frontage / Width: (m) 15.9	Depth (m) 11.7	Area: (m ²) 186.3	Existing Use: Part of Sacred Heart Church	Proposed Use: Part of Sacred Heart Church
Existing Buildings/Structures: Brick addition to Sacred Heart Church			Proposed Buildings / Structures: No new building proposed	
Use of Existing Buildings/Structures (specify): church			Proposed Use of Buildings/Structures (specify): church	

DESCRIPTION OF LAND INTENDED TO BE RETAINED

Frontage / Width: (m) 17.8	Depth (m) 109.745	Area: (m ²) 11,443	Existing Use: Sacred Heart Catholic School	Proposed Use: Sacred Heart Catholic School
Existing Buildings/Structures: school			Proposed Buildings / Structures: No new building proposed	
Use of Existing Buildings/Structures (specify): school			Proposed Use of Buildings/Structures (specify): school	

TYPE OF ACCESS TO THE RETAINED LANDS

- ☐ Provincial Highway ☒ Municipal Road
☐ Private Road ☐ Right-of-Way
☐ Other (Specify)

TYPE OF ACCESS TO THE SEVERED LANDS

- ☐ Provincial Highway ☒ Municipal Road
☐ Private Road ☐ Right-of-Way
☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS

- ☒ Municipally owned and operated ☐ Privately Owned Well
☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE SEVERED LANDS

- ☒ Municipally owned and operated ☐ Privately Owned Well
☐ Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS

- ☒ Municipally owned and operated ☐ Septic Tank
☐ Other (Explain)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS

- ☒ Municipally owned and operated ☐ Septic Tank
☐ Other (Explain)

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?

☒ No

☐ Yes

Is any portion of the land to be severed or retained located within a floodplain?

☐ No

☒ Yes

LAND USE

What is the current official plan designation of the subject lands:

Downtown - Residential

Does the proposal conform with the City of Guelph Official Plan?

☒ YES

☐ NO

If yes, provide an explanation of how the application conforms with the City of Guelph Official Plan:

If no, has an application for an Official Plan Amendment been submitted?

☐ YES

☐ NO

File No.: _____

Status: _____

What is the current zoning designation of the subject lands: Institutional (I.1)

Does the proposal for the subject lands conform to the existing zoning?

☒ YES

☐ NO

If no, has an application for a minor variance or rezoning been submitted?

☐ YES

☐ NO

File No.: _____

Status: _____

PROVINCIAL POLICY

Is this application consistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*? ☒ YES ☐ NO

Provide explanation:

Churches and schools are important when creating complete communities.

Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

☒ YES

☐ NO

Provide explanation:

Churches and schools are important when creating complete communities

Is the subject land within an area of land designated under any other provincial plan or plans?

☐ YES

☒ NO

If yes, indicate which plan(s) and provide explanation:

HISTORY OF SUBJECT LAND**Has the subject land ever been the subject of:**

- a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? ☐ YES ☒ NO

If yes, provide the following:

File No.: _____ Status: _____

- b) An application for Consent under section 53 of the *Planning Act*? ☐ YES ☒ NO

If yes, provide the following:

File No.: _____ Status: _____

Is this application a resubmission of a previous application? ☐ YES ☒ NO

If yes, please provide previous file number and describe how this application has changed from the original application:

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☐ YES ☒ NO

If yes, provide transferee's name(s), date of transfer, and uses of the severed land:

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"/>	_____
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Concurrent with this application
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.

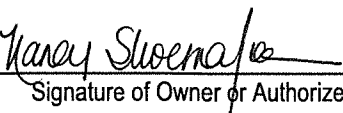
POSTING OF ADVISORY SIGN

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 fourteen (14) 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 (14) 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, Nancy Shoemaker, 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.

Nancy Shoemaker
 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 of Guelph in the County/~~Regional Municipality~~ of
 (city or town)
Wellington this 29th day of October, 2019.

Kerry Francis Hills
 Commissioner of Oaths

Kerry Francis Hills, a Commissioner, etc.,
 Province of Ontario, for Black, Shoemaker,
 Robinson & Donaldson Limited
 Expires March 28, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

The Wellington Catholic District School Board
[Organization name / property owner's name(s)]


being the registered property owner(s) of

125 Huron Street, Guelph (Sacred Heart School)
(Legal description and/or municipal address)

hereby authorize Black, Shoemaker, Robinson & Donaldson Ltd.
(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 20TH day of AUGUST 2019.


(Signature of the property owner)
(Tracy McLennan, Superintendent of Corporate Services and Treasurer)


(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.
- * - All members of the firm are appointed.