

# Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <b>Mar 30, 2021</b>	Application #: <b>B-12/21</b>
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

## TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes  No

*THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 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: 745 Stone Road East

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

Part of Lot 1, East of the Blind Line, Registered Plan 131 (Part 2, Plan 61R-21422)

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: Mortgage with Meridian Credit Union Limited

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

Name: John Drolc and Helen Drolc

Mailing Address: 745 Stone Road East

City: Guelph Postal Code: N1L 1B8

Home Phone: 519-821-3278 Work Phone: \_\_\_\_\_

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

### 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:

John and Helen Drolc

**DESCRIPTION OF LAND INTENDED TO BE SEVERED**

Frontage / Width: (m) 60.96	Depth (m) 22.34	Area: (m <sup>2</sup> ) 1,375	Existing Use: Part of residential lot	Proposed Use: Part of residential lot
Existing Buildings/Structures: None			Proposed Buildings / Structures: May contain part of new residential dwelling	
Use of Existing Buildings/Structures (specify): N/A			Proposed Use of Buildings/Structures (specify): Residential	
<b>DESCRIPTION OF LAND INTENDED TO BE RETAINED</b>				
Frontage / Width: (m) 60.96	Depth (m) 53.46	Area: (m <sup>2</sup> ) 3,273	Existing Use: Detached residential dwelling	Proposed Use: Same
Existing Buildings/Structures: house, garage, two storage sheds			Proposed Buildings / Structures: No change proposed	
Use of Existing Buildings/Structures (specify): Residential			Proposed Use of Buildings/Structures (specify): Residential	

**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:**

Employment Mixed Use 2 and Glenholm Estate 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:

Application maintains the Employment lands adjacent to Stone Road and allows for a small area at the rear to be added to the Glenholm Estate Residential area that has been approved and zoned for a residential dwelling.

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:**

Urban Reserve (UR) & Specialized Single Detached Residential (R.1A-4)

**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:

The current land use designations have been established in accordance with PPS policies.

The proposed lot line adjustment does not prohibit the continued use/development of the subject lands in accordance with these policies.

**Does this application conform to the Growth Plan for the Greater Golden Horseshoe?**  YES  NO

Provide explanation:

The current land use designations have been established in accordance with the Growth Plan policies. The proposed lot line adjustment does not prohibit the continued use/development of the subject lands in accordance with these 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.: B-15/18 Status: approved

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	<b>x</b>		_____
Zoning By-law Amendment	<b>x</b>		_____
Plan of Subdivision	<b>x</b>		_____
Site Plan	<b>x</b>		_____
Building Permit	<b>x</b>		_____
Minor Variance		<b>x</b>	<u>application filed at same time as this application</u>
Previous Minor Variance Application	<b>x</b>		_____

**MUNICIPAL FREEDOM OF INFORMATION DECLARATION:**

In submitting this development application and supporting document, the owner/authorized agent), hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at [privacy@guelph.ca](mailto:privacy@guelph.ca) or 519-822-1260 ext. 2349.

**PERMISSION TO ENTER**

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.


**POSTING OF ADVISORY SIGN**

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

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of 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 March, 20 21.

*Kerry Francis Hillis*  
Commissioner of Oaths

Kerry Francis Hillis, 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,

John Drolc and Helen Drolc

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

being the registered property owner(s) of

745 Stone Road East

(Legal description and/or municipal address)

hereby authorize Black, Shoemaker, Robinson & Donaldson Limited

(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 29th day of March 2021.

Helen Drolc

(Signature of the property owner)

[Signature]

(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.

## 745 Stone Road East – Accessory Buildings

### Particulars of all Accessory Buildings – Description Details and Location

Building 1	2-Car Detached garage	Gross Floor Area: Building Height: Width: Length: Front Yard Setback: Rear Yard Setback: Left Side Yard: Right Side Yard:	37.9 m <sup>2</sup> 1 storey 6 m 6m 8.1 m 39 m 20.1 m 34.86 m
Building 2	Shed	Gross Floor Area: Building Height: Width: Length: Front Yard Setback: Rear Yard Setback: Left Side Yard: Right Side Yard:	6.8 m <sup>2</sup> 1.8 m 3 m 2.2 m 20 m 31.26 m 24 m 33.96 m
Building 3	Shed	Gross Floor Area: Building Height: Width: Length: Front Yard Setback: Rear Yard Setback: Left Side Yard: Right Side Yard:	8.4 m <sup>2</sup> 1.8 m 2 m 4.2 m 28 m 23.46 m 32.2 m 24.56 m
Buildings 4,5 & 6	1 to 2 storey Storage Building	Gross Floor Area: Building Height: Width: Length:	310 m <sup>2</sup> 1 to 2 storey (3 m & 6.6m) 11 m 18.5 m 33.7 m 1.19 m 20.5 m 29.46 m
Building 7	Storage Building	Gross Floor Area: Building Height: Width: Length: Front Yard Setback: Rear Yard Setback: Left Side Yard: Right Side Yard:	30.4 m <sup>2</sup> 1 storey (4.5 m) 4.5 m 6.7 m 47.56 m 1.4 m 49.36 m 4.9 m
Building 8	Shed	Gross Floor Area: Building Height: Width: Length: Front Yard Setback: Rear Yard Setback: Left Side Yard: Right Side Yard:	3.3 m <sup>2</sup> 1.6 m 1.8 m 1.8 m 28.5 m 23.16 m 58.16 m 1.0 m