

Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Mar 9, 2021	Application #: B-10/21
	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: 816 Woolwich Street

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

See attached Property Identification Number Print off

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 Guelph Curling Club Limited c/o Chief Holdings (816 Woolwich Street) Ltd.

Mailing Address: 7 Edinburgh Rd. S

City: Guelph Postal Code: N1H 5B9

Home Phone: _____ Work Phone: 519-822-3988

Fax: _____ Email: _____

AGENT INFORMATION (If Any)

Name: Dave Aston / Emily Elliott

Company: MHBC Planning

Mailing Address: 540 Bingemans Centre Drive

City: Kitchener Postal Code: N2B 3X9

Home Phone: _____ Work Phone: 519-576-3650

Fax: _____ Email: daston@mhbcplan.com / eelliott@mhbcplan.com

PURPOSE OF APPLICATION (please check appropriate space):		
<input checked="" type="checkbox"/> Creation of a New Lot	<input checked="" type="checkbox"/> Easement	<input type="checkbox"/> Right-of-Way
<input type="checkbox"/> Charge / Discharge	<input type="checkbox"/> Correction of Title	<input type="checkbox"/> Lease
<input type="checkbox"/> Addition to a Lot (submit deed for the lands to which the parcel will be added)		<input type="checkbox"/> Other: Explain
<u>To create Parcel B and establish easements. Please refer to cover letter and Sketches for details.</u>		_____
_____		_____

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

DESCRIPTION OF LAND INTENDED TO BE SEVERED				
Frontage / Width: (m) Parcel B - 12.4m	Depth (m) Parcel B - 214.4m	Area: (m ²) Parcel B - 21,735.3m ²	Existing Use: vacant	Proposed Use: multiple residential
Existing Buildings/Structures: vacant, existing outdoor recreational facilities			Proposed Buildings / Structures: stacked townhouses	
Use of Existing Buildings/Structures (specify): NA			Proposed Use of Buildings/Structures (specify): residential	

DESCRIPTION OF LAND INTENDED TO BE RETAINED				
Frontage / Width: (m) Parcel A - 67.1m	Depth (m) Parcel A - 186.1m	Area: (m ²) Parcel A - 12,631.1m ²	Existing Use: recreational	Proposed Use: no change
Existing Buildings/Structures: Guelph Curling Club building			Proposed Buildings / Structures: Maintain existing curling club building and future mixed use building	
Use of Existing Buildings/Structures (specify): Recreational - curling club			Proposed Use of Buildings/Structures (specify): curling club and mixed use	

TYPE OF ACCESS TO THE RETAINED LANDS	TYPE OF ACCESS TO THE SEVERED LANDS
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Provincial Highway
<input checked="" type="checkbox"/> Municipal Road	<input checked="" type="checkbox"/> Municipal Road
<input type="checkbox"/> Private Road	<input type="checkbox"/> Private Road
<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Right-of-Way
<input type="checkbox"/> Other (Specify)	<input type="checkbox"/> Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS	TYPE OF WATER SUPPLY TO THE SEVERED LANDS
<input checked="" type="checkbox"/> Municipally owned and operated	<input checked="" type="checkbox"/> Municipally owned and operated
<input type="checkbox"/> Privately Owned Well	<input type="checkbox"/> Privately Owned Well
<input type="checkbox"/> Other (Specify)	<input type="checkbox"/> Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS	TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS
<input checked="" type="checkbox"/> Municipally owned and operated	<input checked="" type="checkbox"/> Municipally owned and operated
<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Other (Explain)

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Is any portion of the land to be severed or retained located within a floodplain? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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LAND USE

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

Mixed Use Node

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:

See cover letter

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:

Specialized Community Shopping Centre (CC-29), By-law 2020-20539

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 proposal supports the recently approved Zoning By-law Amendment which permits the development of the subject lands with a compact mixed-use development in a Settlement Area. The consent applications are consistent with the PPS.

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

YES NO

Provide explanation:

The proposed consent applications support the recently approved Zoning By-law Amendment. The consent applications conform to the Growth Plan.

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	x		
Zoning By-law Amendment	x		Note - zoning by-law amendment recently approved OZS19-002-2020-166
Plan of Subdivision	x		
Site Plan		x	SP20-028
Building Permit	x		
Minor Variance	x		
Previous Minor Variance Application	x		

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

Emily Elliott

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Emily Elliott, of the City/Town of Kitchener in County/Regional Municipality of Waterloo, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.



Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

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 Kitchener in the County/Regional Municipality of
(city or town)
Waterloo this 8th day of March, 2021.



Commissioner of Oaths
Paul Ronald Britton, Commissioner, etc.,
Regional Municipality of Waterloo, for
MacNaughton Hermesen Britton Clarkson
Planning Limited.
Expires April 24, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

The Guelph Curling Club Limited

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

being the registered property owner(s) of

816 Woolwich Street

(Legal description and/or municipal address)

hereby authorize MHBC Planning

(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 1 day of March 2021.

DocuSigned by:
Ryan Lavell

(Signature of the property owner)

DocuSigned by:
Allison Singh

(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.