

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)
---	---

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.

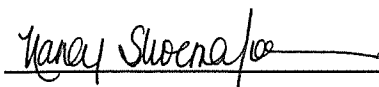
POSTING OF ADVISORY SIGN

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)

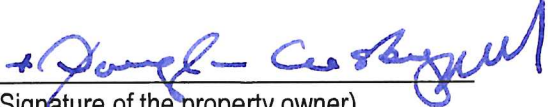
The Roman Catholic Episcopal Corporation of the Diocese of Hamilton in Ontario
[Organization name / property owner's name(s)]

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.