

# Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	<b>OFFICE USE ONLY</b>	
	Date Received: <b>July 13, 2021</b>	Application #: <b>B-16/21</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: 130 Oxford Street

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

Lot 18, Registered Plan 29

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: 1773438 Ontario Inc.

Mailing Address: 7686 Conservation Road

City: Guelph      Postal Code: N1H 6J1

Home Phone: \_\_\_\_\_      Work Phone: 519-820-7401

Fax: \_\_\_\_\_      Email: tomtarra@gmail.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



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:**

Low Density 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:

This designation allows for single detached residential dwellings

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:**

Single Detached Residential (R.1B)

**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: Application for MV has been submitted concurrent with consent application

**PROVINCIAL POLICY**

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

Provide explanation:

PPS encourages residential infill and residential intensification. Also encourages maximizing use of existing infrastructure.

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

Provide explanation:

The creation of a new lot within the delineated built-up area addresses the requirement that 50% of all residential development occur within the delineated built-up area of the City. It represents a gradual increase in residential density for the area and maximizes use of existing infrastructure.

**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	<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>	Application for MV has been submitted concurrent with consent application
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 Wellington of Guelph in the County/~~Regional Municipality~~ of  
(city or town)  
this 12th day of July, 20 21.

*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,

1773438 Ontario Inc.

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

being the registered property owner(s) of

130 Oxford Street

(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 5 day of July 2021.



(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.