

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.

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