

# Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <b>Oct. 19, 2021</b>	Application #: <b>B-23/21</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: 167 Alice Street

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

Part of Lots 156 and 157, Registered Plan 293

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 Compushare Trust Company of Canada

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

Name: Adam Albert Ross Debuck and Jiyeon Oh

Mailing Address: 167 Alice Street

City: Guelph      Postal Code: N1E 3A2

Home Phone: 416-553-2434      Work Phone: \_\_\_\_\_

Fax: \_\_\_\_\_      Email: adam.debuck@gmail.com

### AGENT INFORMATION (If Any)

Name: Deb Allen

Company: \_\_\_\_\_

Mailing Address: 1698 County Road 7

City: Stayner      Postal Code: L0M1S0

Home Phone: 519-400-5474      Work Phone: \_\_\_\_\_

Fax: \_\_\_\_\_      Email: deb.allen.re@gmail.com





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

**LAND USE**

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

Mixed Office/Commercial

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:

The objectives of this designation is to allow for a variety of freestanding, small-scale, commercial, office, residential or mixed-use buildings

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.1D

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 application is consistent with Section 1.4 of the PPS. The property is located within the "built boundary" of the City of Guelph. The consent will accommodate two new residential units, geared to moderate income households. It will maximize the efficient use of land, resources and infrastructure, while also facilitating the cleanup of a brownfield property.

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

☒ YES ☐ NO

Provide explanation:

The creation of 2 new residential lots within the "built boundary" of the City will result in a gradual increase in residential density at a scale that is compatible with the existing neighbourhood.

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-12/20Status: Expired

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:

File No. B-12/20 Most conditions had been met in the first application. Only two

conditions 5 and 7, had yet to be met. Covid delayed some of the work.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>OZS19-006 - approved</u>
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"/>	
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



**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

**REMOTE AFFIDAVIT OR SWORN DECLARATION**

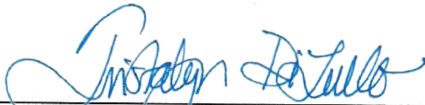
I/We, Debbie Allen, of the City/Town of Stayner <sup>Township</sup> in County/Regional Municipality of Clearview, and located in the City/Town of Stayner <sup>Township</sup> in County/Regional Municipality of Clearview, solemnly declare that all of the above statements contained in this application are 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

Declared remotely by **Tristalyn Di Lullo**, of the City/Town of **Guelph** in the County/Regional Municipality of **Wellington** before me at the City/Town of **Cambridge** in the County/Regional Municipality of **Waterloo** this **19<sup>th</sup>** day of **October**, 20 **21**, in accordance with

O. Reg 431/20, Administering Oath or Declaration Remotely.

  
Commissioner of Oaths

**TRISTALYN JISELLE DI LULLO**  
**A Commissioner, etc., Province of Ontario, for**  
**The Corporation of the City of Guelph,**  
**Expires January 22, 2022.**

(official stamp of Commissioner of Oaths)

## APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, ..

Adam Albert Ross Debuck and Jiyeon Oh

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

being the registered property owner(s) of

167 Alice Street

(Legal description and/or municipal address)

hereby authorize **Deb Allen**  
(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 \_\_\_\_\_ day of 10/15/2021 2021.

 Jiyeon Oh

(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.