

Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: July 11, 2023	Application #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	B-11/23

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: 239 KATHLEEN STREET, GUELPH ON

Legal description of property (registered plan number and lot number or other legal description):
PART OF LOTS 10811, REGISTERED PLAN 264

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: FIRST CHARGE MORTGAGE, WILL MOVE TO CONSTRUCTION FINANCING WITH SEVERANCE APPROVAL

OWNER(S) OR PURCHASER(S) OF LAND: (Indicate name(s) exactly as shown on Transfer/Deed. If purchaser(s), a portion of the Purchase and Sale agreement that authorizes the purchaser(s) to make this application must be submitted.)

Name: DORIAN 239 HOLDINGS INC.
Mailing Address: 17A-218 SILVERCREEK PKWY N, BOX 1163
City: GUELPH Postal Code: N1H 8E8
Home Phone: 647 854 6683 Work Phone: _____
Email: _____

AGENT: (If Any)

Name: AMANDA DAVIDS -
Company: EDIPHIQUE DEVELOPMENTS
Mailing Address: 17A-218 SILVERCREEK PKWY N, BOX 1163
City: GUELPH Postal Code: N1H 8E8
Home Phone: 647 904 9876 Work Phone: _____
Email: ediphique@gmail.com

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	<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"/>	_____
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SUBMITTED WITH THIS CONSENT
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Minister's Zoning Order	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Committee of Adjustment Fee(s):

Following the submission of this form, Committee of Adjustment staff will contact you to complete the required fee payment and that until such time that the fee is received, the application will not be complete and will not be processed. For the application fee and the fee refund policy, please visit the [Committee of Adjustment fees](#) page.

Should the subject lands be within an area of interest to the [Grand River Conservation Authority](#) (GRCA), a further fee may be required for GRCA comments. Any municipal agreement required as a condition of consent approval will be subject to a fee of \$428.00 plus HST and applicable search and registration costs. For fees related to permits issued by Building Services, please visit the [Building Services page](#). For information on any other additional user fees, please visit the [2023 User Fee Guide](#).

I, the undersigned, have read and understood the statements above and understand that following the submission of this online form, Committee of Adjustment staff will contact me to complete the required fee payment.

Municipal Freedom of Information:

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 their 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 the owner/purchaser/authorized agent, consultants and solicitors, will be part of the public record and will also be available to the general public. Therefore, information on this application and any supporting documentation provided by the owner/purchaser/authorized agent, consultants and solicitors, will be **posted online** and 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.

By signing below, you understand and provide your consent, that personal information, as defined by Section 2 of the MFIPPA is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA.

Permission to enter the site:

By signing below, the owner, purchaser 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 that a sign be posted on the subject land. I, the undersigned, understand that each sign must be posted at least 14 days before the scheduled hearing of my application and be replaced, if necessary, until the day following the hearing.



Signature of Owner, Purchaser or Authorized Agent



Signature of Owner, Purchaser or Authorized Agent

REMOTE AFFIDAVIT OR SWORN DECLARATION

I/We, AMANDA DAVDS-, of the City/Town of
GUELPH in County/Regional Municipality of _____, and
located in the City/Town of GUELPH in County/Regional Municipality of
_____, 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 Andrew Sandor, of the City/Town of
Guelph in the County/Regional Municipality of _____ before me
at the City/Town of Guelph in the County/Regional Municipality of
_____ this 10 day of July, 2023, in accordance with

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

Andrew Michael Edward Sandor,
A Commissioner, etc., Province of Ontario, for
The Corporation of the City of Guelph.
Expires June 24, 2025.



Commissioner of Oaths

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

Dorian 239 Holdings Inc.

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

being the registered property owner(s) or purchaser(s) of

239 Kathleen Street, Guelph, ON

(Legal description and/or municipal address)

hereby authorize Amanda Davids

(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 06 day of July 2023.

per: [Signature]
(Signature of the property owner or purchaser of land)

[Signature]
(Signature of the property owner or purchaser of land)

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.

To: City of Guelph

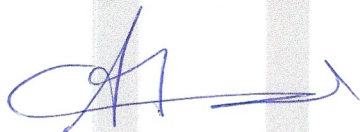
Committee of Adjustments

Please take this document as a statement of authorization. As a Director, and the President of Dorian239 Holdings Inc. and Urbanitas Holdings Inc. I have legal authority to bind the corporation.

This document has been created as a supplemental attachment to the severance application for property address: 239 Kathleen Street, Guelph, ON

Owner: Dorian239 Holdings Inc.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Amanda Davids', with a long horizontal stroke extending to the right.

Amanda Davids

Director, President

Dorian239Holdings Inc.

Urbanitas Holdings Inc.