

Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Feb 11, 2020	Application #:
	Application deemed complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	B-3/20

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: 401 Edinburgh Road North, Guelph ON N1H 1L2

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

PT LTS 17 & 18 PL 98 PTS 4, 5, 6 & 7, 61R11338; S/T EASE MS9458 ON PT 7 61R11338 TOGETHER WITH AN EASEMENT OVER PT LTS 15, 16 & 17, PL 98 DES AS PTS 8, 10 & 11, 61R11338 AS IN WC287283 TOGETHER WITH AN EASEMENT OVER PT LTS 9, 10, 11, 12, 13 & 14, RANGE 4 DIV A AND PT LTS 15, 16 & 17, PL 98 DES AS PTS 8, 9, 10, 12 & 13, 61R11338 AS IN WC287283 TOGETHER WITH AN EASEMENT OVER PT LTS 15, 16 & 17, PL 98 DES AS PTS 8, 10 & 11, 61R11338 AS IN WC287283 CITY OF GUELPH

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? No Yes

If yes, describe: Instrument MS9458 over Part 7, Plan 61R11338 and Instrument wc287283 over Parts 8,10 and 11, Plan 61R11338

Are the lands subject to any mortgages, easements, right-of-ways or other charges? No Yes

If yes, explain: tbd.

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

Name: St. Joseph's Housing Corporation Inc. Guelph

Mailing Address: 100 Westmount Road, Guelph ON N1H 5H8

City: Guelph Postal Code: N1H 5H8

Home Phone: _____ Work Phone: (519) 824-6000

Fax: _____ Email: _____

AGENT INFORMATION (If Any)

Name: Cindy Prince - Vice President of Development and Zach Woloschuk, Development Project Manager

Company: Amico Properties Inc.

Mailing Address: 2199 Blackacre Drive

City: Oldcastle ON Postal Code: N0R 1L0

Home Phone: _____ Work Phone: (519) 737-1577

Fax: _____ Email: cprince@triamico.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: Major Institutional

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 existent apartment building is in conformity with the goals and policies of the City of Guelph's Official Plan. No amendments are required to support this application for Consent of an Easement to service the adjacent development proposal at 395 Edinburgh Road.

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:
(1.3-3) Health and Social Services Zone with Exception

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:
This application for consent as described in subsection 50(1) of the Planning Act is consistent with the Government of Ontario's land use vision for the Province of Ontario as outlined within the Provincial Policy Statement issued under subsection 3(1) of the Planning Act.

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

Provide explanation:
This application for Consent supports a demand in the local market for an increased number and a wider variety of housing types in the City of Guelph which has been identified as an Urban Growth Centre as per Schedule 4 of the Growth Plan for the Greater Golden Horseshoe, *May 2019*. This application is in conformity with the vision outlined within the Growth Plan for the Greater Golden Horseshoe, *May 2019*.

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.: Unknown Status: granted.

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	x		n/a
Zoning By-law Amendment	x		n/a
Plan of Subdivision	x		n/a
Site Plan	x		n/a
Building Permit	x		n/a
Minor Variance	x		n/a
Previous Minor Variance Application	x		n/a

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 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, Cindy Prince, of the City/Town of Harrow in County/Regional Municipality of Essex, 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

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
Town of Tecumseh in the County/Regional Municipality of
(city or town)
Essex this 10th day of February, 2020.



Commissioner of Oaths

**Jeffrey David Bolton, a
Commissioner, etc., Province of Ontario,
for Justice Development LP and its subsidiaries,
associated companies, and affiliates.
Expires August 30, 2021.**

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

St. Joseph's Housing Corporation Inc. Guelph

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

being the registered property owner(s) of

PT LTS 17 & 18 PL 98 PTS 4, 5, 6 & 7, 61R11338;

(Legal description and/or municipal address)

hereby authorize Amico Properties Inc.
(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 10 day of Feb 2020

S. Ahmed

(Signature of the property owner)

M. Donald

(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.