

MCKENZIE LAKE

LAWYERS

Please send reply to: Michael J. P. Henley
mike.henley@mckenzielake.com
Our File No. 34677-113003

April 17, 2023

Committee of Adjustment City Hall
1 Carden Street
Guelph, Ontario N1H 3A1

Dear Sirs/Madams:

Re: Committee of Adjustment – Application for Consent
Mario Cotroneo and Anthony Cotroneo (the “Applicants”)
25 Alice Street, Guelph, Ontario (the “Property”)

We are the solicitors for the above noted Applicants in this transaction.

We have conducted the necessary searches and can confirm that there is no land abutting the Property that is owned by the Applicants, that could potentially contravene section 50 of the Planning Act.

Please do not hesitate to contact us if you have any further questions or concerns.

Yours very truly,
McKenzie Lake Lawyers LLP

Michael J. P. Henley
MH/lc

Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Sept 26/23	Application #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	B-20/23

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: 25 Alice Street, Guelph

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

PART OF UNNUMBERED LOT, REGISTERED PLAN 244: AS IN INSTRUMENT
ROS169158 - PIN 71340-0110

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 - Meridian Credit Union (200 Speedvale Ave W)

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: Mario Cotroneo and Anthony Cotroneo

Mailing Address: 375 Southgate Drive Unit 1

City: Guelph Postal Code: N1G 3W6

Home Phone: _____ Work Phone: 519-780-0290

Email: mario@mar-cot.ca

AGENT: (If Any)

Name: Claudio Balbinot MCIP, RPP

Company: Agora Research Group Inc.

Mailing Address: P.O. Box 13

City: Kleinburg, Ontario Postal Code: L0J-1C0

Home Phone: _____ Work Phone: 416-460-3383

Email: claudio@agoraresearch.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 type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	File # OZS23-004 - Council Approved on September 19, 2023
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit	<input type="checkbox"/>	<input type="checkbox"/>	
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input type="checkbox"/>	<input type="checkbox"/>	
Minister's Zoning Order	<input 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.



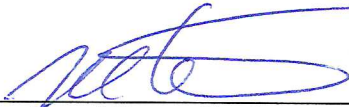
Signature of Owner, Purchaser or Authorized Agent



Signature of Owner, Purchaser or Authorized Agent

AFFIDAVIT

I/We, Mario Cotroneo and Anthony Cotroneo, 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.



Signature of Owner, Purchaser or Authorized Agent



Signature of Owner, Purchaser or Authorized Agent

NOTE: The signature of the owner, purchaser or authorized agent must be witnessed by a Commissioner. A Commissioner is available by scheduling a virtual or in-person appointment with Committee of Adjustment staff.

Declared before me at the City of Guelph in the County/Regional Municipality of Wellington this 18th day of April, 2023.



Commissioner of Oaths



(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

Mario Cotroneo and Anthony Cotroneo

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

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

25 Alice Street, Guelph

(Legal description and/or municipal address)

hereby authorize **Claudio Balbinot MCIP, RPP - Agora Research Group 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 18th day of April 2023.



(Signature of the property owner or purchaser of land)



(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.