

Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Sept. 28/23	Application #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	B-21/23

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: 601 Scottsdale Drive, Guelph ON N1G 3E7

Legal description of property (registered plan number and lot number or other legal description):
BLOCK K, PLAN 649

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? No Yes
If yes, describe: yes - existing hydro easement exists on the lands - Hydro Corridor

Are the lands subject to any mortgages, easements, right-of-ways or other charges: No Yes
If yes, explain: yes - existing hydro easement exists on the lands - Hydro Corridor

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: University of Guelph (Sharmilla Rasheed)

Mailing Address: 50 Stone Road East

City: Guelph, ON Postal Code: N1G 2W1

Home Phone: _____ Work Phone: 519-824-4120 Ext.53841

Email: rasheeds@uoguelph.ca

AGENT: (If Any)

Name: Johanna Shapira

Company: Wood Bull LLP

Mailing Address: 65 Queen Street West, Suite 1400

City: City of Toronto Postal Code: M5H 2M5

Home Phone: _____ Work Phone: (416) 203-5631

Email: jshapira@woodbull.ca

PURPOSE OF APPLICATION (please check appropriate space):

- Creation of a new lot
- Charge / discharge
- Addition to a Lot (submit deed for the lands to which the parcel will be added)
- Easement
- Correction of title
- Right-of-way
- Lease
- Other, explain:

Is a second certificate of consent requested for the retained lands? (for creation of a new lot only)

- No Yes

If yes, a written statement from an Ontario solicitor in good standing is required to confirm that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*.

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:
LEASED 1 Lands (Phase 1) to be leased by "Forum 601 Scottsdale LP" and **LEASED 2 lands (Phase 2)** to be leased by "601 Scottsdale Phase 2 LP"

DESCRIPTION OF LAND INTENDED TO BE SEVERED (No severance - Labeled as "Leased 2" lands on the attached sketch)				
Frontage / Width: (m) approx. 90.7m	Depth (m) approx. 158.1m	Area: (m ²) 1.2 ha	Existing Use: Parking lot/vacant	Proposed Use: Residential
Existing Buildings/Structures: None			Proposed Buildings / Structures: Student Residence - Part of future Phase 2 Redevelopment	
Use of Existing Buildings/Structures (specify): N/A			Proposed Use of Buildings/Structures (specify): See above	
DESCRIPTION OF LAND INTENDED TO BE RETAINED (No severance - Labeled as "Leased 1" lands on the attached sketch)				
Frontage / Width: (m) approx. 123m	Depth (m) approx. 90.5m	Area: (m ²) 1.0 ha	Existing Use: Residential	Proposed Use: As existing
Existing Buildings/Structures: Student Residence			Proposed Buildings / Structures: None	
Use of Existing Buildings/Structures (specify): Housing for University of Guelph students			Proposed Use of Buildings/Structures (specify): N/A	

TYPE OF ACCESS TO THE RETAINED LANDS (Leased 1 lands)	TYPE OF ACCESS TO THE SEVERED LANDS (Leased 2 lands)
<input type="checkbox"/> Provincial Highway <input type="checkbox"/> Private Road <input type="checkbox"/> Other (Specify) <input checked="" type="checkbox"/> Municipal Road <input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Private Road <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Municipal Road Phase 2 Lands would be accessed via Right-of-Way private road (cutting through Phase 1 lands)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS	TYPE OF WATER SUPPLY TO THE SEVERED LANDS
<input checked="" type="checkbox"/> Municipally owned and operated <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Privately Owned Well (Leased 1 lands)	<input checked="" type="checkbox"/> Municipally owned and operated <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Privately Owned Well (Leased 2 lands)

<p>TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS (Leased 1 Lands)</p> <p><input checked="" type="checkbox"/> Municipally owned and operated <input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other (Explain)</p>	<p>TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS (Leased 2 Lands)</p> <p><input checked="" type="checkbox"/> Municipally owned and operated <input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other (Explain)</p>
<p>Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<p>Is any portion of the land to be severed or retained located within a floodplain?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>

LAND USE

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

Mixed-Use Corridor 1” - located within a “Strategic Growth Area” as included in OPA 80

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:

Lands within a Strategic Growth Area that are designated Mixed-Use Corridor 1 are permitted a maximum height of 14 storeys and a maximum density of 250 units/ha. The Mixed-Use Corridor 1 designation permits ‘medium and high-density multiple unit residential buildings and ‘apartments.’ Permission for ‘residential suites’ conforms to the Official Plan and housing geared to students is permitted in the Official Plan on the subject lands.

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:

Specialized SC.1-40 (Service Commercial) Zone ((Proposed (MUC-2 (PA)) in the latest Draft Comprehensive Zoning By-law).

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:

Proposal for the consent facilitates the optimal development of the subject lands

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

YES NO

Provide explanation:

Proposal for the consent facilitates the optimal development of the subject lands

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:

Within the Growth Plan Area - Built Up Areas

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.: (PL649) Status: A plan of subdivision was registered in 1973

b) An application for Consent under section 53 of the *Planning Act*? Unknown 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: Unknown

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 checked="" type="checkbox"/>	<u>Pending for Leased 2 lands.</u>
Zoning By-law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Pending for Leased 2 lands. Previously approved ZBL - 2022-20703 for Leased 1 lands</u>
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Pending for Leased 2 lands. Previously approved SPCA (Oct, 21, 2022) for Leased 1 lands</u>
Building Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Already approved</u>
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:

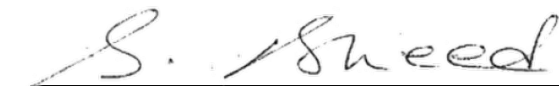
By signing below, the owner, purchaser or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

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

AFFIDAVIT

I/We, Johanna Shapira, of the City/Town of Toronto 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 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.

remotely
Declared before me at the

City of Toronto in the County/Regional Municipality of
(city or town)

this 25th day of August, 2023.

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



Commissioner of Oaths

(official stamp of Commissioner of Oaths)

LSO#42904N

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

The University of Guelph

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

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

601 Scottsdale Drive

(Legal description and/or municipal address)

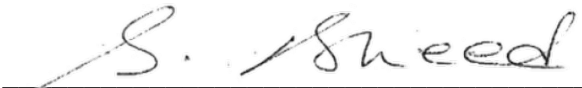
hereby authorize **Johanna Shapira**

(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 **25th** day of **August** 20 **23**.

(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.