

Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Nov. 7, 2024	Application #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	B-51/24

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: **39 Armstrong Avenue, Guelph, ON N1E 5W9**

Legal description of property (registered plan number and lot number or other legal description):
 Part of Lots 15 & 16, Plan 397, City of Guelph

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 as in instrument WC614855 with Firstontario Credit Union Limited**

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: **John-David Sherman, Victoria Sherman, and Frederick Will Sherman**

Mailing Address: [REDACTED]

City: **Guelph, ON** Postal Code: [REDACTED]

Home Phone: [REDACTED] Work Phone:

Email: [REDACTED]

AGENT: (If Any)

Name: **Colin Vanderwoerd**

Company: **Van Harten Surveying Inc.**

Mailing Address: [REDACTED]

City: **Guelph** Postal Code: [REDACTED]

Home Phone: [REDACTED] Work Phone: [REDACTED]

Email: [REDACTED]

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	X		_____
Zoning By-law Amendment	X		_____
Plan of Subdivision	X		_____
Site Plan	X		_____
Building Permit	X		_____
Minor Variance		X	Minor Variance Applications being submitted
Previous Minor Variance Application	X		simultaneously with this application
Minister's Zoning Order	X		_____