

Committee of Adjustment Application for Consent



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|---|---|----------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: Nov. 11, 2024 | Application #: |
| | Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | B-53/24 |

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: 302 Edinburgh Road South
 306 Edinburgh Road South

Legal description of property (registered plan number and lot number or other legal description):
#302: Block A, Plan 620; Part of Lot 4, Concession 3, Division G, as in RO717053; Geographic Township of Guelph, City of Guelph
#306: Part of Lot 4, Concession 3, Division G, as in ROS76158; 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:

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.)

Intended Purchaser:
 Name: 302 Edinburgh Inc. c/o Zachary Fischer
 Mailing Address: [REDACTED]
 City: Guelph, ON Postal Code: [REDACTED]
 Home Phone: [REDACTED] Work Phone: _____
 Email: [REDACTED]

The closing date for the properties is March 31, 2025. Please see Sale Agreement & Documents attached.

AGENT: (If Any)

Name: Jeff Buisman
 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: **Additional Severance Applications being submitted simultaneously**

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 | <u>Additional Minor Variance Application is being submitted simultaneously with this application</u> |
| Previous Minor Variance Application | X | | _____ |
| Minister's Zoning Order | X | | _____ |