Committee of Adjustment Application for Consent



Consultation with City staff is	OFFICE USE ONLY	
encouraged prior to submission	Date Received: October 21, 2024	Application #:
of this application.	Application deemed complete:	B-50/24
	XX Yes □ No	

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 INFOR	MATION:			
Address of Property:	436 Clair Road West, Guelph			
Address of Froperty.	430 Ciaii Roau West, Gueipii			
Legal description of prop	perty (registered plan number and lot	t number or other legal description):		
Part Lot 11, Concessi	ion 7, Pt 1, 61R-11333 subject to an	Easement in Gross over Pt 1, 61R11760 as in WC33	8295, City of	Guelph
_				
•	. •	ovenants affecting the subject land?	□ No	□XYes
If yes, describe: To per	mit Hydro One Networks Inc to ente	r/perform any work or conduct any engineering service	es	
	o any mortgages, easements, righ	nt-of-ways or other charges:	IXNo	□ Yes
If yes, explain:				
` ,	` ,	cate name(s) exactly as shown on Transfer/Deed to purchaser(s) to make this application must be	•	er(s), a portion
Name:	Alectra Utilities Corporation of	c/o Tom Wasik		
Mailing Address:				
City:	Hamilton, Ontario	Postal Code:		
Home Phone:		Work Phone:		
Email:				
AGENT: (If Any)				
Name:	Oz Kemal			
Company:	MHBC Planning			
Mailing Address:				
City:	Hamilton, Ontario	Postal Code:		
Home Phone:		Work Phone:		_
Email:				
-				

PURPOSE OF APPL	ICATION (places	ahaak annranriata	, cnaoa):		
Creation of a new l		Easemer	• •	[] Dight of way	
[] Charge / discharge				[] Right-of-way of title [\chi_1] Lease	
Charge / discharge	·	[] Correction of title		[X] Lease	
[] Addition to a Lot (submit deed for the lands to which the parcel will be ad		cel will be added)	[] Other, explain:		
Is a second certifica	ate of consent req	uested for the reta	ained lands? (for c	creation of a new lot only)	
χNo		□Yes			
		•	•	d to confirm that there is no land abutting the	
•	•	of the subject land	other than land that	t could be conveyed without contravening	
section 50 of the Plan	ining Act.				
Name of person(s) [purch	naser, lessee, mortga	gee etc.] to whom lan	d or interest in land is	s intended to be conveyed, leased or mortgaged:	
Convergent Energy	/ + Power				
DESCRIPTION OF L	AND INTENDED 7	TO BE SEVERED			
Frontage / Width: (m)	Depth (m)	Area: (m²)	Existing Use:	Proposed Use:	
43.81	89.113	3904.04	Utilities (electr	, , ,	
Existing Buildings/Structures Utilities	5:		Proposed Buildings Utilities	Proposed Buildings / Structures: Utilities	
Use of Existing Buildings/Structures (specify): Utilities (electrical)			Proposed Use of Buildings/Structures (specify): Utilities (electrical)		
DESCRIPTION OF L	AND INTENDED	TO BE RETAINED	•		
Frontage / Width: (m)	Depth (m)	Area: (m²)	Existing Use:	Proposed Use:	
90.35	200.74	14,232.82	Utilities (electrica	al) Utilities (electrical)	
Existing Buildings/Structures: Utilities - one building with related fixtures			Proposed Buildings / Structures: No new proposed buildings or structures		
Use of Existing Buildings/	Structures (specify):		Proposed Use of	Buildings/Structures (specify):	
Electrical Utility			Continuation	Continuation as an Electrical Utility	
TYPE OF ACCESS	TO THE RETAINE	D LANDS	TYPE OF AC	CESS TO THE SEVERED LANDS	
□ Provincial Highway	<u>⊼</u> Municip	al Road	☐ Provincial High	nway XMunicipal Road	
□ Private Road	□ Right-of	-Way	□ Private Road	□ Right-of-Way	
□ Other (Specify)	o ,		☐ Other (Specify))	
,			1 , , , , ,	•	
TYPE OF WATER S	UPPLY TO THE R	ETAINED LANDS	TYPE OF WA	TYPE OF WATER SUPPLY TO THE SEVERED LANDS	
⊠Municipally owned and operated □ Privately Owned Well			rned and □ Privately Owned Well		
□ Other (Specify)			□ Other (Specify))	

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS	TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS
☑ Municipally owned and operated ☐ Septic Tank	$\overline{\mathbf{X}}$ Municipally owned and operated \qed Septic Tank
□ Other (Explain)	□ Other (Explain)
Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?	Is any portion of the land to be severed or retained located within a floodplain?
⊠No □ Yes	$\overline{\chi}$ No \square Yes
LAND USE	
What is the current official plan designation of the subje	ct lands:
Does the proposal conform with the City of Guelph Offic If yes, provide an explanation of how the application conforms with the C Policy 9.1.2 Public & Private Infrastructure states that all electric power f such development satisfies the provisions of the Environmental Assessment	ity of Guelph Official Plan: acilities may be permitted in all land use designations provided that
The Subject Lands are located within the City's Employment Area	ient Act. The BESS is approved under the EAA by the MESF.
If no, has an application for an Official Plan Amendment been submitted?	□ YES
File No.: Sta	tus:
What is the current zoning designation of the subject lar	ds:
Does the proposal for the subject lands conform to the e	existing zoning? X YES NO
If no, has an application for a minor variance or rezoning been submitted	? \(\text{YES} \text{XNO}
File No.: Sta	tus:
PROVINCIAL POLICY	
Is this application consistent with the Provincial Policy Stact?	as this major facility is in an Employment Area that has been planned
Does this application conform to the Growth Plan for the Provide explanation: The application conforms to Section 3.2.1 Integrated Planning with the	
in a battery storage system that stores and redistributes electrical powe	r based on demand within a growing community.

Is the subject land within an area of If yes, indicate which plan(s) and provide expl	f land designated under any other provincial plan or planation:	lans? □ YES	S X NO
HISTORY OF SUBJECT LAND			
Has the subject land ever been the	•		
a) An application for approval of a P	lan of Subdivision under section 51 of the <i>Planning Act</i> ?	☐ YES	⊠ NO
If yes, provide the following: File No.:	Status:		
b) An application for Consent under	section 53 of the Planning Act?	☐ YES	X NO
If yes, provide the following: File No.:	Status:		
s this application a resubmission of a f yes, please provide previous file number an	d describe how this application has changed from the original application	☐ YES tion:	⊼ NO
Has any land been severed from the p	parcel originally acquired by the owner of the subject land?	YES	X NO
THE SUBJECT LAND THE SUBJECT	CT OF ANY OF THE FOLLOWING DEVELOPMENT TYP	E APPLICATI	ONS?
THE SUBJECT LAND THE SUBJECT	CT OF ANY OF THE FOLLOWING DEVELOPMENT TYP No Yes File Number and File Status	E APPLICATI	ONS?
Official Plan Amendment		E APPLICATI	ONS?
Official Plan Amendment Zoning By-law Amendment	No Yes File Number and File Status X X	E APPLICATI	ONS?
Official Plan Amendment Zoning By-law Amendment Plan of Subdivision	No Yes File Number and File Status X X X	E APPLICATI	ONS?
Official Plan Amendment Zoning By-law Amendment Plan of Subdivision Site Plan	No Yes File Number and File Status X X	E APPLICATI	ONS?
Official Plan Amendment Zoning By-law Amendment Plan of Subdivision Site Plan Building Permit	No Yes File Number and File Status X X X	E APPLICATI	ONS?
Official Plan Amendment Zoning By-law Amendment Plan of Subdivision Site Plan	No Yes File Number and File Status X X X X SP24-012 - conditionally approved	E APPLICATI	ONS?