

Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Nov. 15, 2024	Application #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	B-1/25

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: 76 Wyndham St South, Guelph, ON N1E 5R4

Legal description of property (registered plan number and lot number or other legal description):
Part of Lots 7 and 8, Registered Plan 306, 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.)

Name: M.Flaman Productions Ltd. (2027073 ONTARIO LIMITED)

Mailing Address: [REDACTED]

City: Waterloo, ON Postal Code: [REDACTED]

Home Phone: N/A Work Phone: [REDACTED]

Email: [REDACTED]

AGENT: (If Any)

Name: Robert Turner

Company: Fryett Turner Architects Inc

Mailing Address: [REDACTED]

City: Elora, ON Postal Code: N0B 1S0

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

Email: [REDACTED]

PURPOSE OF APPLICATION (please check appropriate space):

- Creation of a new lot Easement Right-of-way
 Charge / discharge Correction of title Lease
 Addition to a Lot (submit deed for the lands to which the parcel will be added) Other, explain:
 Application to sever existing property into two (2) lots

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:

DESCRIPTION OF LAND INTENDED TO BE SEVERED			LOT #2	
Frontage / Width: (m) 21.3	Depth (m) 34.617	Area: (m²) 721.4	Existing Use: Residential	Proposed Use: Residential
Existing Buildings/Structures: House, detached garage			Proposed Buildings / Structures: Triplex	
Use of Existing Buildings/Structures (specify): Residential			Proposed Use of Buildings/Structures (specify): Residential (tenanted)	
DESCRIPTION OF LAND INTENDED TO BE RETAINED			LOT #1	
Frontage / Width: (m) 11.016	Depth (m) 36.943	Area: (m²) 734.1	Existing Use: Parking Lot	Proposed Use: Residential
Existing Buildings/Structures: 1 storey commercial building			Proposed Buildings / Structures: Triplex	
Use of Existing Buildings/Structures (specify): Not Used			Proposed Use of Buildings/Structures (specify): Residential (tenanted)	

TYPE OF ACCESS TO THE RETAINED LANDS	TYPE OF ACCESS TO THE SEVERED LANDS
<input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Municipal Road <input type="checkbox"/> Private Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/> Other (Specify)	<input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Municipal Road <input type="checkbox"/> Private Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/> Other (Specify)

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"/> Privately Owned Well <input type="checkbox"/> Other (Specify)	<input checked="" type="checkbox"/> Municipally owned and operated <input type="checkbox"/> Privately Owned Well <input type="checkbox"/> Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS <input checked="" type="checkbox"/> Municipally owned and operated <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other (Explain)	TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS <input checked="" type="checkbox"/> Municipally owned and operated <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other (Explain)
Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Is any portion of the land to be severed or retained located within a floodplain? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
<u>LAND USE</u> What is the current official plan designation of the subject lands: Residential 1 (Downtown Secondary Plan)	
Does the proposal conform with the City of Guelph Official Plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide an explanation of how the application conforms with the City of Guelph Official Plan: The subject property is within the Urban Growth Centre as defined in Schedule 1a. This proposal aligns with the objective of achieving a minimum density of 150 residents and jobs per hectare.	
If no, has an application for an Official Plan Amendment been submitted? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO File No.: <u>OZS19-013</u> Status: <u>Submitted</u>	
What is the current zoning designation of the subject lands: <u>RL.1</u>	
Does the proposal for the subject lands conform to the existing zoning? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If no, has an application for a minor variance or rezoning been submitted? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO File No.: _____ Status: _____	
<u>PROVINCIAL POLICY</u> Is this application consistent with the Provincial Policy Statement issued under subsection 3(1) of the <i>Planning Act</i>? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Provide explanation: Per Section 3.1.4 of the Provincial Policy Statement, development and site alteration is permitted in areas associated with the a flooding hazard where a Special Policy Area has been approved.	
Does this application conform to the Growth Plan for the Greater Golden Horseshoe? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Provide explanation: The proposed development aligns with Section 2 of the Growth Plan as it will add affordable rental housing within an Urban Growth Centre (2.2.3) in the existing Delineated Built-up area (2.2.2)	

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 checked="" type="checkbox"/>	OZS19-13
Zoning By-law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OZS19-13
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In process
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minister's Zoning Order	<input checked="" type="checkbox"/>	<input type="checkbox"/>	