

Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: July 4, 2024	Application #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	B-43/24

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: 2162 Gordon Street, Guelph

Legal description of property (registered plan number and lot number or other legal description):

PIN 71198-0074 (LT) - see attached schedule

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? ☐ No ☒ Yes

If yes, describe: Easement that traverses the site along the west side, next to Gordon St - for a telephone line. Both the severed and retained lands will remain subject to the easement.

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: Hall's Pond Co-Operative Development Corporation - c/o Geoffrey McGrath

Mailing Address: [REDACTED]

City: Toronto

Postal Code: [REDACTED]

Home Phone: [REDACTED]

Work Phone: [REDACTED]

Email: [REDACTED]

AGENT: (If Any)

Name: Dana Anderson

Company: MHBC Planning

Mailing Address: [REDACTED]

City: Hamilton

Postal Code: [REDACTED]

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:

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:

Hall's Pond Co-Operative Development Corporation

DESCRIPTION OF LAND INTENDED TO BE SEVERED

Frontage / Width: (m) 127.4	Depth (m) 1022.6	Area: (m ²) 158 496	Existing Use: Agricultural	Proposed Use: Residential
Existing Buildings/Structures: Vacant			Proposed Buildings / Structures: None at this time	
Use of Existing Buildings/Structures (specify): Vacant			Proposed Use of Buildings/Structures (specify): Future Residential	

DESCRIPTION OF LAND INTENDED TO BE RETAINED

Frontage / Width: (m) 256.0	Depth (m) 1025.5	Area: (m ²) 263 173	Existing Use: Agricultural	Proposed Use: No change
Existing Buildings/Structures: Yes- buildings, sheds, gazebo			Proposed Buildings / Structures: None at this time	
Use of Existing Buildings/Structures (specify): No change			Proposed Use of Buildings/Structures (specify): No Change	

TYPE OF ACCESS TO THE RETAINED LANDS

- ☐ Provincial Highway
 ☒ Municipal Road
☐ Private Road
 ☐ Right-of-Way
☐ Other (Specify)

TYPE OF ACCESS TO THE SEVERED LANDS

- ☐ Provincial Highway
 ☒ Municipal Road
☐ Private Road
 ☐ Right-of-Way
☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS

- ☐ Municipally owned and operated
 ☒ Privately Owned Well
☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE SEVERED LANDS

- ☐ Municipally owned and operated
 ☐ Privately Owned Well
☒ Other (Specify) No changes or servicing proposed at this time

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

LAND USE

What is the current official plan designation of the subject lands:
 Clair-Maltby Secondary Plan Area not subject to OPA 80 | CMSP Land Use Designations: Significant Natural Areas & Natural Areas, Clair-Maltby High Density Residential, Medium Density Residential, Clair-Maltby Mixed Office/Commerical and Low Density Greenfield Residential.

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:
 Please refer to planning justification letter

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:
 UR.1 (Urban Reserve)

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:
 Please refer to planning justification letter

Does this application conform to the Growth Plan for the Greater Golden Horseshoe? ☒ YES ☐ NO

Provide explanation:
 Please refer to planning justification letter

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 checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Zoning By-law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
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 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"/>	_____