

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <u>March 6, 2020</u>	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>A-19120</u>

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 45 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: 260 WOODLAWN ROAD, WEST, GUELPH, ON.

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

PT LT 28, DIVISION 'A' AS IN R07293390 EXCEPT CS66226 AND PART 1, 61R9852; GUELPH.

OWNER(S) INFORMATION:

Name: EVERY HOME FOR CHRIST INTERNATIONAL / CANADA
Mailing Address: P.O. Box 3636, 450 SPEEDVALE AVE, WEST, STN 101, G
City: GUELPH, ON Postal Code: N1H-7Y6
Home Phone: _____ Work Phone: 1-800-265-7326
Fax: _____ Email: denysb@ehc.ca

AGENT INFORMATION (If Any)

Company: ROYAL LEPAGE ROYAL CITY REALTY LTD.
Name: GERRY LALL
Mailing Address: 848 GORDON STREET
City: GUELPH, ON Postal Code: N1G-1Y7
Work Phone: 519-824-9050 Mobile Phone: 519-830-7538
Fax: _____ Email: glall@royallepage.ca

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Official Plan Designation: <u>SERVICE COMMERCIAL</u> <u>(SC. 2-2)</u>	Current Zoning Designation: <u>SC. 2-2</u>
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

TO PERMIT A VARIANCE TO THE CURRENT ZONING, SC. 2-2,
TO ALLOW AN ADDITIONAL USE FOR A MEDICAL CLINIC (DENTAL).

A VARIANCE TO SECTION 6.4.3.2.2.1 OF THE ZONING
BY LAW TO PERMIT AN ADDITIONAL USE OF 'MEDICAL CLINIC'.

Why is it not possible to comply with the provision of the by-law? (your explanation)

THE CURRENT ZONING, SC. 2-2, DOES NOT PERMIT FOR USE
AS A MEDICAL CLINIC. THE PARENT ZONING, SC. 2, DOES
PROVIDE FOR A MEDICAL CLINIC

PROPERTY INFORMATION			
Date property was purchased:	<u>OCTOBER 30, 2003</u>	Date property was first built on:	<u>2004</u>
Date of proposed construction on property:	<u>N/A</u>	Length of time the existing uses of the subject property have continued:	<u>SINCE 2004</u> <u>(APPROX 16 YEARS)</u>
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):			
<u>ADMINISTRATIVE HEAD OFFICES & STORAGE/WAREHOUSE</u>			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):			
<u>MEDICAL CLINIC</u>			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 22.83 M Depth: 145.53 M Area: 3,322.45 M²

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	372 M ²		Gross Floor Area:	N/A	
Height of building:	4.0 M		Height of building:		
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
N/A			N/A		
Attached <input type="checkbox"/>	Detached <input type="checkbox"/>		Attached <input type="checkbox"/>	Detached <input type="checkbox"/>	
Width:			Width:		
Length:			Length:		
Driveway Width:			Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
N/A					
Describe details, including height:			Describe details, including height:		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	23.07		M	Front Yard Setback:	N/A
Exterior Side Yard (corner lots only)			M	Exterior Side Yard (corner lots only)	M
Side Yard Setback:	Left: 6.58	M	Right: 3.47	M	
Rear Yard Setback	(approx 9.0)		M	Rear Yard Setback	M

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)	
Provincial Highway <input checked="" type="checkbox"/>	Municipal Road <input checked="" type="checkbox"/> Private Road <input type="checkbox"/> Water <input type="checkbox"/> Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)	
Water <input checked="" type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/>
If not available, by what means is it provided:	

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 type="checkbox"/>	<input checked="" type="checkbox"/>	S PD3C061
Building Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A-36/04

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

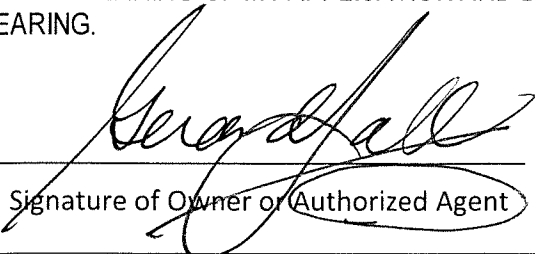
This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

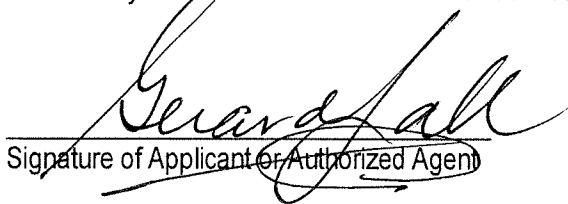
I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.


Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, GERARD LALL, of the City/Town of
GUELPH in County/Regional Municipality of WELLINGTON, solemnly
 declare that all of the above statements contained in this application are true and I make this solemn
 declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made
 under oath and by virtue of the Canada Evidence Act.

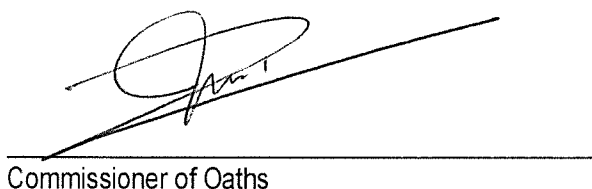

 Signature of Applicant or Authorized Agent

 Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of
Wellington this 6 day of March, 20 20.


 Commissioner of Oaths

JUAN ANTONIO da SILVA CABRAL
 A Commissioner etc. Province of Ontario for
 The Corporation of the City of Guelph
 Expires July 19, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

EVERY HOME FOR CHRIST INTERNATIONAL / CANADA
[Organization name / property owner's name(s)]

of 260 WOODLAWN RD, WEST, GUELPH, ON.
(Legal description and/or municipal address)

hereby authorize GERRY LALL
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 5TH day of MARCH 2020

[Signature]
(Signature of the property owner)

(Signature of the property owner)

NOTES:

- 1 If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto)
- 2 If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed