



LAND SURVEYORS and ENGINEERS

October 13, 2020

28707-20

Jeff.Buisman@vanharten.com

Committee of Adjustment
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mr. Juan da Silva

Dear Mr. da Silva:

Re: Severance & Minor Variance Applications & Sketch
151 Cityview Drive
All of Lot 19, Plan 462
PIN 71493-0743
City of Guelph

Please find enclosed an application for a severance and minor variance on the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, the required deeds, and PIN Report and Map. A cheque to the City of Guelph for \$2,846 for the application fees will be mailed to the City.

Proposal:

The proposal is to sever the subject property at 151 Cityview Drive (PIN 71493-0743) essentially in half to create a new parcel for urban residential purposes. The property is currently vacant and the proposal is to construct a single-detached dwelling with legal accessory apartment on each parcel. The Severed Parcel will have a width of 10.8m, depth of 62.8m for an area of 681m² and the Retained Parcel will have a width of 12.0m, depth of 62.9m for an area of 754m².

The Severed Parcel requires a Minor Variance for the reduced lot frontage and this application is included in the submission package. The request is as follows:

- A) To permit the severed parcel to have a lot frontage of 10.8m instead of 12.0m as required in Table 5.1.2, Row 4 of the Zoning By-law.**

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

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There was consideration given to split the parcel evenly and have a Minor Variance on both parcels, however we felt that the wider lot on the left will allow for more flexibility for the possible preservation of trees along the northwest property line.

We consider this request to be minor as it follows the general intent of the Official Plan and Zoning By-law and will not have a negative effect on the neighbouring parcels. Even with the reduced frontage, the lot area of 680m² is 1.8 times greater than the minimum area requirement of 370m². There is a similar development a few properties to the south at 127 Cityview Drive. This property was zoned (R.1C-31) to permit a reduced frontage of 11.43m.

This proposal is very practical and provides a great opportunity for an in-fill development and to intensify the lands for residential purposes while adhering to all but one Residential R.1C zoning requirements. Preliminary discussions were held with the City of Guelph Staff and no concerns have yet been raised.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman".

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Besnik Prebreza

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R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.