

January 12, 2021

28837-20

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
218 & 222 Paisley Street
Part of Lot 18, 19, Plan 285; Part of Lot 100, Plan 27
PIN 71289-0051 & 71289-0052
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. Payment of \$3,273 to the City of Guelph will be made over the phone by credit card.

Proposal:

The proposal is to sever a small portion of vacant land from the rear of No. 218 Paisley Street (PIN 71289-0051) and merge it with the adjacent parcel No. 222 Paisley Road (PIN 71289-0052) for continued residential use. This will allow for additional yard space for No. 222 and to reconfigure the property lines to be more logical. The existing dwellings and accessory buildings at No. 218 and No. 222 will remain and no construction is proposed.

The Retained Parcel requires a minor variance for the reduced lot area as a result of the severance and this application is included in the submission package. The request is as follows:

- A) To permit the minimum lot area of the Retained Parcel (No. 218 Paisley Street) to be 372m² instead of 460m² as required in Table 5.1.2, Row 3 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

www.vanharten.com

The Severed Parcel is portion of the rear yard for (#218) and it will have a width of 12.4m, depth of 12.7m for an area of 138m² and will be merged with the adjacent parcel (#222) for additional rear yard for the existing dwelling and garage. The Severed Parcel is essentially cut-off from (#218) and not of use to this property. The severed piece is not functional for #218 and this lot line adjustment will reconfigure the boundaries to that it is more logical.

The Lands to be Added has a frontage of 11.2m, depth 35.4 for an area of 383m² where an existing dwelling and garage will remain. The area will be increased to 521m² with the merging of the severed parcel and this will allow for an additional rear yard for #222.

The Retained Parcel will have a frontage of 11.5m, depth of 31.6m for an area of 372m² where an existing dwelling (#218) and shed will remain. A Minor Variance is being requested for the area of the retained parcel.

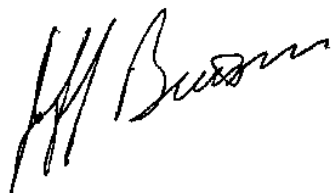
The Zoning for both properties is Residential R.1B where single-detached dwellings are permitted. The Zoning requirements for the Merged Parcel (#222) is met where the existing dwelling and garage will remain. The Zoning for the Retained Parcel (#218) is met except for the lot area and therefore a minor variance is being requested (lot area of 372m² vs 460m²). There are a number of legal non-conforming zoning deficiencies on both parcels; however, it is understood that a Minor Variance is not required to address these as the only aspect of this proposal that is changing is the lot area. Therefore, a Minor Variance for the reduced area is being requested but the rest of the zoning deficiencies will remain as legal non-conforming.

We consider this request to be minor as it follows the general intent of the Official Plan and Zoning By-law, the existing residential uses will continue and there will be no negative effects on the neighbouring parcels. The buildings exist and this is a formality to recognize the decreased area.

This proposal is very practical and provides a great opportunity to reconfigure the properties by creating more logical lot lines, as well as enhancing the rear yard for 222 Paisley Street.

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Daniel lafrate
cc Frederic Laberge