

May 20, 2021

23587-16

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
15 Stevenson Street
Part of Lot 38, Registered Plan 230
Parts 4-7, 61R-21436
PIN 71332-0212
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 \$3,273.00 to the City of Guelph will be made after submission.

Proposal:

The proposal is to sever the subject property at 15 Stevenson Street (PIN 71332-0212) essentially in half to create a new parcel for urban residential purposes. A dwelling was recently constructed on the severed parcel, and a dwelling is proposed to be built on the retained parcel. The Severed Parcel will have a width of 11.5m, depth of 29.6m, for an area of 349m². The Retained Parcel will have a width of 10.9m, depth of 29.6m, for an area of 323m².

This property was previously severed from a Plan of Condominium (WVLC 268) and was the remnant parcel. The severance is required in order to split the parcel so that an additional dwelling can be constructed on the retained parcel.

The Severed Parcel requires a Minor Variance for the reduced distance of the parking space to the street line for the existing dwelling as it was built slightly within the front yard setback and this application is included in the submission package. The request is as follows:

- A) To permit the parking space for the Severed Parcel to be 5.7m to the Street Line instead of 6.0m as required in Section 4.13.2.1 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

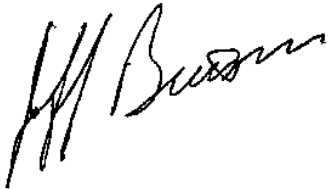
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We consider this request to be minor as it follows the general intent of the Official Plan and Zoning By-law and will not have a negative effect on the neighbouring parcels. The remaining zoning requirements are met for the Severed Parcel and the zoning requirements will be met with the Retained Parcel.

This proposal is very practical and provides a great opportunity for two in-fill developments and to intensify the lands for residential purposes while adhering to all but one Residential R.1D 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.



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

cc Taylor McDaniel
cc Vince Starratt, SV Law