



July 12, 2021

Project: 20-14-303

Guelph Committee of Adjustment
59 Carden Street
GUELPH, Ontario
N1H 3A1

Attention: Trista Di Lullo:

Re: Application for Consent and Minor Variances
130 Oxford Street
Lot 18, Registered Plan 27
Owners: 1773438 Ontario Inc.

Please find enclosed a completed "Application for Consent". Two, on-line applications for Minor Variance are also being filed along with the consent for the above-noted property. Attached is a cheque in the amount of \$4,366.00 to cover the City's processing fees for all 3 applications. Finally, I have attached a survey showing the proposed site development and the proposed consent.

The subject property is located on the south side of Oxford Street, between Yorkshire Street and Glasgow Street. It is the owner's intention to sever this property into two parcels, each with a frontage of 13.423 metres. There is an existing house on the property which will be relocated slightly on the retained parcel. Each lot will contain a detached residential dwelling and a detached garage to be relocated in the rear yard of the property.

As a result of the consent, the new parcels will require a minor variance to the lot frontage and lot area requirements. The R.1B Zone requires a lot frontage of 15 metres and a lot area of 460 square metres. Both the retained and the new lot will have a frontage of 13.423 metres and an overall lot area of 447.8 square metres.

The severance of this property into two lots will create properties that are in keeping with the lot size and lot frontage of other lots located along the south side of Oxford Street. This consent is also consistent with the provincial and City goals of residential intensification within the Built-Up area of the City.

Should you have any questions, please call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, B.A.A., R.P.P.

Attachments

Copy: 1773438 Ontario Inc.