

# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: B-17/21, A-42/21 and A-43/21  
Location: 130 Oxford Street  
Hearing Date: August 12, 2021  
Owner: 1773438 Ontario Inc.  
Agent: Nancy Shoemaker, BSR&D Limited  
Official Plan Designation: Low Density Residential  
Zoning Designation: Residential Single Detached (R.1B) Zone

## Consent – Severance [New Lot]

**Request:** The applicant proposes to sever a parcel of land with frontage along Oxford Street of 13.4 metres and an area of 447.8 square metres. The retained parcel will have frontage along Oxford Street of 13.4 metres and an area of 447.8 square metres.

## Minor Variances

**Requests:** The applicant is seeking relief from the By-Law requirements:

### File A-42/21 - Retained Parcel (Parcel 1)

- a) to permit a minimum lot frontage of 13.4 metres for the proposed retained parcel;
- b) to permit a minimum lot area of 447 square metres for the proposed retained parcel; and
- c) to provide no landscaped open space between the driveway and the right lot line for the proposed retained parcel.

### File A-43/21 – Severed Parcel (Part 2)

- a) to permit a minimum lot frontage of 13.4 metres for the proposed severed parcel;
  - b) to permit a minimum lot area of 447 square metres for the proposed severed parcel; and
  - c) to permit the parking area situated in the rear yard to be 0.6 metres from the right lot line.
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## **Staff Recommendation**

### **Deferral**

The applicant has also requested deferral of the applications.

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## **Comments**

### **Planning Services**

The subject lands are designated "Low Density Residential" in the Official Plan. This designation applies to residential areas within the Built-Up Area of the City which are currently predominantly low-density in character. The predominant land use in this designation is residential and includes single detached, semi-detached, duplex dwellings and multiple unit residential buildings, such as townhouses and apartments.

Planning staff are in discussions with the applicant and property owner regarding making revisions to the consent to sever application and minor variance applications. These revisions are related to including a landscaped space (i.e., buffer) between the new driveway and right side lot line of the retained parcel. In considering this, other revisions may be also required to the consent application and minor variances for matters such as minimum lot size, width and lot line setbacks to buildings.

As a result of these ongoing discussions, Planning staff are recommending deferral to allow time for the applicant to make revisions.

### **Engineering Services**

The applicant has requested that all three applications be deferred; therefore, Engineering Services has no comments at this time.

### **Building Services**

The property is located in the Residential Single Detached (R.1B) Zone. The applicant is proposing a consent to sever the property into two lots. There are also two variance applications associated with the proposed severance.

Building Services notes that there has been a deferral request for these applications and has no concerns with this request.

## **Comments from the Public**

Yes (see attached)

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## **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1

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