



August 10, 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.**

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Please find enclosed a revised "Application for Consent". Two, revised 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 \$1,026.00 to cover the City's deferral 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. 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 located 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. The retained parcel will have a frontage of 13.566 metres and a lot area of 452.6 square metres. The severed parcel will have a frontage of 13.280 metres and a lot area of 443.1 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.

In addition, for the retained parcel, the owner is seeking a variance to Table 5.1.2, Row 7 which requires a Side Yard of 1.5 metres and the owner is proposing a Side Yard of 1.2 metres. In addition, the owner is seeking a variance to Table 5.1.2, Row 6 and Section 5.1.2.7i) which requires a Front Yard setback of 6 metres or the average of the block face. The owner is proposing a setback of 2.6 metres which is the setback of the existing building. Because the heritage planner is seeking preservation of the existing house and in an attempt to provide a landscaped area adjacent to the driveway, a front yard setback consistent with the existing setback, while also maintaining two approximately equal size lots, the owner is seeking the above-noted exemptions.

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.