

September 14, 2021

28910-20

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 Application & Sketch
Previous Zoning By-law Amendment Application No. OZS21-005
29 & 31 Fountain Street West
Part of Lot 174, 175, Registered Plan 8
PIN 71283-0050
City of Guelph**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the sketch, completed application form, the required deeds, PIN Report and Map and Site Servicing Plan. Payment of \$2,180 to the City of Guelph will be made after submission.

Proposal:

The proposal is to sever the subject property at 29 & 31 Fountain Street West (PIN 71283-0050) to create a new lot for urban residential purposes. The purpose of the severance is to split the existing semi-detached dwelling to create separate ownership for each unit.

There is an existing semi-detached dwelling on the property and the proposed Severed Parcel (No. 29) will have a frontage of 8.9m, depth of 32.3m, for an area of 288m² and the Retained Parcel (No. 31) will have a frontage of 9.1m, depth of 32.4m, for an area of 293m². The proposed boundary line will follow the party wall of the dwelling to create two separate parcels.

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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A recent Zoning By-law Amendment was approved by Council September 13, 2021 for the subject property. This application (File No. OZS21-005 & By-law (2021)-169) rezoned the lands from Single Detached Residential (R.1B) to Semi-Detached Residential (R.2) which permits the existing semi-detached dwelling. The severed and retained parcels conform to the new Residential R.2 Zoning By-law requirements and the severance is required in order to separate the units.

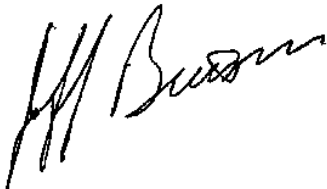
The intention is to also add legal accessory apartments in the basements of No. 29 & 31 which is permitted within the R.2 Zoning. Therefore, No. 29 & No. 31 will have a total of two units each; 4 units total. The Site Servicing Plan included with this submission, shows the existing services. No. 29 & 31 have individual water and sanitary laterals.

No new development is being proposed other than renovations inside the units. The exterior yard will be updated with cleaning and landscaping. Renovations include the accessory apartments in the basements of No. 29 and 31, along with general updates in the upstairs units including new appliances, new countertops, new floors and painting and trim.

This proposal is very practical and provides the benefit of additional ownership opportunities and/or rental units in a central location of Guelph. 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 Thomas MacKillop