

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: B-25/21
Location: 14 and 18 Cambridge Street
Hearing Date: December 9, 2021
Owner: Paul Hettinga
Agent: Jeff Buisman, Van Harten Surveying Inc.
Official Plan Designation: Low Density Residential
Zoning Designation: The severed parcel is located in the Residential Single Detached (R.1B) Zone and the retained parcel is located in the Specialized Residential Single Detached (R.1B-33) Zone.

Request:

The applicant proposes to sever a parcel of land (18 Cambridge Street) with frontage along Cambridge Street of 16.5 metres and an area of 536 square metres. The retained parcel (14 Cambridge Street) will have frontage along Cambridge Street of 15.2 metres and an area of 491 square metres.

Staff Recommendation

Approval with Conditions

Recommended Conditions

Committee of Adjustment Administration

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited

Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).

4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.
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Comments

Planning Services

The subject lands are designated as "Low Density Residential" in the Official Plan. The severed parcel is zoned "Residential Single Detached" (R.1B) and the retained parcel is zoned "Specialized Residential Single Detached" (R.1B-33) according to Zoning By-law (1995)-14864, as amended.

The applicant is proposing to re-establish the original lot lines. The abutting properties known as 14 and 18 Cambridge Street formerly existed as separate properties and have merged under one title due to common ownership. The applicant is proposing to maintain the existing buildings and no new construction is proposed. The applicant has submitted old surveys to confirm previous property lines and no changes are proposed to these previous property lines. Associated variance applications are not required since the applicant is simply re-instating property lines.

Policy 10.10.1.2 of the Official Plan provides criteria to consider when evaluating Consent applications. Below is an evaluation of these policies as it relates to the subject application:

i. That all of the criteria for plans of subdivision or condominium are given due consideration;

Staff have reviewed the criteria for plans of subdivision and are satisfied that the consent application conforms to the policies.

ii. That the application is properly before the Committee and that a plan of subdivision has been deemed not to be necessary for the proper and orderly development of the City;

A plan of subdivision is not necessary for the proposed technical severance.

iii. That the land parcels to be created by the consent will not restrict or hinder the ultimate development of the lands.

The proposed severance is technical in nature. The purpose of the application is to re-establish the original lot line and allow for separate ownership of each parcel. No new construction is proposed.

iv. That the application can be supported if it is reasonable and in the best interest of the community.

The application is considered to be reasonable and is supportable.

Staff are satisfied that the application meets the Consent policies of the Official Plan and the criteria set out in Section 51(24) of the Planning Act.

Planning staff recommend approval of the application and are not recommending any conditions as the "retained" and "severed" parcels are already developed and no new construction is proposed.

Heritage Planning

Both 14 and 18 Cambridge St. are identified on the City's Municipal Register of Cultural Heritage Properties. The properties are not designated under Part IV of the Ontario Heritage Act. The purpose of this application is to correct the merging of two residential properties due to ownership. As the application proposes to recreate the exact property fabric that existed prior to the merge, it is determined that there is no impact to the heritage attributes of either property.

The properties are also within a candidate Cultural Heritage Landscape. By re-establishing the historical property line, the application does not have any impact on a future possible Cultural Heritage Landscape.

Engineering Services

The applicant proposes to sever a parcel of land (18 Cambridge Street) with frontage along Cambridge Street of 16.5 metres and an area of 536 square metres. The retained parcel (14 Cambridge Street) will have frontage along Cambridge Street of 15.2 metres and an area of 491 square metres. Since no new construction is proposed, engineering has no concerns with the consent application.

We agree with recommendations made by the Planning and Building staff.

Building Services

The severed and retained properties have R.1B and specialized R.1B-33 zoning. The specialized zoning regulations recognized the location of the coach house on 14 Cambridge Street previously.

Building Services does not object to this application to reinstate the lot line due to a merger under the Planning Act.

Bell Canada

Bell Canada has no concern with the application for Consent file B-25/21 for 14 and 18 Cambridge Street.

Comments from the Public

None

Contact Information

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