

November 8, 2021

30164-21

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
14 Cambridge Street; Part of Lot 971, Plan 8; PIN 71288-0116
18 Cambridge Street; Part of Lot 970, Plan 8; PIN 71288-0117
City of Guelph

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

Proposal:

The proposal is to sever #14 and #18 Cambridge Street which were inadvertently merged on title. The property line will be the original limit. This severance application is administrative in nature and simply required to separate the two residential parcels into separate ownership.

The Severed Parcel – known as #18 Cambridge Street (PIN 71288-0117) has a frontage of 16.47m, depth of 32.91m, for an area of 536±m² where the existing dwelling with an accessory apartment will remain along with a detached garage. The zoning for this parcel is Residential R.1B and a previous minor variance application was approved in 2017 (A-30/17) to permit 3 stacked parking spaces for the dwelling with an accessory apartment. No buildings or development are proposed, and the residential use will continue.

The Retained Parcel – known as #14 Cambridge Street (PIN 71288-0116) has a frontage of 15.24m, depth of 32.34m, for an area of 491±m² where the existing dwelling and coach house will remain. This parcel is zoned Residential R.1B-33 which permits an accessory apartment in the principal dwelling, a coach house and a total of 4 stacked off-street parking spaces with one space permitted in the front yard. No buildings or development are proposed, and the residential use will continue.

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

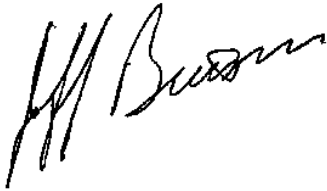
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There are many legal non-conforming zoning deficiencies on both parcels including front yard setback of the Severed Parcel and side yard setback for the Retained Parcel to name a couple. However, these setbacks will not be altered with the proposed severance, and they will continue to remain legal non-conforming. The two zoning deficiencies that would technically be altered due to the proposed lot line are the side yard from the garage on the Severed Parcel and the side yard of the coach house on the Retained Parcel. After discussions with City Staff, it was determined that since the proposed lot line will be in the exact location as it was before and since the accessory buildings were constructed prior to 1971, the rules allow for any accessory building to be in compliance with zoning when they were built before 1971. Therefore, minor variances are not required for these deficiencies and the Zoning is met for both parcels.

This proposal is very practical, administrative in nature, it will re-create the original lot line and allow for separate ownership for each parcel. The residential uses will remain on each parcel and no development is proposed. 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 Paul Hettinga