

September 13, 2022

30033-21

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 and Minor Variance Applications & Sketch**  
**70 Forest Street & 64 Forest Street**  
**Part of Lot 44, Plan 50**  
**PIN 71244-0067 & 71244-0068**  
**City of Guelph**

Please find enclosed applications for a lot line adjustment, severance and minor variance on the above-mentioned properties. Included with this submission are copies of the sketch, completed application forms, PIN Report and Map and required deeds. Payment of \$6,271 to the City of Guelph for the three application fees will be made after submission.

**Proposal:**

The proposal is to slightly reconfigure two properties and create a new lot for residential purposes.

The first proposal is for a lot line adjustment to sever a small portion of land ( $65\pm\text{m}^2$ ) from 64 Forest Street (PIN 71244-0068) and merge it with the adjacent parcel at #70 Forest Street (PIN 71244-0067) for a minor boundary adjustment for an increased side yard.

The second proposal is for a severance from #70 Forest Street (PIN 71244-0067) to create a lot for urban residential purposes where a single-detached dwelling is proposed. The small portion of the lot line adjustment will be merged with this parcel. The existing dwelling at #64 and #70 will remain.

The result of the applications will allow for 2 existing parcels and 1 new lot:

**Parcel 1** – 64 Forest Street will have a frontage of 17.6m, depth of 43.6m, for an area of  $768\pm\text{m}^2$  where the existing dwelling will remain and the Zoning requirements are met.

**Parcel 2** – Merged Lot and will have a frontage of 12.7m, depth of 43.6m, for an area of  $551\pm\text{m}^2$  where a new dwelling is proposed. A minor variance is required for the reduced lot frontage.

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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**Parcel 3** – 70 Forest Street will have a frontage of 18.9m, depth of 41.1m, for an area of 776±m<sup>2</sup> where the existing dwelling will remain, and the Zoning requirements are met. There are existing stairs on the rear deck that are to be removed as they are encroaching into the new lot.

The Zoning for the subject property is Residential R.1B where a single-detached dwellings are permitted. The Zoning requirements are met for the Retained Parcels (#64 & #70) and all zoning requirements are met for the Merged Parcel except for the lot frontage and a Minor Variance is being requested for that. The minor variance request is as follows:

**A) To permit a reduced lot frontage of the Merged Parcel to be 12.7m instead of 15.0m as required in Table 5.1.2, Row 4 of the Zoning By-law.**

The parcels were configured to ensure the frontage and side yards of the Retained Parcels (#64 & #70) would both meet zoning with at least 15m. The lot area for each parcel is easily met. Although the frontage of the Merged Parcel is slightly under the required minimum of 15m, there is still considerable area for the proposed dwelling, while adhering to the remaining zoning requirements. Safe driveway access is possible with the reduced lot frontage, and we consider this variance request to be minor in nature as it follows the general intent of the Official Plan and Zoning By-law and will not have a negative effect on the neighbouring parcels.

The property has an Official Plan designation of Low Density Residential where a single-detached dwelling is permitted. Section 9.3 of the Official Plan reviews the Objectives of “Residential Uses” such as Low Density Residential and this application aligns with the objectives listed including:

- a) *To ensure that an adequate amount of residential land is available to accommodate the anticipated population growth over the planning horizon.*
- b) *To facilitate the development of a full range of housing types, affordability, densities and tenure to meet a diversity of lifestyles and the social needs, health and well-being of current and future residents, throughout the city.*
- f) *To maintain the general character of built form in existing established residential neighbourhoods while accommodating compatible residential infill and intensification.*
- g) *To direct new residential development to areas where municipal services and infrastructure are available or can be provided in an efficient and cost effective manner.*
- i) *To ensure new development is compatible with the surrounding land uses and the general character of neighbourhoods.*
- j) *To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socioeconomic groups.*
- k) *To ensure that existing and new residential development is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling or the use of transit.*

There is a very high demand of housing and intensification within Guelph and this provides a great opportunity for in-fill development and to intensify the lands for residential purposes while adhering to all but one Residential R.1B zoning requirements. The new lot takes advantage of existing services as well as utilizes the open space that can support a building envelope.



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 Peter & Jill Gill  
cc Sarah Thomas & Colin McGroarty