



March 14, 2023

30343-21

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 & Minor Variance Applications & Sketch
8 Lynwood Avenue
All of Lot 8, Plan 432
PIN 71247-0002
City of Guelph**

Please find enclosed an application for a severance and minor variance on the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, PIN Report and Map and required deeds. Payment of \$4,054 to the City of Guelph for the applications fees will be made after submission.

Proposal:

The proposal is to sever the property known as #8 Lynnwood Avenue (PIN 71247-0002) to create a new parcel for urban residential purposes.

The Severed Parcel has a frontage of 15.5m, depth of 30.2m, for an area of $469\pm\text{m}^2$ where a dwelling is proposed.

The Retained Parcel is a corner lot with a frontage of 22.4m along Edinburgh Road South, frontage of 25.2m along Lynwood Avenue, for an area of $877\pm\text{m}^2$ where the existing dwelling will remain. There is an existing attached garage that is to be removed as a portion is encroaching onto the severed parcel.

The Zoning for the subject property is Residential R.1B where a single-detached dwelling is permitted. The Zoning requirements are met for the Severed Parcel and all zoning requirements are met for the Retained Parcel except for the rear yard setback and a Minor Variance is being requested for that. The minor variance request is as follows:

A) To permit a reduced rear yard setback to the dwelling on the Retained Parcel to be 2.0m instead of 6.7m (20% of lot depth) as required in Section 5.1.2, Row 8 of the Zoning By-law.

The property is a corner lot where house is oriented towards Lynwood Avenue. However -- the Zoning By-law definition of the front being the shorter amount along the streetline – results in the frontage being along Edinburgh and not Lynwood. This means that the rear yard is abutting the proposed severance where the rear yard setback will be 2.0m. The property will have, however, plenty of rear yard amenity space in the Exterior Sideyard towards Edinburgh Road. Therefore, the intent of the larger rear yard setback to provide private amenity space is easily met.

We consider the Minor Variance request to be minor in nature as it follows the general intent of the Official Plan and Zoning By-law. The remaining Zoning requirements are met for the Retained Parcel.

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 slightly intensify the lands for residential purposes while adhering to all but one Residential R.1B zoning requirement, where servicing is available and utilizing 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.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman".

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Keith MacLeod
cc Rob Durigon via email (robdurigs@gmail.com)