



June 13, 2023

32194-23

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
61 Hearn Avenue
All of Lots 96 & 97, Plan 274
PIN 71280-0025
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, PIN Report and Map and required deeds. Payment of \$2,700.00 to the City of Guelph for the application fee will be made after submission.

Proposal:

The proposal is to sever the property known as #61 Hearn Avenue (PIN 71280-0025) to create a new parcel for urban residential purposes.

The Severed Parcel is a corner lot with a frontage of 17.4m along Hearn Avenue, frontage of 30.5m along Chadwick Avenue, for an area of 532±m² where a dwelling is proposed.

The Retained Parcel will have a frontage of 15.1m along Hearn Avenue, depth of 30.5m, for an area of 461±m² where the existing dwelling will remain, and the small shed will be removed.

The Zoning for the subject property is Residential R.1B and RL.1 in the new Zoning By-law and a single-detached dwelling is permitted in both Zoning By-laws. The Zoning requirements are met for both the Severed and Retained Parcels.

The Front Yard setback for the Retained Parcel is 2±m; however, this is existing and not a result of the severance and considered legal non-conforming.

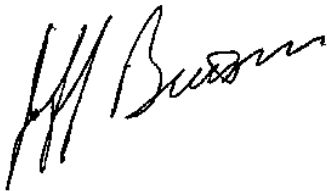
The property has an Official Plan designation of Low Density Residential where a single-detached dwelling is permitted. Section 9.3 of the Official Plan reviews the Objectives of “Residential Uses” such as Low Density Residential and this application aligns with the objectives listed including:

- 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 for housing and intensification within Guelph and this provides a great opportunity for in-fill development on open space where existing servicing is available. This proposal will allow for some intensification while adhering to all Residential R.1B and RL.1 zoning requirements.

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 Mark Enchin