



August 15, 2023  
Amended August 29, 2023  
32675-23  
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 Applications & Sketch**  
**Previous Files: OPA1707 & ZBA1712**  
**300 Water Street**  
**Part of Lot 1, Concession 4, Division 'G'**  
**PIN 71247-0309**  
**Geographic Township of Guelph**  
**City of Guelph**

Please find enclosed six applications for severances on the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, PIN Report and Map, required deeds and Preliminary Site Designs from GM BluePlan. Payment of \$16,200.00 to the City of Guelph for the application fees will follow shortly.

**Proposal:**

The subject property at 300 Water Street (PIN 71247-0309) is vacant and six severances are proposed for low residential purposes. A total of six 'On-Street Townhouse' units are proposed along Water Street and a single-detached dwelling is proposed for the Retained Parcel along Denver Road.

This application is consistent with planning approvals (OPA and ZBA) granted on this property for one (1) single detached dwelling and six (6) townhouse dwellings by Guelph City Council based on the recommendations in City staff report IDE-2020-12 dated February 10, 2020. The submitted consent applications will simply establish the necessary legal parcel fabric to facilitate the future conveyance of the dwelling units that are to be constructed on the new land parcels.

Below is a description of the six severance and retained parcel proposals, including one request for an easement:

- 1) **Severance #1** will have a frontage of 24.5m along Water Street, depth of 7.6m and 26.2m, for an area of 412m<sup>2</sup> where a townhouse unit is proposed.
- 2) **Severance #2** will have a frontage of 6.9m along Water Street, depth of 26.2m and 28.0m, for an area of 191m<sup>2</sup> where a townhouse unit is proposed.
- 3) **Severance #3** will have a frontage of 6.9m along Water Street, depth of 28.0m, for an area of 193m<sup>2</sup> where a townhouse unit is proposed.
- 4) **Severance #4** will have a frontage of 6.9m along Water Street, depth of 28.0m, for an area of 193m<sup>2</sup> where a townhouse unit is proposed.
- 5) **Severance #5** will have a frontage of 6.9m along Water Street, depth of 28.0m, for an area of 193m<sup>2</sup> where a townhouse unit is proposed.
- 6) **Severance #6** will have a frontage of 11.4m along Water Street, frontage of 28.0m along Denver Road, for an area of 331m<sup>2</sup> where a townhouse unit is proposed.
- 7) **Easement** proposed on the Severed Parcel #6 for the sanitary sewer, in favour of the Retained Parcel. The easement will have a width of 3.0m, depth of 28.0m, for an area of 84m<sup>2</sup>.
- 8) **Retained Parcel** will have a frontage of 29.2m along Denver Road, for an area of 548m<sup>2</sup> where a single-detached dwelling is proposed.

The property is split into three zoning areas in the Old and New Zoning By-laws.

The Severed Parcel #1 is zoned Residential RL.3-6 in the New zoning and R.3B-24 in the Old zoning. Both permit On-Street Townhouse dwellings with special provisions for the rear yard to be a minimum of 3.8m.

Severed Parcels #2 to #6 are zoned Residential RL.3-7 in the New zoning and R.3B-25 in the Old zoning. Both zonings permit On-Street Townhouse dwellings with special provisions for Storm Gallery Protection.

The Retained Parcel is zoned Residential RL.2-17 in the New zoning and R.1C-32 in the Old zoning. Both permit a single-detached dwelling with special provisions for the rear yard to be a minimum of 3.5m.

The sketch shows conceptual house footprints that fully conform to and comply with the New and Old Zoning By-law requirements. Parcel fabric has been configured to adhere to the applicable site specific zoning, and all zoning requirements are met.

The proposed severances also fully comply with the Low Density Residential land use designation approved on this property by Council in February 2020.

We further note that Report IDE-2020-12 contained a detailed list of conditions required to be addressed to the satisfaction of the City prior to building permits being issued, and/or prior to construction or grading occurring on the subject property. Accordingly, we do not anticipate that any 'new' or 'additional' conditions need be imposed as part of this application, other than conditions dealing specifically with the legal parcel fabric that is proposed.



There is a very high demand for housing and intensification within Guelph. This application serves to help achieve the objectives of meeting this demand.

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". The signature is written in a cursive style with some loops and flourishes.

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

cc Zachary Fischer  
cc Joe Rider  
cc Chris Corosky, Van Harten Surveying