## **Committee of Adjustment Application for Consent**



Consultation with City staff is	OFFICE USE ONLY		
encouraged prior to submission	Date Received: Nov. 7, 2024	Application #:	
of this application.	Application deemed complete:  XY Yes  No	B-51/24	

## TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff?	Yes 🕱	No □
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THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFOR	RMATION:					
Address of Property:	39 Armstrong Avenue, Guelph, ON N1E 5W9					
Legal description of property (registered plan number and lot number or other legal description):						
Pa	rt of Lots 15 & 16, Plan 397, City of	Guelph				
A wa the we are very a comme		in ation the public of land 0	<b>V</b> i Nia	□ Yes		
If yes, describe:	nts, rights-of-ways or restrictive covenants aff	ecting the subject land?	<b>X</b> No	⊔ res		
,	to any mortgages, easements, right-of-ways o	r other charges:	□No	<b>X</b> Yes		
	Nortgage as in instrument WC6148	•		2 2		
	RCHASER(S) OF LAND: (Indicate name(s					
of the Purchase and	Sale agreement that authorizes the purchase	r(s) to make this application must be su	bmitted.)	. , ,		
Name:	John-David Sherman, Victoria	Sherman, and Frederick Wi	<u>II Sheri</u>	man		
Mailing Address:						
City:	Guelph, ON	Postal Code:				
Home Phone:		Work Phone:				
Email:						
AGENT: (If Any)						
Name:	Colin Vanderwoerd					
Company:	Van Harten Surveying Inc.			<del></del>		
Mailing Address:						
City:	Guelph	Postal Code:				
Home Phone:		Work Phone:				
Email:						
		_				

PURPOSE OF APPLI	CATION (please ch	neck ap	ppropriate s <sub>l</sub>	oace):		
[X] Creation of a new lo	t	[	] Easement		[	] Right-of-way
[ ] Charge / discharge		[	] Correction of	of title	[	] Lease
[ ] Addition to a Lot (submit deed for the lands to which the parce			hich the parcel	will be added)	[	] Other, explain:
The proposal is for a seven the severed parcel will be covering letter and sever	removed and a new d	welling	y to create a ne is proposed. T	w lot for urban resid he existing dwelling	entia will r	al purposes. The existing detached garage on remain on the Retained Parcel. Please see the
Is a second certificat	e of consent reque	ested f	or the retain	ed lands? (for cr	eati	on of a new lot only)
<b>X</b> No	[	□ Yes				
	ned by the owner of		•	•		confirm that there is no land abutting the ld be conveyed without contravening
Name of person(s) [purcha Unknown	ser, lessee, mortgage	e etc.] t	o whom land o	r interest in land is	inten	nded to be conveyed, leased or mortgaged:
DESCRIPTION OF LA	AND INTENDED TO	BE SE	EVERED			
Frontage / Width: (m) 10.12m	Depth (m) <b>24.34m</b>	Area: (	(m²) <b>45m</b> ²	Existing Use: Residen	tial	Proposed Use:  Residential
Existing Buildings/Structures: Gara	ge (to be remov	/ed)		Proposed Buildings	/ Stru	Single-Detached Dwelling
Use of Existing Buildings/Structures (specify): Residential		Proposed Use of Buildings/Structures (specify):  Residential				
DESCRIPTION OF LA	AND INTENDED TO	BE RI	ETAINED			
Frontage / Width: (m)	Depth (m)	Area: (	(m²)	Existing Use:		Proposed Use:
17.30m	24.35m	42	20m²	Residenti		Residential
Existing Buildings/Structures: <b>Dwelling</b>		Proposed Buildings / Structures:  None				
Use of Existing Buildings/St	* * * * * * * * * * * * * * * * * * * *			Proposed Use of Buildings/Structures (specify):		
	Re	siden	ntial			No Change
TYPE OF ACCESS TO	THE RETAINED I	LANDS	3	TYPE OF ACC	ES	S TO THE SEVERED LANDS
□ Provincial Highway <b>X</b> Municipal Road			□ Provincial Highv	vay	<b>X</b> Municipal Road	
□ Private Road				□ Private Road		□ Right-of-Way
☐ Other (Specify)		□ Other (Specify)				
TYPE OF WATER SU	PPLY TO THE RET	AINE	D LANDS	TYPE OF WAT	ER	SUPPLY TO THE SEVERED LANDS
X Municipally owned and operated ☐ Privately Owned Well		X Municipally own operated	ed ar	nd □ Privately Owned Well		
□ Other (Specify)		□ Other (Specify)				
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TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS	TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS			
<b>X</b> Municipally owned and operated ☐ Septic Tank	<b>X</b> Municipally owned and operated ☐ Septic Tank			
□ Other (Explain)	□ Other (Explain)			
Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?	Is any portion of the land to be severed or retained located within a floodplain?			
<b>X</b> No □ Yes	x No □ Yes			
LAND USE				
What is the current official plan designation of the subje	ct lands:			
Low Density Residential				
Does the proposal conform with the City of Guelph Offic	ial Plan? X YES □ NO			
If yes, provide an explanation of how the application conforms with the C	ity of Guelph Official Plan:			
The property is designated as Low Density Residentia	Il in the Official Plan. This proposal follows the			
objectives outlined in Section 9.3 of the Official Plan f severance which will create a new parcel for residenti listed in Section 10.9.1 of the OP.				
If no, has an application for an Official Plan Amendment been submitted	P □ YES □ NO			
File No.: Sta	tus:			
What is the current zoning designation of the subject lar Low Density Residential RL.2				
Does the proposal for the subject lands conform to the e	existing zoning?    YES X NO			
If no, has an application for a minor variance or rezoning been submitted	? X YES □ NO			
File No.: Sta	tus: Minor variance applications are being			
THE NO.	submitted simultaneously			
PROVINCIAL POLICY				
Is this application consistent with the Provincial Policy State   Act?	Statement issued under subsection 3(1) of the <i>Planning</i>			
Section 2.3 of the 2024 PPS directs growth to occur within settlement areas. This application is for a severance to create a new parcel for residential purposes within an existing neighbourhood of the City of Guelph, and therefore, conforms with the PPS.				
Does this application conform to the Growth Plan for the Provide explanation:	e Greater Golden Horseshoe? X YES □ NO			
The Growth Plan for the GGH is coordinating growth a forecasts. This application is for a severance to create area, and therefore, conforms with the Growth Plan.				

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Is the subject land within an area of If yes, indicate which plan(s) and provide explanation	•	provincial plan or plans? 🗆 YES	S X NO
HISTORY OF SUBJECT LAND			
Has the subject land ever been the	subject of:		
•	an of Subdivision under section 51 of	f the <i>Planning Act</i> ?   □ YES	<b>X</b> NO
If yes, provide the following: File No.:	Status:		
b) An application for Consent under	section 53 of the Planning Act?	☐ YES	XNO
If yes, provide the following: File No.:	Status:		
Is this application a resubmission of a If yes, please provide previous file number and		$\hfill\Box$ YES from the original application:	<b>X</b> NO
Has any land been severed from the p If yes, provide transferee's name(s), date of transferee's		r of the subject land?	<b>X</b> NO
S THE SUBJECT LAND THE SUBJEC	T OF ANY OF THE FOLLOWING DI		ONS?
Official Plan Amendment Zoning By-law Amendment Plan of Subdivision Site Plan Building Permit Minor Variance Previous Minor Variance Application Minister's Zoning Order	X X X X X X Minor Variance	ce Applications being subn	nitted