Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.

Date Received: Nov. 11, 2024

Application deemed complete:

Yes □ No

OFFICE USE ONLY

Application #:

B-53/24

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes ☒ No □

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: | 302 Edinbu 306 Edinbu | | | |
| #302: Block A, Plan | . , , , | d lot number or other legal description): 3, Division G, as in RO717053; Geographic Towns ROS576158; City of Guelph | hip of Guelph, Cit | ry of Guelph |
| Are there any easeme If yes, describe: | nts, rights-of-ways or restrictive | e covenants affecting the subject land? | X No | □ Yes |
| Are the lands subject If yes, explain: | to any mortgages, easements, r | right-of-ways or other charges: | X No | □ Yes |
| OWNER(S) OR PU of the Purchase and S Intended Purcha Name: | Sale agreement that authorizes ser: | ndicate name(s) exactly as shown on Transfer/I s the purchaser(s) to make this application must . c/o Zachary Fischer | Deed. If purchase t be submitted.) | er(s), a portion |
| Mailing Address: | | | | |
| City: | Guelph, ON | Postal Code: | | |
| Home Phone: | | Work Phone: | | |
| Email: | | | | |
| The closing of AGENT: (If Any) | date for the properties is N | March 31, 2025. Please see Sale Agreem | ent & Docume | ents attached. |
| Name: | Jeff Buisman | | | |
| Company: | Van Harten Surve | eying Inc. | | |
| Mailing Address: | | | | |
| City: | Guelph | Postal Code: | | |
| Home Phone: | | Work Phone: | | |
| Email: | | | | _ |

| PURPOSE OF APPL | ICATION (please ch | eck appropriate s | space): | | | |
|---|--|-------------------------------------|--|-------------------------|--|--|
| [X] Creation of a new lo | ot | [] Easement | [] Easement | | ght-of-way | |
| [] Charge / discharge | | [] Correction | of title | []Le | ase | |
| [] Addition to a Lot (s | [] Addition to a Lot (submit deed for the lands to which the parcel | | | | her, explain: | |
| The proposal is for a set demolished and a new s | | | | | poses. The existing dwelling is to be details. | |
| Is a second certifica | te of consent reque | sted for the retain | ned lands? (for cr | eation of | f a new lot only) | |
| X No | [| □Yes | | | | |
| | vned by the owner of | • | • | | n that there is no land abutting the conveyed without contravening | |
| Name of person(s) [purchUnknown | aser, lessee, mortgage | e etc.] to whom land | or interest in land is | ntended to | o be conveyed, leased or mortgaged: | |
| DESCRIPTION OF L | AND INTENDED TO | BE SEVERED | | | | |
| Frontage / Width: (m) | Depth (m) | Area: (m²) | Existing Use: | | Proposed Use: | |
| 10.2m | 48.7m | 498m² | Residen | tial | Residential | |
| Existing Buildings/Structures Exis | ։ sting Dwelling (t | o be removed) | Proposed Buildings | | Semi-detached dwelling | |
| Use of Existing Buildings/Structures (specify): Residential | | Proposed Use of E | Proposed Use of Buildings/Structures (specify): Residential | | | |
| DESCRIPTION OF L | AND INTENDED TO | BE RETAINED | • | | | |
| Frontage / Width: (m) | Depth (m) | Area: (m²) | Existing Use: | | Proposed Use: | |
| 8.3m | 48.7m | 412m² | Residenti | al | Residential | |
| Existing Buildings/Structures: Existing Dwelling (to be removed) | | | Proposed Buildings / Structures: Semi-detached dwelling | | | |
| Use of Existing Buildings/S | | , | Proposed Use of E | uildings/St | ructures (specify): | |
| Residential | | | | | Residential | |
| | | | | | | |
| TYPE OF ACCESS TO THE RETAINED LANDS | | TYPE OF ACCESS TO THE SEVERED LANDS | | | | |
| □ Provincial Highway X Municipal Road | | □ Provincial Highw | /ay | X Municipal Road | | |
| □ Private Road | vate Road □ Right-of-Way | | □ Private Road | | ☐ Right-of-Way | |
| □ Other (Specify) | | | □ Other (Specify) | | | |
| | | | | | | |
| TYPE OF WATER SUPPLY TO THE RETAINED LANDS | | TYPE OF WAT | TYPE OF WATER SUPPLY TO THE SEVERED LANDS | | | |
| X Municipally owned and operated ☐ Privately Owned Well | | | X Municipally own operated | ed and | ☐ Privately Owned Well | |
| □ Other (Specify) | | | ☐ Other (Specify) | | | |
| | | | | | | |

| TYPE OF SEWAGE DISPOSAL PROPOSED TO THE | TYPE OF SEWAGE DISPOSAL PROPOSED TO THE | | | | | |
|---|---|--|--|--|--|--|
| RETAINED LANDS | SEVERED LANDS | | | | | |
| XMunicipally owned and operated ☐ Septic Tank | X 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? | | | | | |
| X 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 | | | | | | |
| The property is designated as Low Density Residentia | | | | | | |
| objectives outlined in Section 9.3 of the Official Plan f | or Residential Designations. This proposal is for a | | | | | |
| severance which will create a new parcel for residenti listed in Section 10.10.1 of the OP. | al purposes and also follows the Consent Policies | | | | | |
| If no, has an application for an Official Plan Amendment been submitted' | P YES X NO | | | | | |
| File No.: Sta | tus: | | | | | |
| | | | | | | |
| What is the current zoning designation of the subject lands: Residential RL.1 | | | | | | |
| | | | | | | |
| Does the proposal for the subject lands conform to the | existing zoning? | | | | | |
| If no, has an application for a minor variance or rezoning been submitted | | | | | | |
| Minor Variances being submitted simultaneously for appealed sections Status: | | | | | | |
| THE NO. | | | | | | |
| PROVINCIAL POLICY | | | | | | |
| Is this application consistent with the Provincial Policy S | Statement issued under subsection 3(1) of the <i>Planning</i> | | | | | |
| Act? X YES □ NO | | | | | | |
| Provide explanation: | | | | | | |
| Section 1.1.3 of the PPS directs growth to occur within settlement areas. This application is for a severance which to create a new parcel for residential purposes and therefore, conforms with the PPS. | | | | | | |
| | | | | | | |
| | | | | | | |
| Does this application conform to the Growth Plan for the Provide explanation: | Greater Golden Horseshoe? X YES □ NO | | | | | |
| The Growth Plan for the GGH is coordinating for growth across the region including population and | | | | | | |
| employment forecasts. This application is for a several conforms with the Growth Plan. | | | | | | |

| Is the subject land within an area of | • | l under any other provincial plan or pl | ans? □ YES | NO X NO |
|--|---------------------------|---|----------------|----------------|
| | | | | |
| | | | | |
| HISTORY OF SUBJECT LAND | | | | |
| Has the subject land ever been the | subject of: | | | |
| a) An application for approval of a P | lan of Subdivision | under section 51 of the Planning Act? | ☐ YES | X I NO |
| If yes, provide the following: File No.: | Status: | | | |
| b) An application for Consent under | section 53 of the | Planning Act? | X I YES | \square NO |
| If yes, provide the following: File No.: | | Additional Severance Application being submitted simultaneously | | |
| Is this application a resubmission of a If yes, please provide previous file number an | | ion? pplication has changed from the original applicat | ☐ YES ion: | X NO |
| Has any land been severed from the pure of | | equired by the owner of the subject land? | □ YES | X NO |
| S THE SUBJECT LAND THE SUBJECT | CT OF ANY OF T | HE FOLLOWING DEVELOPMENT TYP | E APPLICATI | ONS? |
| Official Plan Amendment Zoning By-law Amendment Plan of Subdivision Site Plan Building Permit Minor Variance | No Yes X X X X X X X X X | Additional Minor Variance Applications of the status | | |
| Previous Minor Variance Application Minister's Zoning Order | X | submitted simultaneously wi | tn tnis app | olication |