Committee of Adjustment Application for Consent



			Making a Difference
	vith City staff is	OFFICE US	
• •	ior to submission	Date Received: Nov. 11, 2024	Application #:
of this applicat	ion.	Application deemed complete: X Yes No	B-54/24
TO BE COMPLE	TED BY APPLICA	NT	
Was there pre-c	onsultation with P	lanning Services staff?	Yes 🕅 No 🗆
THE UNDERSIGNED HE		TEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDEN D IN THIS APPLICATION, FROM BY-LAW NO. (1995)-1486	, , ,
PROPERTY INFOR	RMATION:		
	302 Edi	nburgh Road South	
Address of Property:	306 Edi	nburgh Road South	
#302: Block A, Plan	620; Part of Lot 4, Concess	r and lot number or other legal description): ion 3, Division G, as in RO717053; Geographic s in ROS576158; City of Guelph	Township of Guelph, City of Guelph
Are there any easeme If yes, describe:	nts, rights-of-ways or restr	ictive covenants affecting the subject land?	🗶 No 🛛 Yes
Are the lands subject	to any mortgages, easeme	nts, right-of-ways or other charges:	🗙 No 🛛 Yes
If yes, explain:			
OWNER(S) OR PU	RCHASER(S) OF LAN	D: (Indicate name(s) exactly as shown on Tra	ansfer/Deed. If purchaser(s), a portion
Intended Purchase and a Intended Purcha	Sale agreement that autho	rizes the purchaser(s) to make this application	on must be submitted.)
Name:	302 Edinburgh	Inc. c/o Zachary Fischer	· · · · · · · · · · · · · · · · · · ·
Mailing Address:	_		
City:	Guelph, ON	Postal Code:	
Home Phone:		Work Phone:	
Email:			
The closing d AGENT: (If Any)	ate for the properties i	s March 31, 2025. Please see Sale Ag	reement & Documents attached.
Name:	Jeff Buisman		
Company:	Van Harten Su	rveying Inc.	
Mailing Address:			
City:	Guelph	Postal Code:	
Home Phone:		Work Phone:	
Email:			
-			

PURPOSE OF APPLICATION (please check appropriate space):					
[X] Creation of a new lot	[] Easement	[] Right-of-way		
[] Charge / discharge	[] Correction of title	[] Lease		
[] Addition to a Lot (submit deed for the	e lands to which the parcel will be added)	ı	1 Other, explain:		

The proposal is for a severance on the subject property to create a new lot for urban residential purposes. The existing dwelling is to be demolished and a new semi-detached dwelling is proposed. Please see the covering letter for more details.

Is a second certificate of consent requested for the retained lands? (for creation of a new lot only)

X No

□ Yes

If yes, a written statement from an Ontario solicitor in good standing is required to confirm that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*.

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:

Unknown

DESCRIPTION OF LAND INTENDED TO BE SEVERED					
Frontage / Width: (m)	Depth (m)	Area: (m²)	Existing Use:	Proposed Use:	
8.3m	48.7m	406m ²	Residential	Residential	
Existing Buildings/Structures: Existing Dwelling (to be removed)			Proposed Buildings / Structures: Semi-detached dwelling		
Use of Existing Buildings/Structures (specify): Residential		Proposed Use of Buildings/Structures (specify): Residential			
DESCRIPTION OF LAND INTENDED TO BE RETAINED					
Frontage / Width: (m)	Depth (m)	Area: (m²)	Existing Use:	Proposed Use:	
8.3m	48.7m	412m ²	Residential	Residential	
Existing Buildings/Structures:			Proposed Buildings / Structures:		
Existing Dwelling (to be removed)		Semi-detached dwelling			
Use of Existing Buildings/Structures (specify):		Proposed Use of Buildings/Structures (specify):			
Residential				Residential	

TYPE OF ACCESS TO THE RETAINED LANDS		TYPE OF ACCESS TO THE SEVERED LANDS		
Provincial Highway	X Municipal Road	□ Provincial Highway	X Municipal Road	
Private Road	□ Right-of-Way	Private Road	□ Right-of-Way	
□ Other (Specify)		□ Other (Specify)		

TYPE OF WATER SUPPLY TO	THE RETAINED LANDS	TYPE OF WATER SUPPLY TO THE SEVERED LANDS		
\mathbf{X} Municipally owned and operated	□ Privately Owned Well	X Municipally owned and operated	□ 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			
XMunicipally owned and operated	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? 🗙 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 objectives outlined in Section 9.3 of the Official Plan f severance which will create a new parcel for residenti listed in Section 10.10.1 of the OP.	or Residential Designations. This proposal is for a			
If no, has an application for an Official Plan Amendment been submitted?	PYES X NO			
File No.: Sta	tus:			
What is the current zoning designation of the subject lar Residential RL.1	ids:			
Does the proposal for the subject lands conform to the e	xisting zoning?			
If no, has an application for a minor variance or rezoning been submitted	? X YES 🗆 NO			
Minor Variances being submitted sime File No.: Sta				
	lus			
PROVINCIAL POLICY				
Is this application consistent with the Provincial Policy S Act? X YES □ NO Provide explanation:	Statement issued under subsection 3(1) of the <i>Planning</i>			
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 ONO			
The Growth Plan for the GGH is coordinating for growt employment forecasts. This application is for a several conforms with the Growth Plan.				

Is the subject land within an area of land designated under any other provincial plan or plans?	□ YES	X NO
If yes, indicate which plan(s) and provide explanation:		
	<u></u>	

HISTORY OF SUBJECT LAND

Has	the subject land ever been the su	ibject of:			
a)	a) An application for approval of a Plan of Subdivision under section 51 of the <i>Planning Act</i> ?				
	If yes, provide the following: File No.:	Status:			
b)	An application for Consent under se	ection 53 of th	ne Planning Act?	X YES	
	If yes, provide the following: File No.:	Status:	Additional Severance Applicatio being submitted simultaneously		
	is application a resubmission of a pr s, please provide previous file number and c		cation? is application has changed from the original applicatio	YES on:	X NO
	any land been severed from the par s, provide transferee's name(s), date of tran	• •	acquired by the owner of the subject land? of the severed land:	□ YES	X NO

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	Х		
Zoning By-law Amendment	Χ		
Plan of Subdivision	Х		
Site Plan	Χ		
Building Permit	Χ		
Minor Variance		Χ	Additional Minor Variance Application is being
Previous Minor Variance Application	Χ		submitted simultaneously with this application
Minister's Zoning Order	Χ		