Committee of Adjustment Application for Consent



					Making a Difference
Consultation w	with City staff is OFFICE USE ONLY				
• •	ior to submission Date Received: Nov. 11, 2024 Application #:				
of this applicat	Application deemed complete:B-55/24X YesNo				
TO BE COMPLE	TED BY APPLICA	NT			
Was there pre-c	onsultation with P	lanning Service	s staff?	Yes 🕱 No	0
THE UNDERSIGNED HEI	REBY APPLIES TO THE COMMIT C.P.13, AS DESCRIBE		HE CITY OF GUELPH UNDER OM BY-LAW NO. (1995)-14864		NING ACT, R.S.O. 1990,
PROPERTY INFOR	MATION:				
Address of Property:		nburgh Road Sou nburgh Road Sou			
#302: Block A, Plan	perty (registered plan numbe 620; Part of Lot 4, Concess Concession 3, Division G, a	sion 3, Division G, as in	RO717053; Geographic	Township of Guelph, C	ity of Guelph
-	nts, rights-of-ways or restr	ictive covenants affect	ng the subject land?	🗙 No	□ Yes
If yes, describe:				MAL.	
If yes, explain:	to any mortgages, easeme	nts, right-of-ways or ot	ner cnarges:	X No	□ Yes
	RCHASER(S) OF LANI	D: (Indicate name(s) e	xactly as shown on Tra	nsfer/Deed. If purchas	ser(s), a portion
of the Purchase and S Intended Purchas Name:	Sale agreement that autho	rizes the purchaser(s) Inc. c/o Zachary I	to make this applicatio	n must be submitted.)	
Mailing Address:					
City:	Guelph, ON		Postal Code:		
Home Phone:		\	Work Phone:		
Email:					
	late for the properties	is March 31. 2025.	Please see Sale Ao	reement & Docum	ents attached.
AGENT: (If Any)		, ,	5		
Name:	Jeff Buisman				
Company:	Van Harten Su	urveying Inc.			
Mailing Address:					
City:	Guelph	F	Postal Code:		
Home Phone:	•	\	Nork 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)		

Page	3
------	---

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 Greater Golden Horseshoe? X YES				
The Growth Plan for the GGH is coordinating for growth across the region including population and employment forecasts. This application is for a severance to create a new residential parcel and therefore, 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)	An application for approval of a Pla	n of Subdivisi	ion under section 51 of the Planning Act?	□ YES	X NO
	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		