Committee of Adjustment Application for Consent



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

Date Received: Nov. 11, 2024
Application #:

Application deemed complete:
X Yes No

OFFICE USE ONLY

Application #:
B-56/24

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 Edinburgh Road South 306 Edinburgh Road South					
#302: Block A, Plan		d lot number or other legal description): 3, Division G, as in RO717053; Geographic Townsl ROS576158; City of Guelph	hip of Guelph, Cit	ty 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, l	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	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 AGENT: (If Any)	date for the properties is	March 31, 2025. Please see Sale Agreem	nent & Docum	ents attached.		
Name:	Jeff Buisman					
Company:	Van Harten Surve	eying Inc.				
Mailing Address:						
City:	Guelph	Postal Code:				
Home Phone:		Work Phone:				
Email:						

PURPOSE OF APPLI	CATION (please ch	eck a	ppropriate sp	ace):			
[X] Creation of a new lo	t	[] Easement			[]] Right-of-way	
[] Charge / discharge		[] Correction of	ftitle	[]	Lease	
[] Addition to a Lot (s	[] Addition to a Lot (submit deed for the lands to which the parcel v			vill be added)	[]	Other, explain:	
The proposal is for a sev demolished and a new se						rposes. The existing dwelling is to be re details.	
Is a second certificat	te of consent reque	sted f	for the retaine	d lands? (for cre	ation	of a new lot only)	
X No		Yes					
	ned by the owner of		•	•		irm that there is no land abutting the be conveyed without contravening	
Name of person(s) [purcha	aser, lessee, mortgage	e etc.] t	to whom land or	interest in land is in	tended	d to be conveyed, leased or mortgaged:	
DESCRIPTION OF LA	AND INTENDED TO	BE S	EVERED				
Frontage / Width: (m)	Depth (m)	Area:	(m²)	Existing Use:		Proposed Use:	
8.3m	48.7m	4	06m²	Residenti	al	Residential	
Existing Buildings/Structures: Exis	sting Dwelling (t	o be	removed)	Proposed Buildings / S	Structur	es: Semi-detached dwelling	
Use of Existing Buildings/Structures (specify): Residential		Proposed Use of Buildings/Structures (specify): Residential					
DESCRIPTION OF LA	AND INTENDED TO	BE R	ETAINED				
Frontage / Width: (m)	Depth (m)	Area:	(m²)	Existing Use:		Proposed Use:	
8.3m	48.7m	4	12m²	Residentia	I	Residential	
Existing Buildings/Structures: Existing Dwelling (to be removed)			Proposed Buildings / Structures: Semi-detached dwelling				
Use of Existing Buildings/S		501	<u></u>	Proposed Use of Bu	ildings/		
Residential			·	J	Residential		
TYPE OF ACCESS TO	O THE RETAINED I	_AND	S	TYPE OF ACC	ESS T	O THE SEVERED LANDS	
□ Provincial Highway X Municipal Road		☐ Provincial Highwa	ay	X Municipal Road			
□ Private Road □ Right-of-Way		□ Private Road		□ Right-of-Way			
☐ Other (Specify)		☐ Other (Specify)					
TYPE OF WATER SU	IPPLY TO THE RET	AINE	D LANDS	TYPE OF WATE	R SU	PPLY TO THE SEVERED LANDS	
Municipally owned and operated □ Privately Owned Well			X Municipally owner operated		☐ Privately Owned Well		
☐ Other (Specify)	□ 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 growt	h across the region including population and						
employment forecasts. This application is for a several conforms with the Growth Plan.							

	he subject land within an area o s, indicate which plan(s) and provide exp		ted under any other provincial plan or p	lans? □ YES	X NO
HIS	TORY OF SUBJECT LAND				
Has	s the subject land ever been the	subject of:			
a)	An application for approval of a F	Plan 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	section 53 of th	ne Planning Act?	X YES	\square NO
Ī	If yes, provide the following: File No.:	_ Status:	Additional Severance Application being submitted simultaneous		
	nis application a resubmission of a s, please provide previous file number ar		cation? is application has changed from the original applica	☐ YES tion:	X NO
	s any land been severed from the ps, provide transferee's name(s), date of t	•	acquired by the owner of the subject land? of the severed land:	YES	X NO
S TI	HE SUBJECT LAND THE SUBJE	CT OF ANY OF	THE FOLLOWING DEVELOPMENT TYP	E APPLICATION	ONS?
	cial Plan Amendment	No Yes X X	File Number and File Status		