Committee of Adjustment Application for Consent



Consultation with City staff is	OFFICE US	
encouraged prior to submission	Date Received: Nov. 11, 2024	Application #:
of this application.	Application deemed complete:	B-57/24
	Yes No	

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 INFORM	IATION:			
Address of Property:		rgh Road South rgh Road South		
#302: Block A, Plan 6		lot number or other legal description): Division G, as in RO717053; Geographic Townsh OS576158; City of Guelph	nip of Guelph, Cit	ty of Guelph
Are there any easement If yes, describe:	s, rights-of-ways or restrictive	covenants affecting the subject land?	X No	□ Yes
Are the lands subject to If yes, explain:	any mortgages, easements, riç	ght-of-ways or other charges:	X No	□ Yes
OWNER(S) OR PUR of the Purchase and Sa Intended Purchase Name:	CHASER(S) OF LAND: (Inc le agreement that authorizes a er: 302 Edinburgh Inc.	dicate name(s) exactly as shown on Transfer/D the purchaser(s) to make this application must c/o Zachary Fischer	Deed. If purchase be submitted.)	er(s), a portion
Mailing Address:				
City:		Postal Code:		
Home Phone:		Work Phone:		
Email:				
The closing da	te for the properties is M	arch 31, 2025. Please see Sale Agreeme	ent & Docume	ents attached.
AGENT: (If Any)				
Name:	Jeff Buisman			
Company:	Van Harten Surve	ying 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	ubmit deed for the land	ds to w	hich 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	□ 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
X Municipally owned and o				X Municipally owner operated		☐ 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 lar Residential RL.1	nds:				
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		