

Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Nov. 11, 2024	Application #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	B-54/24

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 INFORMATION:

Address of Property: 302 Edinburgh Road South
 306 Edinburgh Road South

Legal description of property (registered plan number and lot number or other legal description):
 #302: Block A, Plan 620; Part of Lot 4, Concession 3, Division G, as in R0717053; Geographic Township of Guelph, City of Guelph
 #306: Part of Lot 4, Concession 3, Division G, as in ROS576158; City of Guelph

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? No Yes
 If yes, describe:

Are the lands subject to any mortgages, easements, right-of-ways or other charges: No Yes
 If yes, explain:

OWNER(S) OR PURCHASER(S) OF LAND: (Indicate name(s) exactly as shown on Transfer/Deed. If purchaser(s), a portion of the Purchase and Sale agreement that authorizes the purchaser(s) to make this application must be submitted.)

Intended Purchaser:
 Name: 302 Edinburgh Inc. c/o Zachary Fischer
 Mailing Address: [REDACTED]
 City: Guelph, ON Postal Code: [REDACTED]
 Home Phone: [REDACTED] Work Phone: _____
 Email: [REDACTED]

The closing date for the properties is March 31, 2025. Please see Sale Agreement & Documents attached.

AGENT: (If Any)

Name: Jeff Buisman
 Company: Van Harten Surveying Inc.
 Mailing Address: [REDACTED]
 City: Guelph Postal Code: [REDACTED]
 Home Phone: [REDACTED] Work Phone: [REDACTED]
 Email: [REDACTED]

PURPOSE OF APPLICATION (please check appropriate space):

- Creation of a new lot [] Easement [] Right-of-way
 Charge / discharge [] Correction of title [] Lease
 Addition to a Lot (submit deed for the lands to which the parcel will be added) [] 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)

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) 8.3m	Depth (m) 48.7m	Area: (m ²) 406m²	Existing Use: Residential	Proposed Use: 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) 8.3m	Depth (m) 48.7m	Area: (m ²) 412m²	Existing Use: Residential	Proposed Use: 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	

TYPE OF ACCESS TO THE RETAINED LANDS

- Provincial Highway Municipal Road
 Private Road Right-of-Way
 Other (Specify)

TYPE OF ACCESS TO THE SEVERED LANDS

- Provincial Highway Municipal Road
 Private Road Right-of-Way
 Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS

- Municipally owned and operated Privately Owned Well
 Other (Specify)

TYPE OF WATER SUPPLY TO THE SEVERED LANDS

- Municipally owned and operated Privately Owned Well
 Other (Specify)

Is the subject land within an area of land designated under any other provincial plan or plans? YES NO

If yes, indicate which plan(s) and provide explanation:

HISTORY OF SUBJECT LAND

Has the subject land ever been the subject of:

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? YES NO

If yes, provide the following:

File No.: _____ Status: _____

b) An application for Consent under section 53 of the *Planning Act*? YES NO

If yes, provide the following:

File No.: _____ Status: **Additional Severance Applications being submitted simultaneously**

Is this application a resubmission of a previous application? YES NO

If yes, please provide previous file number and describe how this application has changed from the original application:

Has any land been severed from the parcel originally acquired by the owner of the subject land? YES NO

If yes, provide transferee's name(s), date of transfer, and uses of the severed land:

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

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