Committee of Adjustment Application for Consent



| Consultation with City staff is | OFFICE US | SE ONLY |
|---------------------------------|--|----------------|
| encouraged prior to submission | Date Received: Dec. 17, 2024 | Application #: |
| of this application. | Application deemed complete: X Yes □ No | B-3/25 |

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: | 79 Northumberland St. | | | |
| Legal description of pro | perty (registered plan number and lot number or otl | ner legal description): | | |
| Part Lot 995 F | Registered Plan 8 As In ROS52324 | 5 City of Guelph | | |
| Are there any easeme | nts, rights-of-ways or restrictive covenants affe | cting the subject land? | XNo | □ Yes |
| Are the lands subject If yes, explain: | to any mortgages, easements, right-of-ways or | other charges: | X No | □ Yes |
| | RCHASER(S) OF LAND: (Indicate name(s) Sale agreement that authorizes the purchaser(| | | er(s), a portion |
| Name: | , | , | | |
| Mailing Address: | Memorial Crescent | | | |
| City: | Guelph | Postal Code: | | |
| Home Phone: | | Work Phone: | | |
| Email: | | | | |
| AGENT: (If Any) | | | | |
| Name: | | | | |
| Company: | | | | |
| Mailing Address: | | | | |
| City: | | Postal Code: | | |
| Home Phone: | | Work Phone: | | |
| Email: | | | | |

| PURPOSE OF APPL | -ICATION (pleas | e check appropriate | e space): | |
|--|--|---|---|--|
| [X] Creation of a new l | lot | [] Easemei | nt []R | ight-of-way |
| [] Charge / discharge | ; | [] Correction | on of title [] Lo | ease |
| [] Addition to a Lot (The proposal is for | • | • | rcel will be added) [] O | ther, explain: residential purposes. |
| The addition to the exis A new semi detached d | iting dwelling will be welling is propose | e demolished with a produced on the severed land. | oposed new addition to be cons Please see the cover letter for | tructed and the existing two storey renovmore details. |
| Is a second certifica | ate of consent re | equested for the ret | ained lands? (for creation c | of a new lot only) |
| X No | | □Yes | | |
| - | wned by the owne | _ | | m that there is no land abutting the conveyed without contravening |
| Unknown | | | nd or interest in land is intended | to be conveyed, leased or mortgaged: |
| DESCRIPTION OF L | AND INTENDED | TO BE SEVERED | 1 | |
| Frontage / Width: (m) 9.67 | Depth (m) 32.43 | Area: (m²) 314.1 | Existing Use: Low Density Residentia | Proposed Use: Low Density Residential |
| Existing Buildings/Structures: Existing dwelling (to be removed) | | Proposed Buildings / Structures: Semi-detached dwelling | | |
| Use of Existing Buildings/ Residential | Structures (specify): | | Proposed Use of Buildings/S Semi-detached dwelli | |
| DESCRIPTION OF L | AND INTENDED | TO BE RETAINED | | |
| Frontage / Width: (m) 9.38 | Depth (m) 32.44 | Area: (m²) 303.3 | Existing Use: Low Density Residen | Proposed Use: Low Density Residential |
| Existing Buildings/Structurese Existing dwelling (to be | | addition created) | Proposed Buildings / Structures Semi-detached dwelli | |
| Use of Existing Buildings/ | Structures (specify): | | Proposed Use of Buildings/S | tructures (specify): |
| Residential | | | Semi detached residential | dwelling |
| | | | | |
| TYPE OF ACCESS | TO THE RETAIN | ED LANDS | TYPE OF ACCESS TO | THE SEVERED LANDS |
| □ Provincial Highway | X Munic | cipal Road | □ Provincial Highway | X Municipal Road |
| □ Private Road | □ Right- | -of-Way | □ Private Road | ☐ Right-of-Way |
| ☐ Other (Specify) | | | □ Other (Specify) | |
| TYPE OF WATER S | UPPLY TO THE | RETAINED LANDS | TYPE OF WATER SUP | PPLY TO THE SEVERED LANDS |
| X Municipally owned and | operated Priv | vately Owned Well | X Municipally owned and operated | □ Privately Owned Well |
| □ Other (Specify) | | | □ Other (Specify) | |

| TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS | TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS |
|---|---|
| X Municipally 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 | ⊻ No □ Yes |
| LAND USE | |
| What is the current official plan designation of the subjection Low Density Residential | ct lands: |
| Does the proposal conform with the City of Guelph Offic If yes, provide an explanation of how the application conforms with the C The property is designated as Low Density Residential in the Section 9.3 of the Official Plan for Residential Designations. for residential purposes. | |
| If no, has an application for an Official Plan Amendment been submitted? | P YES ☒ NO |
| File No.: Sta | tus: |
| What is the current zoning designation of the subject lar Residential RL1 | nds: |
| Does the proposal for the subject lands conform to the e | existing zoning? |
| If no, has an application for a minor variance or rezoning been submitted | |
| Minor variances are being submitted simultaneously for th File No.: Sta | e appealed sections under technical reveiw. |
| | |
| PROVINCIAL POLICY | |
| Is this application consistent with the Provincial Policy S Act? X YES □ NO | Statement issued under subsection 3(1) of the <i>Planning</i> |
| Provide explanation: Section 1.1.3 of the Provincial Policy Statement direct This application is for a serverancewhich will create a conforms with the Provincial Policy Statement. | s growth to occure within settlement areas. new parcel for residential purposes and therefore |
| | |
| Does this application conform to the Growth Plan for the Provide explanation: | Greater Golden Horseshoe? 🛚 🗷 YES 🗆 NO |
| The Growth Plan for the Greater Golden Horsesh including population and employment forecasts. new residential parcel of land and therefore confo | This application is for a serverance to create a |

| es, indicate which plan(s) and provide exp | f land designated under any other provincial plan or planation: | ans? 🗆 YES | S 🛚 🛚 NO |
|--|--|-----------------|-------------|
| | | | |
| | | | |
| ISTORY OF SUBJECT LAND | | | |
| as the subject land ever been the | subject of: | | |
| a) An application for approval of a F | Plan of Subdivision under section 51 of the <i>Planning Act</i> ? | ☐ YES | X NO |
| If yes, provide the following: File No.: | Status: | | |
| b) An application for Consent under | section 53 of the <i>Planning Act</i> ? | X YES | □NO |
| If yes, provide the following: File No.: | Status: Additional minor variance applications being s | submitted simul | Itaneously |
| s this application a resubmission of a | previous application? | ☐ YES | ∑ NO |
| yes, please provide previous life number at | nd describe how this application has changed from the original applicati | OII. | |
| | | | |
| | | | |
| | | □ \/F0 | Yuo |
| • | parcel originally acquired by the owner of the subject land? | ☐ YES | X NO |
| · | | □ YES | X NO |
| · | | □ YES | X NO |
| · | | □ YES | X NO |
| · | | □ YES | X NO |
| f yes, provide transferee's name(s), date of t | | | |
| yes, provide transferee's name(s), date of t | transfer, and uses of the severed land: | | |
| yes, provide transferee's name(s), date of t THE SUBJECT LAND THE SUBJE Official Plan Amendment | CT OF ANY OF THE FOLLOWING DEVELOPMENT TYPI No Yes File Number and File Status | | |
| f yes, provide transferee's name(s), date of the subject Land The subject | CT OF ANY OF THE FOLLOWING DEVELOPMENT TYPI No Yes File Number and File Status X X | | |
| THE SUBJECT LAND THE SUBJE Official Plan Amendment Coning By-law Amendment Plan of Subdivision | CT OF ANY OF THE FOLLOWING DEVELOPMENT TYPI No Yes File Number and File Status X X X | | |
| THE SUBJECT LAND THE SU | CT OF ANY OF THE FOLLOWING DEVELOPMENT TYPI No Yes File Number and File Status X X X X X | E APPLICATI | ONS? |
| f yes, provide transferee's name(s), date of the subject Land Land The subject Land Land Land Land Land Land Land Land | CT OF ANY OF THE FOLLOWING DEVELOPMENT TYPI No Yes File Number and File Status X X X X Approved demolition permit for existing building addition, applie | E APPLICATI | IONS? |
| f yes, provide transferee's name(s), date of t | CT OF ANY OF THE FOLLOWING DEVELOPMENT TYPI No Yes File Number and File Status X X X X X | E APPLICATI | IONS? |