

Committee of Adjustment
Guelph City Hall, 1 Carden St.
Guelph, ON N1H 3A1

Attn: Secretary-Treasurer of the Committee of Adjustment

To Whom It May Concern,

Subject: Application for Consent for Lot Severance at 79 Northumberland St.

I am writing to formally submit my application for consent to sever the lot located at 79 Northumberland St. (Part Lot 995 Plan 8 City of Guelph) in accordance with the requirements of the City of Guelph's land-use and planning policies. The purpose of this application is to create two separate lots for residential development.

The current lot is 19.05 m wide by 32.44 m long. The current lot contains an existing two storey residential heritage dwelling which currently has a building permit issued and is under restoration as well as an accessory structure which has a building permit issued for demolition. We propose to add a two-storey addition to the existing home on the retained parcel and construct a new semi-detached dwelling on the severed parcel which will include a one-bedroom basement apartment. These changes will preserve the property's heritage character, optimize land use, enhance the housing supply, and support residential intensification near the downtown core.

As outlined in the attached documentation, the proposed severance aligns with the City of Guelph's Official Plan Designation and Zoning By-law Designation. Two minor variance applications will be submitted simultaneously one for the retained and one for the severed parcels for three technical variances related to sections of the 2023 By-Law (20790), which are currently under appeal. The requested variances are as follows:

1. **Table 5.9, Row 1 (under appeal):** A maximum attached garage width of 50% of the lot frontage or 5 meters, whichever is less, for the proposed semi-detached dwelling.
2. **Table 5.10, Row 1 (under appeal):** A maximum residential driveway width of 60% of the lot frontage or 5 meters, whichever is less, for the proposed semi-detached dwelling.
3. **Table 5.3, Row 14 (under appeal):** A minimum of one parking space per semi-detached dwelling unit.

The following supporting materials are included with this application:

1. Completed Application Form for Consent.
2. Survey Plan illustrating the proposed lot severance.
3. Payment to be made after CofA review.

I respectfully request that the City review this application at the earliest possible convenience. Please let me know if additional information or documentation is required to facilitate your review.

Thank you for your time and attention to this matter. I look forward to your feedback and am happy to discuss the application further at your earliest convenience. I can be reached at [REDACTED] or [REDACTED]

Sincerely,

[REDACTED]

Annamaria Bartolomucci

[REDACTED] Memorial Cres.

Guelph, ON [REDACTED]

[REDACTED]

[REDACTED]

December 18, 2024

Subject: Application for Minor Variance

Annamaria Bartolomucci
[REDACTED]

Guelph, ON [REDACTED]
[REDACTED]
[REDACTED]

Secretary-Treasurer
Committee of Adjustment
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Secretary-Treasurer and Members of the Committee of Adjustment,

Re: Application for Minor Variance for Retained Parcel

Property Address: 79 Northumberland Street

Owners: Annamaria Bartolomucci, Dante Miller, Orlando Belo

I am submitting this application for a minor variance regarding the property at 79 Northumberland Street. This request involves three technical variances related to sections of the 2023 By-Law (20790), which are currently under appeal. The requested variances are as follows:

1. **Table 5.9, Row 1 (under appeal):** A maximum attached garage width of 50% of the lot frontage or 5 meters, whichever is less, for the proposed semi-detached dwelling.
2. **Table 5.10, Row 1 (under appeal):** A maximum residential driveway width of 60% of the lot frontage or 5 meters, whichever is less, for the proposed semi-detached dwelling.
3. **Table 5.3, Row 14 (under appeal):** A minimum of one parking space per semi-detached dwelling unit.

The purpose of this application is to enable the demolition of the existing addition, which is unsuitable for renovation, and the construction of a new addition to the existing two-story residential dwelling. Additionally, this application facilitates the creation of a new semi-detached residential unit on the severed parcel of land. These changes will preserve the property's heritage character, optimize land use, enhance the housing supply, and support residential intensification near the downtown core.

Given Ontario's ongoing housing crisis, there is significant emphasis on creating additional dwellings efficiently. Both the Provincial Policy Statement and the new Provincial Planning Statement underscore the importance of maximizing land use and maintaining existing building stock. The proposed variances align with these goals by renovating an existing heritage dwelling to address current provincial and municipal needs.

We believe the proposed variances satisfy the four tests of a minor variance under Section 45(1) of the Planning Act:

1. **The variance is minor in nature:**

The proposed adjustments will not negatively impact neighboring properties or the surrounding area. Instead, they will revitalize a neglected dwelling while preserving its heritage features.

2. **The variance is desirable for the appropriate development or use of the land:**

The planned improvements will enhance the property while maintaining the neighborhood's character.

3. **The variance maintains the general intent and purpose of the Zoning By-law:**

The property is zoned RL1 for residential use. Since the new City of Guelph Zoning By-law (2023)-20790 is under appeal, these variances are necessary.

- **Table 5.9, Row 1 (under appeal):** Maximum garage width.
- **Table 5.10, Row 1 (under appeal):** Maximum driveway width.
- **Table 5.3, Row 14 (under appeal):** Minimum one parking space per unit.

4. **The variance maintains the general intent and purpose of the Official Plan:**

The property is designated as Low Density Residential under the Official Plan, which remains unchanged with the proposed adjustments. The City of Guelph's Official Plan supports residential intensification, particularly near downtown and transit hubs. This proposal involves renovating and expanding a heritage dwelling while creating a semi-detached unit with a basement accessory dwelling unit (ADU). These changes will enhance housing availability, encourage infill development, and promote sustainable urban growth.

Supporting Documentation:

To aid in your review, I have included the following documents:

- Completed Minor Variance Application Form
- Application fee (to be submitted upon approval)
- Property survey
- Proposed building drawings

I am committed to collaborating with the Committee and addressing any concerns during the review process. Should you require additional information or wish to discuss this application further, please feel free to contact me at [REDACTED] or [REDACTED]

Thank you for your time and consideration. I look forward to presenting this application to the Committee.

Sincerely,

Annamaria Bartolomucci
Owner