Committee of Adjustment Application for Consent



Consultation with City staff is	OFFICE USE ONLY	
encouraged prior to submission	Date Received: Jan. 9, 2025	Application #:
of this application.	Application deemed complete: X Yes □ No	B-4/25

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff?	Yes 🕱	No □
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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: 8 Mitchell Street			
Legal description of property (registered plan number and lot number Lot 5, South of Mitchell Street & North of Perth S & South Side of Mitchell Street, Plan 99; Parts 2	Street; Part of Lot 6, North Ea		
Are there any easements, rights-of-ways or restrictive covenants	s affecting the subject land?	X No	□ Yes
f yes, describe:			
Are the lands subject to any mortgages, easements, right-of-way	•	\square No	XYes
f yes, explain: Mortgage as in WC734028 with C		ar/Dood If average of	/\ti
OWNER(S) OR PURCHASER(S) OF LAND: (Indicate nan of the Purchase and Sale agreement that authorizes the purcha			er(s), a portion
Name: 8 Mitchell St Inc. c/o Zachary I	.,	,	
Mailing Address:			
City:	Postal Code:		
Home Phone:	Work Phone:		
Email:			
AGENT: (If Any)			
Name: Jeff Buisman			
Company: Van Harten Surveying In	C.		
Mailing Address:			
City: Guelph	Postal Code:		
Home Phone:	Work Phone:		
Email:			

PURPOSE OF APPLI	CATION (please ch	eck appropriate	space):		
[X] Creation of a new lo	t	[] Easemen	t	[] Right	-of-way
[] Charge / discharge		[] Correction	n of title	[] Lease	9
[] Addition to a Lot (so	ubmit deed for the land	ds to which the pare	cel will be added)	[] Other	r, explain:
The proposal is for a seve demolished and a new se					es. The existing church is to be ails.
Is a second certificat	e of consent reque	ested for the reta	ined lands? (for crea	ation of a	new lot only)
X No		□ Yes			
	ned by the owner of				hat there is no land abutting the nveyed without contravening
Name of person(s) [purcha	ser, lessee, mortgage	e etc.] to whom land	d or interest in land is in	tended to b	e conveyed, leased or mortgaged:
DESCRIPTION OF LA	AND INTENDED TO	BE SEVERED	SEVERE	D #1	
Frontage / Width: (m)	Depth (m)	Area: (m²)	Existing Use:		Proposed Use:
8.4m	55.6m	448m²	Institutiona		Residential
Existing Buildings/Structures:	ting Church (to	be removed)	Proposed Buildings / S		detached dwelling
Use of Existing Buildings/St		stitutional	Proposed Use of Bui	Idings/Struct	tures (specify): Residential
DESCRIPTION OF LA	AND INTENDED TO	BE RETAINED			
Frontage / Width: (m)	Depth (m)	Area: (m²)	Existing Use:	_	Proposed Use:
11.4m	55.8m	436m ²	Institutiona		Residential
Existing Buildings/Structures: Existi	ng Church (to b	e removed)	Proposed Buildings / S		emi-detached dwelling
Use of Existing Buildings/St	* * * * * * * * * * * * * * * * * * * *		Proposed Use of Buildings/Structures (specify):		
	Ins	titutional			Residential
TYPE OF ACCESS TO	THE RETAINED I	LANDS	TYPE OF ACCE	SS TO TH	HE SEVERED LANDS
□ Provincial Highway	X Municipal F	Road	□ Provincial Highwa	у	X Municipal Road
□ Private Road □ Right-of-Way		□ Private Road		□ Right-of-Way	
□ Other (Specify)		□ Other (Specify)	□ Other (Specify)		
TYPE OF WATER SU	PPLY TO THE RET	AINED LANDS	TYPE OF WATE	R SUPPL	Y TO THE SEVERED LANDS
XMunicipally owned and o	perated Privately	Owned Well	X Municipally owned operated	d and	☐ 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 X 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 If yes, provide an explanation of how the application conforms with the C	
The property is designated as Low Density Residential objectives outlined in Section 9.3 of the Official Plan for severance which will create a new parcel for residential listed in Section 10.10.1 of the OP.	al in the Official Plan. This proposal follows the or Residential Designations. This proposal is for a
If no, has an application for an Official Plan Amendment been submitted?	YES X NO
File No.: Sta	utus:
What is the current zoning designation of the subject lar Residential RL.1-26(H)	nds:
Does the proposal for the subject lands conform to the e	existing zoning? X YES NO
If no, has an application for a minor variance or rezoning been submitted Zoning By-law Amendment File OZS24 File No.: Sta	
PROVINCIAL POLICY	
Is this application consistent with the Provincial Policy Stact? XYES NO Provide explanation: Section 1.1.3 of the PPS directs growth to occur within which to create a new parcel for residential purposes a	settlement areas. This application is for a severance
Does this application conform to the Growth Plan for the Provide explanation: The Growth Plan for the GGH is coordinating for growt employment forecasts. This application is for a several conforms with the Growth Plan.	h across the region including population and

ls th	e subject land within an area of	land desig	gnate	d under any other provincial plan or pl	ans? 🗆 YES	S X N
yes	, indicate which plan(s) and provide expla	anation:	-			
IICT	FORM OF SUR IEST LAND					
	<u>FORY OF SUBJECT LAND</u> the subject land ever been the s	subject of				
	•	•		n under section 51 of the <i>Planning Act</i> ?	☐ YES	X I NO
,	If yes, provide the following:	a o. oaba		randor occuentor or the mamming moti	0	22 110
	File No.:	_ Status:	_			
o)	An application for Consent under	section 53	of the	Planning Act?	X YES	□ NC
•	If yes, provide the following:			Additional Severance Application		
	File No.:	Status:		being submitted simultaneous		
as	any land been severed from the page	arcel origin	ally a	cquired by the owner of the subject land?	☐ YES	XN
yes	s, provide transferee's name(s), date of tra	ansfer, and u	ses of	the severed land:		
ты	E SUD IECT I AND THE SUD IEC	T OE ANV	OE T	HE FOLLOWING DEVELOPMENT TYP	E ADDI ICATI	ONES
	L SUBJECT LAND THE SUBJEC	No ANT	Yes	File Number and File Status	LAPPLICATI	ONO:
ffic	ial Plan Amendment	X				
	ng By-law Amendment of Subdivision	X	X	Zoning By-law Amendment F Approved December 2024	ile OZS24-	011 -
-	Plan	$\frac{\lambda}{X}$		Approved December 2024		
uild	ling Permit	X				
_	or Variance	X				
rev.	ious Minor Variance Application	X				