Committee of Adjustment Application for Consent



Consultation with City staff is	OFFICE US	OFFICE USE ONLY	
encouraged prior to submission	Date Received: Jan. 9, 2025	Application #:	
of this application.	Application deemed complete: X Yes □ No	B-6/25	

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:	8 Mitchell Stre	eet		
Lot 5, South		t number or other legal description): Perth Street; Part of Lot 6, North East S Parts 2 & 3, 61R-2011, as in ROS402178;		
Are there any easeme If yes, describe:	nts, rights-of-ways or restrictive co	ovenants affecting the subject land?	X No	□ Yes
-	to any mortgages, easements, righ tgage as in WC734028 w	nt-of-ways or other charges: vith Community of Christ	□ No	X Yes
		cate name(s) exactly as shown on Transfer/Dece purchaser(s) to make this application must be		er(s), a portion
Name:	8 Mitchell St Inc. c/o Zac	chary Fischer		
Mailing Address:				
City:	Guelph, ON	Postal Code:		
Home Phone:		Work Phone:		
Email:		_		
AGENT: (If Any)				
Name:	Jeff Buisman			
Company:				
Mailing Address:				_
City:	Guelph	Postal Code:		
Home Phone:		Work Phone:		
Email:				

PURPOSE OF APPLI	CATION (please ch	eck appropriate sp	pace):		
[X] Creation of a new lot [X] Easement		[] Rig	ht-of-way		
[] Charge / discharge [] Correction of		of title [] Lea	ase		
[] Addition to a Lot (submit deed for the lands to which the parc			will be added) [] Oth	ner, explain:	
demolished and a new se	emi-detached dwelling i	is proposed. Two ease		oses. The existing church is to be d Parcel 3, in favour of Parcels 1, 2 and details.	
Is a second certificat	e of consent reque	ested for the retain	ed lands? (for creation of	a new lot only)	
X No	[□ Yes			
<u> </u>	ned by the owner of	_	•	n that there is no land abutting the conveyed without contravening	
Name of person(s) [purcha	ıser, lessee, mortgage	e etc.] to whom land o	r interest in land is intended to	be conveyed, leased or mortgaged:	
DESCRIPTION OF LA	AND INTENDED TO	BE SEVERED	SEVERED #3		
Frontage / Width: (m)	Depth (m)	Area: (m²)	Existing Use:	Proposed Use:	
8.3m	55.5m	465m²	Institutional	Residential	
Existing Buildings/Structures: Exis t	ting Church (to	be removed)	Proposed Buildings / Structures: Semi-detached dy	welling & proposed easement for snow storage and shared walkway	
Use of Existing Buildings/St	Use of Existing Buildings/Structures (specify): Institutional		Proposed Use of Buildings/Structures (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	436m²	Institutional	Residential	
Existing Buildings/Structures:	ng Church (to b	ne removed)	Proposed Buildings / Structures:	Semi-detached dwelling	
Use of Existing Buildings/St	· · ·	,	Proposed Use of Buildings/Structures (specify):		
Institutional		titutional		Residential	
TYPE OF ACCESS TO	THE RETAINED I	LANDS	TYPE OF ACCESS TO	THE SEVERED LANDS	
□ Provincial Highway X Municipal Road		□ Provincial Highway	X Municipal Road		
□ Private Road □ Right-of-Way		□ Private Road	□ Right-of-Way		
□ Other (Specify)		□ Other (Specify)			
TYPE OF WATER SU	PPLY TO THE RET	AINED LANDS	TYPE OF WATER SUPF	PLY TO THE SEVERED LANDS	
▼Municipally owned and operated □ Privately 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 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	20	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				