



LAND SURVEYORS and ENGINEERS

March 24, 2020

27937-20

Jeff.Buisman@vanharten.com

Committee of Adjustment
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mr. Juan da Silva

Dear Mr. da Silva:

**Re: Severance & Minor Variance Applications & Sketch
14 Winston Crescent; PIN 71323-0121
Part of Block B and Part of Lot 15, Registered Plan 405
75 Metcalfe Street; PIN 71323-0124
Part of Lot 1, EOER, Division F, Geog. Township of Guelph,
Part of Lot 7, Range 2, Division F, and
Part of Block B, Registered Plan 405, Part 3, 61R-5520
City of Guelph**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the sketch, completed application form, the required deeds, PIN Report and Map, and two cheques to the City of Guelph for \$1,896 and \$950 for the application fees.

Proposal:

The proposal is to sever a small portion of vacant land from 14 Winston Crescent (PIN 71323-0121) and merge it with 75 Metcalfe Street (PIN 71323-0124) for continued residential use. This will create more logical lot lines and increase the yard space for 75 Metcalfe Street.

The severed parcel is located at the rear of 14 Winston Crescent and will have a width of 7.9m, depth of 12.3m for an area of 97m². The land consists of cut grass and contains a small shed that will be removed. The retained parcel will have a frontage of 10.9m, depth of 28.7m for an area of 300m² where the existing semi-detached dwelling and detached garage will remain. The retained parcel will end up having the same depth as the adjacent parcels (#10 and #16 Winston Crescent).

The "lands to be added to" contains a relatively new single-detached dwelling. The additional lands will allow the owner of 75 Metcalfe to add a swimming pool and landscaping in the rear yard. The merger will also allow the rear yard of 75 Metcalfe Street to be in line with the rear yard of 77 Metcalfe Street.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

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The zoning for the both properties is Residential R.1B where single-detached dwellings are permitted. The Zoning requirements for the merged parcel are met. 14 Winston Crescent will not meet the requirements for area, and it contains a semi-detached dwelling. Planning Staff indicated that the semi-detached dwelling is legal-non conforming and therefore a zone change is not required.

14 Winston Crescent requires a Minor Variance for the reduced area and this application is included in the submission package. The request is to allow the retained parcel of 14 Winston Crescent to have a lot area of 300m² instead of 460m² as required in Table 5.1.2, Row 3 of the Zoning By-law. The existing residential use will continue and not have a negative effect on the neighbouring parcels. We consider this request to be minor as follows the general intent of the Official Plan and Zoning By-law.

This proposal is very practical and provides a great opportunity to create more logical lot lines, as well as a more enhanced rear yard for 75 Metcalfe Street.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman".

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Marie-Jose Van Der Zande
cc David Vanderburgh