

# Committee of Adjustment Application for Consent



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <b>June 10, 2025</b>	Application #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>B-53/25</b>

## 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 INFORMATION:

Address of Property: 47 Hyland Road

Legal description of property (registered plan number and lot number or other legal description):

Part of Lots 5, 6, 7, Plan 359; Parts 2 & 3, 61R-22946; City of Guelph

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land?      ☒ No      ☐ Yes

If yes, describe:

Are the lands subject to any mortgages, easements, right-of-ways or other charges:      ☒ No      ☐ Yes

If yes, explain:

**OWNER(S) OR PURCHASER(S) OF LAND:** (Indicate name(s) exactly as shown on Transfer/Deed. If purchaser(s), a portion of the Purchase and Sale agreement that authorizes the purchaser(s) to make this application must be submitted.)

Name: Thresholds Homes and Supports Inc. c/o Eric Philip

Mailing Address: [REDACTED]

City: Kitchener, ON      Postal Code: [REDACTED]

Home Phone: [REDACTED]      Work Phone: [REDACTED]

Email: [REDACTED]

### AGENT: (If Any)

Name: Jeff Buisman

Company: Van Harten Surveying Inc.

Mailing Address: [REDACTED]

City: Guelph      Postal Code: [REDACTED]

Home Phone: [REDACTED]      Work Phone: [REDACTED]

Email: [REDACTED]

**PURPOSE OF APPLICATION (please check appropriate space):**

- ☒ Creation of a new lot
 ☐ Easement
 ☐ Right-of-way  
☐ Charge / discharge
 ☐ Correction of title
 ☐ Lease  
☐ Addition to a Lot (submit deed for the lands to which the parcel will be added)
 ☐ Other, explain:

The proposal is for a severance on the subject property to separate the existing dwelling and residential use from the large, natural environment portion which will remain vacant. No development is proposed on either parcel. Please see the covering letter for more details.

**Is a second certificate of consent requested for the retained lands? (for creation of a new lot only)**

☒ No ☐ Yes

If yes, a written statement from an Ontario solicitor in good standing is required to confirm that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the *Planning Act*.

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:

**The Retained Parcel is to be donated to Indigenous Land Trust managed by Crow Shield Lodge**

**DESCRIPTION OF LAND INTENDED TO BE SEVERED**

Frontage / Width: (m) <b>27.4m</b>	Depth (m) <b>53.4m</b>	Area: (m <sup>2</sup> ) <b>0.14ha</b>	Existing Use: <b>Residential</b>	Proposed Use: <b>Residential</b>
Existing Buildings/Structures: <b>Existing Single Detached Dwelling &amp; Shed</b>			Proposed Buildings / Structures: <b>None</b>	
Use of Existing Buildings/Structures (specify): <b>Residential</b>			Proposed Use of Buildings/Structures (specify): <b>No Change</b>	

**DESCRIPTION OF LAND INTENDED TO BE RETAINED**

Frontage / Width: (m) <b>274m</b>	Depth (m) <b>155m</b>	Area: (m <sup>2</sup> ) <b>4.34ha</b>	Existing Use: <b>Vacant - Trees / Bush</b>	Proposed Use: <b>Vacant - Trees / Bush</b>
Existing Buildings/Structures: <b>None</b>			Proposed Buildings / Structures: <b>None</b>	
Use of Existing Buildings/Structures (specify): <b>N/A</b>			Proposed Use of Buildings/Structures (specify): <b>N/A</b>	

**TYPE OF ACCESS TO THE RETAINED LANDS**

- ☐ Provincial Highway
 ☒ Municipal Road  
☐ Private Road
 ☐ Right-of-Way  
☐ Other (Specify)

**TYPE OF ACCESS TO THE SEVERED LANDS**

- ☐ Provincial Highway
 ☒ Municipal Road  
☐ Private Road
 ☐ Right-of-Way  
☐ Other (Specify)

**TYPE OF WATER SUPPLY TO THE RETAINED LANDS**

- ☒ Municipally owned and operated
 ☐ Privately Owned Well  
☐ Other (Specify)

**TYPE OF WATER SUPPLY TO THE SEVERED LANDS**

- ☒ Municipally owned and operated
 ☐ Privately Owned Well  
☐ Other (Specify)

<b>TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS</b> <input checked="" type="checkbox"/> Municipally owned and operated <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other (Explain)	<b>TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS</b> <input checked="" type="checkbox"/> Municipally owned and operated <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other (Explain)
Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Is any portion of the land to be severed or retained located within a floodplain? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

**LAND USE**

**What is the current official plan designation of the subject lands:**  
**Low Density Residential & Significant Natural Area**

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**Does the proposal conform with the City of Guelph Official Plan?**                      ☒ YES                      ☐ NO

If yes, provide an explanation of how the application conforms with the City of Guelph Official Plan:

**The property is designated as Low Density Residential in the Official Plan. This proposal follows the objectives outlined in Section 9.3 of the Official Plan for Residential Designations. This proposal is for a severance which will create a new parcel for the existing residential use and also follows the Consent Policies listed in Section 10.10.1 of the OP.**

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If no, has an application for an Official Plan Amendment been submitted?                      ☐ YES                      ☒ NO

File No.: \_\_\_\_\_ Status: \_\_\_\_\_

**What is the current zoning designation of the subject lands:**  
**Residential RL.1 and Natural Heritage Systems**

**Does the proposal for the subject lands conform to the existing zoning?**                      ☒ YES                      ☐ NO

If no, has an application for a minor variance or rezoning been submitted?                      ☐ YES                      ☐ NO

File No.: \_\_\_\_\_ Status: \_\_\_\_\_

**PROVINCIAL POLICY**

**Is this application consistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*?**                      ☒ YES                      ☐ NO

Provide explanation:

**Section 1.1.3 of the PPS directs growth to occur within settlement areas. This application is for a severance which to create a new parcel for residential purposes where the dwelling exists and will remain and therefore, conforms with the PPS.**

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**Does this application conform to the Growth Plan for the Greater Golden Horseshoe?**                      ☒ YES                      ☐ NO

Provide explanation:

**The Growth Plan for the GGH is coordinating for growth across the region including population and employment forecasts. This application is for a severance to create a new residential parcel for the existing dwelling, retaining the natural features to be on the retained parcel, therefore, conforms with the Growth Plan.**

Is the subject land within an area of land designated under any other provincial plan or plans? ☐ YES ☒ NO

If yes, indicate which plan(s) and provide explanation:

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### HISTORY OF SUBJECT LAND

Has the subject land ever been the subject of:

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? ☐ YES ☒ NO

If yes, provide the following:

File No.: \_\_\_\_\_ Status: \_\_\_\_\_

b) An application for Consent under section 53 of the *Planning Act*? ☒ YES ☐ NO

If yes, provide the following:

File No.: **B-46/24** Status: **Approved and Finalized**

Is this application a resubmission of a previous application? ☒ YES ☐ NO

If yes, please provide previous file number and describe how this application has changed from the original application:

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Has any land been severed from the parcel originally acquired by the owner of the subject land? ☐ YES ☒ NO

If yes, provide transferee's name(s), date of transfer, and uses of the severed land:

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### IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Zoning By-law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Building Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Minister's Zoning Order	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____