

# 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 6, 2025</b>	Application #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>B-50/25</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: 486 College Avenue West

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

Lot 9, Plan 475; 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: Likely mortgage once property sale closes.

**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: Intended purchaser is: 36 Ridgeway Ave Inc. c/o Josh Bellamy

Mailing Address: [REDACTED]

City: Puslinch, ON      Postal Code: [REDACTED]

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

Email: [REDACTED]

**Closing date is: June 12, 2025 - See Purchase of Sale Agreement attached**

**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 create a new lot for urban residential purposes. The existing dwelling is to be demolished and a new semi-detached dwelling with internal ADU's is proposed. 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:

**Unknown**

DESCRIPTION OF LAND INTENDED TO BE SEVERED			Severed Parcel #3	
Frontage / Width: (m) <b>7.6m</b>	Depth (m) <b>45.7m</b>	Area: (m <sup>2</sup> ) <b>348m<sup>2</sup></b>	Existing Use: <b>Residential</b>	Proposed Use: <b>Residential</b>
Existing Buildings/Structures: <b>Existing Single Detached Dwelling &amp; Garage (to be removed)</b>			Proposed Buildings / Structures: <b>Semi-detached dwelling</b>	
Use of Existing Buildings/Structures (specify): <b>Residential</b>			Proposed Use of Buildings/Structures (specify): <b>Residential</b>	
DESCRIPTION OF LAND INTENDED TO BE RETAINED			Retained Parcel	
Frontage / Width: (m) <b>7.6m</b>	Depth (m) <b>45.7m</b>	Area: (m <sup>2</sup> ) <b>348m<sup>2</sup></b>	Existing Use: <b>Residential</b>	Proposed Use: <b>Residential</b>
Existing Buildings/Structures: <b>Existing Single Detached Dwelling &amp; Garage (to be removed)</b>			Proposed Buildings / Structures: <b>Semi-detached dwelling</b>	
Use of Existing Buildings/Structures (specify): <b>Residential</b>			Proposed Use of Buildings/Structures (specify): <b>Residential</b>	

TYPE OF ACCESS TO THE RETAINED LANDS	TYPE OF ACCESS TO THE SEVERED LANDS
<input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Municipal Road <input type="checkbox"/> Private Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/> Other (Specify)	<input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Municipal Road <input type="checkbox"/> Private Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/> Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS	TYPE OF WATER SUPPLY TO THE SEVERED LANDS
<input checked="" type="checkbox"/> Municipally owned and operated <input type="checkbox"/> Privately Owned Well <input type="checkbox"/> Other (Specify)	<input checked="" type="checkbox"/> Municipally owned and operated <input type="checkbox"/> Privately Owned Well <input type="checkbox"/> Other (Specify)



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:

### 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.: \_\_\_\_\_ Status: **Additional Severance Applications  
being submitted simultaneously**

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:

**Previous Severance Application B-14/22 was approved subject to conditions with the City. However, the conditions were not completed and the severance was not finalized and it lapsed. This application was for a single severance to split the existing lot in half and single-detached dwellings were proposed. The new proposal is for three severances with one retained for the construction of semi-detached dwellings.**

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:

### 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"/>	_____