



June 6, 2025

34472-25

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

Attention: Trista Di Lullo

Dear Ms. Di Lullo,

**Re: Severance Submission**  
**17 Emslie Street**  
**Lot 28, Plan 42**  
**PIN 71281-0147**  
**City of Guelph**

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the sketch, completed application form, PIN Reports and Map, required deeds, and Purchase of Sale Agreement. Payment for the application fee will be made directly with the City.

**Proposal:**

The proposal is to sever the property known as #17 Emslie Street (PIN 71281-0147) to create a new parcel for residential purposes. The existing single-detached dwelling and detached garage will be demolished and replaced with a new semi-detached dwelling (2 units), each with 2 internal Additional Dwelling Units (ADU's) – for a total of 6 units between the severed and retained parcels.

The parcel will be split in half, each with frontages of 8.2m, depths of 34.9m, for areas of 285m<sup>2</sup>, where the semi-detached dwelling is proposed.

**Zoning and Official Plan Policies:**

The subject property is designated Low Density Residential in the Official Plan, and zoned RL.1 pursuant to By-law (2023)-20790. Both the Official Plan and the RL.1 zone permit a variety of housing types including single and semi-detached dwellings and the Official Plan encourages residential intensification in the form as is proposed.

**The proposal conforms with Official Plan policies and conforms to the RL.1 zoning regulations in terms of permitted use, lot frontage, lot area, building setbacks, etc for both the Severed and Retained Parcels.**

This proposal will allow for a compatible, alternative housing form in an area with adequate water and sanitary services. The property provides a great opportunity to utilize the land for the proposed form of intensification. The proposal has been designed to fit in with the neighbourhood, allow for some intensification, while being compatible with the area.

There are many neighbourhoods throughout the City where a mix of housing types co-exist, that are collectively compatible and that result in an overall cohesive character and land use pattern for a localized area. The new RL.1 zone reflects an inclusive rather than exclusive approach to zoning, recognizing that single-detached dwellings and semi-detached dwellings can compatibly co-exist within the same neighbourhood and on the same street. While this change may seem significant to some, the reality is that City Council approved the By-law to permit this type of scenario. This land use planning philosophy is also encouraged by the Official Plan and directed at upper tier (Provincial) planning levels.

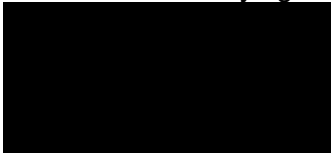
To summarize, the proposal complies with the objectives of the City of Guelph Official Plan and Zoning By-law and the following criteria are met:

1. Complies with the RL.1 zoning regulations of by-law (2023)-20790).
2. Fully complies with zoning by-law (2024)-21024 (which amended and/or replaced certain sections of (2023)-20790).
3. Conforms with the policies of the Official Plan.
4. Thorough consideration on the design and configuration of the parcels and dwellings to be compatible with the area and the parking requirements are met.
5. The lots will be designed in accordance with City Engineering requirements – through conditions to the approved severances.
6. Allow for a new housing type within an area that is permitted in the Zoning By-law.
7. Allowing for new development in a time when housing is desperately needed and the City is working towards 18,000 new units by 2031.

There is a very high demand for new housing within Guelph and this proposal provides a great opportunity to help address this demand through in-fill development. This development will allow for modest intensification for residential purposes while adhering to the RL.1 zoning provisions and maintaining compatibility with existing neighbourhood.

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

Very truly yours,  
Van Harten Surveying Inc.



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

cc Zach Fischer