



June 10, 2025

34367-25

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

Attention: Trista Di Lullo

Dear Ms. Di Lullo,

**Re: Severance Submission
Previously Approved Severance B-46/24
47 & 87 Hyland Road
Part of Lots 5, 6 & 7, Plan 359
Parts 2 & 3, 61R-22946
PIN 71349-0569
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 an Environmental Report prepared by NRSI. Payment for the application fee will be made directly with the City.

Proposal:

The proposal is to sever the existing dwelling and residential use from the subject property at 47 Hyland Road (PIN 71349-0569) – leaving the Retained Parcel as a large vacant parcel with the environmental and natural features and donate the land to an Indigenous Land Trust managed by Crow Shield Lodge.

The owner of the property is Thresholds Homes and Supports Inc. and they will be using the newly acquired dwelling as part of their operations as *a recovery-oriented, community-integrated agency that focuses on improved quality of life and enhanced independence for people experiencing mental health issues by providing access to affordable housing and flexible, individualized support (from Thresholds website).*

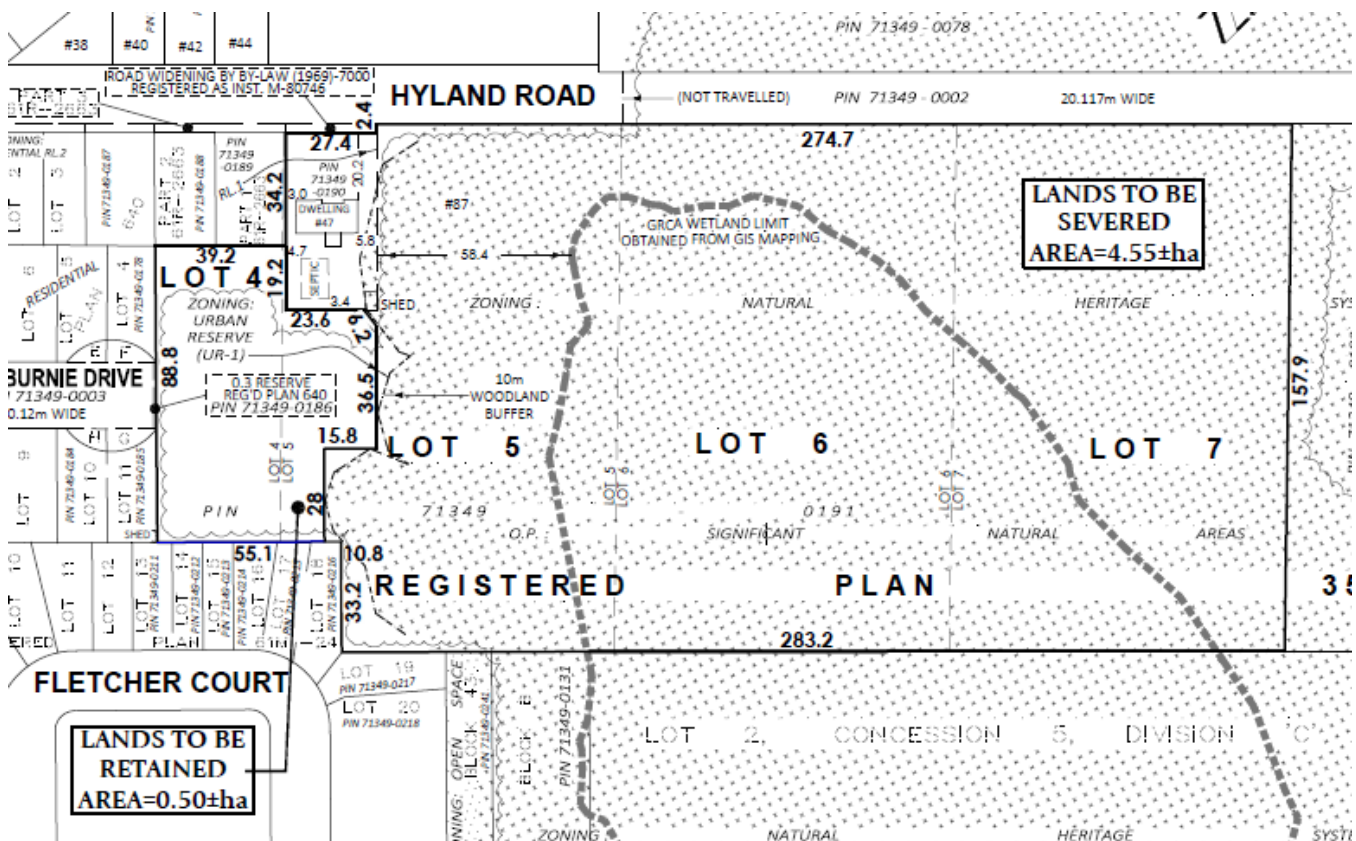
In addition to serving people experiencing mental health issues, Thresholds is committed to acts of reconciliation, and this severance provides a great reconciliation opportunity of donating a large parcel to the Indigenous Land Trust managed by Crow Shield Lodge who will continue to protect and preserve the land under their stewardship.

The Severed Parcel (#47 Hyland) will be in the same configuration as it was prior to the recent merger with the larger parcel. The Severance will have a frontage of 27.4m, depth of 53.4m, for an area of 0.14ha where the existing dwelling and shed which will remain.

The Retained Parcel is vacant, consisting of forested trees and natural features. The parcel will have a frontage of 274m, depth of 155m, for an area of 4.34ha. The intention is to donate this parcel to a Land Trust Indigenous Group where it will continue to be protected and preserved under their stewardship.

Background on Property & Previous Severance (B-46/24):

Two parcels – 47 & 87 Hyland Road merged on Title when the previous owner purchased them as part of a larger development. The lands for development were recently severed under Application B-46/24. The resultant retained parcel was 47 Hyland with the large piece of environmental lands – which is now the subject of this application.



Environmental Report:

Natural Resource Solutions Inc. (NRSI) was the Environmental consultant for Severance Application B-46/24 and they completed an extensive review of the natural features so that the limit of development for that project could be determined. NRSI was asked to complete an additional environmental report for the subject severance to evaluate the impact on the natural features and comment on the proposed reduce buffers to the natural features on the Retained Parcel.

This report concludes that the proposed severance with the existing residential use will not negatively impact the existing natural features. The reduced buffers of 18.4m to the wetland and 5.5m to the drip line on the Retained Parcel will adequately protect these features because the residential use exists and no additional development is proposed. They do recommend permanent fencing be installed and ecological buffer enhancements be implemented. Please see the full report included with this submission.

City of Guelph Planning Staff have referenced the Official Plan policies that indicate that a 30m buffer is required to the wetlands and a 10m buffer is required to the drip line. Implementing these buffers are impractical because they go through the existing house. Tearing down the house and building a new one to adhere to these buffers is impractical, and expensive. The policies give specific numbers, like 10m or 30m, but they don't always account for specific situations such as the constructed features already existing or that these specific buffer values are excessive. We now have an environmental report that provides the realistic and educated opinion that the proposed reduced buffers work and thus meet the objectives of the Planning policies.

Zoning and Official Plan Policies:

The subject property is zoned Residential RL.1 on the Severed Parcel where the existing residential use will remain and the large Retained Parcel is zoned Natural Heritage System. The Severed Parcel is fully within the RL.1 zone and the zoning regulations are met for this parcel and the existing dwelling. The shed to the rear is close to the side property line and this dimension will be confirmed when the field work is completed. The zoning minimum is 0.6m, and should it be less than 0.6m, it will be moved within the parcel to meet zoning.

The subject property is designated in the Official Plan as Low Density Residential on the Severed Parcel where the existing residential use will remain and designated as Significant Natural Area on the Retained Parcel.

Both the Low Density Residential designation in the Official Plan and the RL.1 Zone permit a variety of housing types including single and semi-detached dwellings. **The proposal conforms with Official Plan policies and conforms to RL.1 zoning regulations in terms of permitted use, lot frontage, lot area, building setbacks** etc. for the existing residential use that will remain unchanged.



Section 4 of the Official Plan outlines the guidelines on protecting Valuable features, plans and built forms – including Natural Heritage Systems. Section 4.1.2.1 lists the General Permitted Uses and it states that:

*“Development and site alteration shall not be permitted within the Natural Heritage System, including the minimum or established buffers, **except** for the following uses:*

- i) Legal existing uses, buildings or structures*

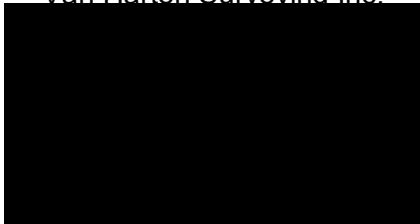
Therefore, considering the dwelling and residential use currently exists and no additional development is proposed (other than the proposed lot line), the severance would be permitted according to the above-noted section.

Conclusion:

This application provides a great opportunity for reconciliation by donating the environmental lands to a Land Trust Indigenous Group who will take good care of the land. This requires a reduction in the buffers to the wetland (from 30m to 18.4m) and to the drip line (from 10m to 5.5m). Due to the constructed features already existing, an Environmental Consultant provides the opinion that the reduced buffers adequately protect the adjacent natural features. We ask Planning Staff and the Committee of Adjustment to take this opportunity to support this proposal.

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 Eric Philip, Thresholds Homes and Supports Inc. [REDACTED]
cc Clarence Cachagee of Crow Shield Lodge: [REDACTED]