



LAND SURVEYORS and ENGINEERS

May 25, 2022

30749-21

Jeff.Buisman@vanharten.com

Committee of Adjustment
Township of Southgate
185667 Grey County Road 9
RR#1
Dundalk, ON
N0C 1B0

Attention: Ms. Holly Malynyk

Dear Ms. Malynyk,

Re: Severance & Minor Variance Applications
250 & 260 Doyle Street
Part of Lot Mill Block 1, Plan 480
Part 2, 16R-10863
PIN 37267-0424
Geographic Village of Dundalk
Township of Southgate

Please find enclosed applications for a severance and minor variance on the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, the required deeds, PIN Report and Map and Site Plan. Payment of \$1,466 for the severance, \$976 for the minor variance and \$445 for GRCA review fee has been paid directly at the Township Office by the property owner.

Proposal:

The parcel is known as 250 & 260 Boyle Street in Dundalk (PIN 37267-0424). Currently a semi-detached dwelling is under construction on the subject property and the proposal is to sever the property to create separate ownership for each unit. Small crossover easements are also proposed for the water/sanitary servicing connections along the frontage. The parcels will be as follows:

1. Severed Parcel will have a frontage of 8.1m, depth of 66.6m, for an area of 543±m².
2. Retained Parcel will have a frontage of 7.0m, depth of 66.6m, for an area of 1,173±m².
3. Proposed Servicing Connections Easement on the Severed Parcel in favour of the Retained Parcel with an area of 3±m².
4. Proposed Servicing Connections Easement on the Retained Parcel in favour of the Severed Parcel with an area of 3±m².

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

www.vanharten.com



LAND SURVEYORS and ENGINEERS

The Zoning for the subject property is Residential R3 which permits a semi-detached dwelling. The Zoning requirements are met for each parcel except for the lot frontages and Minor Variances are being requested to address that. The minor variance requests are as follows:

- A) To permit a reduced lot frontage of the Severed Parcels to be 8.1m instead of 10.0m as required in Section 10.3(a) of the Zoning By-law.**
- B) To permit a reduced lot frontage of the Retained Parcel to be 7.0m instead of 10.0m as required in Section 10.3(a) of the Zoning By-law.**

The lot area for each parcel is easily met. Although the frontages are slightly under the required minimum of 10m, there is still considerable area for the dwellings, while adhering to the remaining zoning requirements. Safe driveway access is possible with the reduced lot frontages, the driveway entrances will be mirrored, and allow for more than 1.0m to the outside property lines. We consider these variances requests to be minor in nature as it follows the general intent of the Official Plan and Zoning By-law and will not have a negative effect on the neighbouring parcels.

There is a hydro pole located along the frontage, in-between the two driveways. After discussion with Township Staff it was noted that the Hydro Pole will need to be relocated to service the dwellings.

The property is designated as Neighbourhood Area in the Township of Southgate Official Plan. Section 4.1 of the Official Plan states that this designation identifies areas of existing and planned residential development and compatible land uses on municipal services. Section 4.1.1 lists the permitted uses including low and medium density residential dwellings including single, semi-detached, multiple unit dwellings, townhouses etc. The proposal provides a great opportunity to develop the land for a semi-detached dwelling within Dundalk and to sever the parcel to create separate ownership for each unit.

In summary, the semi-detached dwelling, severance and minor variance provides a great opportunity to slightly intensify and develop the land within Dundalk where Municipal services are available. The proposal is very practical and provides the benefit of additional ownership opportunities. The lands are appropriately zoned and adhere to all but one R3 zoning requirement. The property aligns with the Official Plan designation and the development allows for additional housing and a greater variety of housing types within Dundalk. We had preliminary consultations with Township Staff and no concerns were raised.

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 Steven Verbeek