



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

December 12, 2017

23892-16

Jamie.Laws@vanharten.com

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

Attention: Mr. Lindsay Cline

Dear Ms. Cline:

Re: Severance Applications & Sketch
64 Queen Street
All of Lots 35, 36 & 37, Part of Lot 34
Registered Plan 127, as in Instrument No. MS59992
PIN 71322-0118 & PIN 71322-0119
City of Guelph

RECEIVED
DEC 13 2017
CITY CLERK'S OFFICE

Please find enclosed two applications for severances on the above-mentioned properties. Included with this submission are copies of the sketch, completed application form, the required deed, PIN Report and Map, and a cheque to the City of Guelph for \$3,118 for the severance applications.

Proposal:

The proposal is to sever a portion of the above-mentioned property known as 64 Queen Street (PIN 71322-0119) and sever a portion of the adjacent vacant parcel to the west (PIN 71322-0118) and merge the parcels together in order to create a new parcel for urban residential purposes.

The Land to be Severed #1 is a vacant strip of land from PIN 71322-0118 which will have a width of 5.17m, depth of 50.16m and an area of 260m². The Land to be Severed #2 from PIN 71322-0119 will have a width of 9.84m at the front, a width of 9.40m at the rear, depth of 50.13m and an area of 472m². The newly created lot will have a combined area of 732m² and a new dwelling is proposed to be constructed for residential purposes.

Land to be Retained #1 will have an area of 753m² and contains an existing stone wall and flagstone patio. The Land to be Retained #2 will have an area of 1,054m² where an existing single detached dwelling will remain.

12 Memorial Avenue,
Elmira, Ontario N3B 2R2
Phone: 519-669-5070

423 Woolwich Street,
Guelph, Ontario N1H 3X3
Phone: 519-821-2763

660 Riddell Road, Unit 1,
Orangeville, Ontario L9W 5G5
Phone: 519-940-4110

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This proposal is very practical and provides a great opportunity to intensify the lands for residential purposes, while complying with the Residential R.1B Zoning By-laws requirements.

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

Van Harten Surveying Inc.

A handwritten signature in black ink that reads "James Laws". The signature is fluid and cursive, with the first name "James" and the last name "Laws" clearly legible.

James Laws
Ontario Land Surveyor

cc Charleston Homes Ltd., c/o Charlie Kuiken