



December 15, 2020

Project: 17-14-291

Mrs. Trista Di Lullo
Secretary-Treasurer
Guelph Committee of Adjustment
1 Carden Street
GUELPH, Ontario N1H 3A1

Dear Mrs. Di Lullo:

**Re: Application for Consent (Correction of Title)
29, 31 and 33 College Avenue West
Part of Lots 2, 3, 9 & 10, Registered Plan 283
Owner: Domenico Romeo**

Please find enclosed two completed "Applications for Consent" for the above-noted properties and a cheque in the amount of \$3,792.00.00 payable to the City of Guelph to cover the City's processing fees. We have not included a cheque for the Grand River Conservation Authority as these properties are not within their Regulated Area. Also attached is a sketch to illustrate the parcels of land affected by this application and survey plans of each property as the existed upon purchase.

The intent of these application is to separate 29, 31 & 33 College Avenue West. The attached plan identifies 29 College Avenue as Parts 1 and 2; 31 College Avenue as Parts 3 and 4 and 33 College Avenue as Part 5. Due to an existing shared driveway, 29 College Avenue will be separated subject to a right-of-way over Part 2 in favour of 31 College Avenue and together with a right-of way over Part 3. In the same way, 31 College Avenue will be separated subject to a right-of-way over Part 3 in favour of 29 College Avenue, together with a right-of way over Part 2.

Historically, the Ontario Veterinary College owned a number of properties in this area. They had acquired 29 and 31 College Avenue as separated parcels and sold to Samuel Johnson in 1971 who then sold to Rosa and Domenico Romeo as an amalgamated parcel in 1983 by Instrument Number ROS265920. With Rosa's passing, the land is now in the name of Domenico Romeo by Instrument Number WC414139.

In 1989 Rosa Romeo acquired 33 College Avenue being Part of Lots 5 & 6, Plan 283 and Part of Lot 3, Plan 384. With Rosa's passing, the land is now in the name of Domenico Romeo by Instrument Number WC465622.

Technically, all 3 properties have now merged. The owner wishes to complete his estate planning and ensure these properties can be maintained as separated properties. Therefore two technical severances are required. Should you require any additional information in support of this application, please call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, B.A.A., R.P.P.

Attachments

Copy: John Romeo
Jim Moon, Moon Law

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