

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

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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.

James Laws
Ontario Land Surveyor

cc Charleston Homes Ltd., c/o Charlie Kuiken