

August 10, 2021

30161-21

Jeff.Buisman@vanharten.com

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

Attention: Mr. Juan da Silva

Dear Mr. da Silva:

**Re: Severance Applications & Sketch**  
**156 Palmer Street; PIN 71324-0192**  
**160 Palmer Street; PIN 71324-0191**  
**162 Palmer Street; PIN 71324-0190**  
**Part of Lot 7, Range 2, Division 'F'**  
**Township of Guelph; City of Guelph**

Please find enclosed two severance applications for the above-mentioned properties. Included with this submission are copies of the sketch, completed application forms, the required deeds, PIN Report and Map, Executor of Estate document. Payment of \$2,180 per application will be made after submission.

**Proposal:**

The proposal is to sever two portions of vacant land from the rear of #156 Palmer Street (PIN 71324-0192) and merge them with the two adjacent residential properties known as #160 Palmer Street (PIN 71324-0191) and #162 Palmer Street (PIN 71324-0190) – for boundary adjustments, lot reconfiguration and continued residential use. These severances will create more logical lot lines and increase the yard space and lot size of #160 and #162 Palmer Street. The severed parcels consist of cut grass and trees and will be a natural extension of rear yard and amenity space for the residential parcels.

**Lot Line Adjustment No. 1 – #160 Palmer Street:**

The Severed Parcel No. 1 is directly behind #160 Palmer Street and the proposed lot lines will be extended to lengthen the existing residential parcel. The severed parcel will have a width of 18.8m, depth of 28.8m for an area of 542±m<sup>2</sup>. The merged parcel will then have a combined area of 1,258±m<sup>2</sup> where the existing dwelling (#160) will remain.

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

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**Lot Line Adjustment No. 2 – #162 Palmer Street:**

The Severed Parcel No. 2 is directly behind #162 Palmer Street and the proposed lot lines will be extended to lengthen the existing residential parcel. The severed parcel will have a width of 12.9m, depth of 28.8m for an area of  $372\pm\text{m}^2$ . The merged parcel will then have a combined area of  $863\pm\text{m}^2$  where the existing dwelling (#162) will remain.

**Retained Parcel – #156 Palmer Street:**

The Retained Parcel at #156 Palmer Street has a frontage of 18.9m, depth of 66.9m for an area of  $1,265\pm\text{m}^2$  where the existing dwelling will remain.

**Review:**

The zoning for the subject properties is Residential R.1B where single-detached dwellings are permitted. The zoning requirements are met for all parcels. The frontage of the "Lands to be Added to 2" – #162 is 12.9m which is under the required minimum of 15m; however, after review with Staff, it was determined that the frontage is existing and considered legal non-conforming.

This proposal is very practical and provides a great opportunity to create more logical lot lines and to allow for more enhanced yard space for the two existing dwellings.

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 David Woolcott  
cc Estate of Leslie Lougheed c/o Stephen Lougheed  
cc Shana Blackburn & Greg Smith