



J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS

September 12, 2022

Project: 22-14-789

Committee of Adjustment
1 Carden Street
GUELPH, Ontario N1H 3A1

Attention: Trista Di Lullo:

Re: Application for Consent (Lot Line Adjustment)
33 Islington Avenue
Part of Block D, Registered Plan 598

Please find enclosed a completed "Application for Consent". Also attached is a cheque in the amount of \$2,507.00 to cover the City's processing fees. Finally, I have attached a plan showing the existing site development and the proposed lot line adjustment.

The subject property is located on the southerly side of Islington Avenue, between Inverness Drive and Victoria Road North. It is the owner's intention to sever approximately 5 metres from the easterly side of the property and add it to the property at 37 Islington Street. As you can see from the attached plan, the subject property is quite large.

The property is currently owned by Gloria Fae Dent, however her daughter, Elizabeth Janet Dusome Power of Attorney for Property to address this matter. A copy of the Power of Attorney is attached. In 1995, the owner of the subject lands (33 Islington Avenue) applied for two consent to create two new lots from the easterly side of the property. While the Committee of Adjustment approved both lots, the owner only finalized the conditions and registration of the most easterly lot (now 37 Islington Avenue).

The owner of 37 Islington Street would like to construct a deck in the westerly side yard and this lot addition would allow for the deck construction.

Both properties meet the current regulations of the R.1B Zone and will continue to do so if the lot line adjustment is approved.

Should you require any additional information, please call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

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

Attachments

Copy: Gloria Fae Dent
Elizabeth Janice Dent Dunsmore

Surveying | Mapping | GIS

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