



April 20, 2023

23892-16

Jamie.Laws@vanharten.com

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

Attention: Ms. Trista Di Lullo

Dear Ms. Di Lullo,

**Re: Easement Applications & Sketch for Related Severance Applications:
B-2/18 and B-3/18
68 & 64 Queen Street
All of Lots 35, 36 & 37, Part of Lot 34, Registered Plan 127
PIN 71322-0118 & PIN 71322-0119
City of Guelph**

Please find enclosed two applications for easements on the above-mentioned properties. Included with this submission are copies of the sketch, completed application forms, PIN Report and Map and required deeds. Payment of \$5,400.00 to the City of Guelph for the applications fee will be made after submission.

Proposal:

The proposal is for two sanitary easements on the 68 & 64 Queen Street, both in favour of 72 Queen Street.

The first proposed sanitary easement is "L" shaped and will be 3.0m wide, with an area of 109m² on 68 Queen Street (PIN 71322-0118) in favour of the neighbouring property at 72 Queen Street (PIN 71322-0058).

The second proposed sanitary easement will be 3.0m wide, 6.7m depth, for an area of 19m² on the Merged Parcel (will be known as 66 Queen Street) in favour of 72 Queen Street.

A severance and lot line adjustment application (B-2/18 for 68 Queen Street & B-3/18 for 64 Queen Street) were previously approved subject to conditions. The easement applications are required as a condition of those severances. The intention of these applications was to sever a portion of 64 Queen Street (PIN 71322-0119) and sever a portion 68 Queen Street (PIN 71322-0118) and merge the parcels together in order to create a new parcel for urban residential purposes. The existing dwelling at 64 Queen Street is to remain and two single detached dwellings are proposed for 68 Queen Street and the new Merged Parcel (to be known as 66 Queen Street).



The Lands Subject to the Easement (1) (68 Queen Street) will have a frontage of 15.0m, depth of 50.2m, for an area of 753m² where a single-detached dwelling is proposed.

The Lands Subject to the Easement (2) (Merged Parcel – 66 Queen Street) will have a frontage of 15.0m, depth of 50.2m, for an area of 733m² where a single-detached dwelling is proposed.

The Lands to Receive Benefit of the Easement (72 Queen Street) has a frontage of 32.0m, depth of 50.2m, for an area of 1,606m² and contains an existing dwelling that will remain.

The Retained Parcel (64 Queen Street) will have a frontage of 20.6m, depth of 50.1m, for an area of 1,054m² where the existing dwelling will remain.

The sanitary easements are required in order to develop the subject properties and will be in favour of 72 Queen Street. The property owner has been working with consultants and with the City's Engineering Staff to develop the sites in accordance with City standards. The sanitary easements will jog along the northwest and south boundaries.

The proposed easement is administrative in nature and is required to satisfy conditions of the Approved Applications B-2/18 & B-3/18.

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

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "James Laws". The signature is fluid and cursive, with a large initial "J" and "L".

James Laws
Ontario Land Surveyor

cc Charlie Kuiken
cc Chris Matson
cc Craig Robson, Robson Carpenter LLP