

February 11, 2020

27920-20

Jeff.Buisman@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: Severance Application & Sketch
62 Metcalfe Street & 148 Palmer Street
All of Lot 99 and Part of Lots 97 & 98, Registered Plans 220 & 232
PIN 71323-0079 & 71323-0078
City of Guelph**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the sketch, completed application form, the required deeds, PIN Report and Map, and a cheque to the City of Guelph for \$1,896.00 for the application fee.

Proposal:

The proposal is to sever a small portion of vacant land from #62 Metcalfe Street (PIN 71323-0079) and merge it with the vacant parcel to the south at #148 Palmer Street (PIN 71323-0078) for residential use. This will create more logical lot lines and increase the size of the parcel to make it more developable. The intention is to then merge the vacant parcel at #148 with the adjacent parcel to the west (#146 Palmer Street – owned by the same owner) to create a larger, more practical-sized parcel.

The severed parcel will have a frontage of 4.4 m along Metcalfe Street, depth of 12.1 m for an area of 54 m². The land is vacant and contains some trees. The retained parcel will have a frontage of 29.2 m, depth of 40.4 m for an area of 1,020 m² where an existing dwelling will remain.

The “lands to be added to” is currently vacant and contains trees and bush. This proposal will allow the parcel to be the same depth as the adjacent property, allowing it to increase in size and creating a more logical lot pattern.

The zoning for the severed and retained parcel is Residential R.1A and the zoning for the lands to be added to is Residential R.1B. Both zones permit single-detached dwellings and the zoning requirements will be met for both the retained and merged parcels.

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

www.vanharten.com



This proposal is very practical and provides a great opportunity to create more logical lot lines and increase the area of the vacant parcel for residential purposes while adhering to the zoning requirements.

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 Graeme Smart
cc Linda and Kenneth Oldridge