



October 11, 2023

32778-23

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 Application & Sketch
59 Essex Street
Part of Lot 385, Plan 8
PIN 71282-0065
City of Guelph

Please find enclosed an application for a severance (easement) on the above-mentioned property. Included with this submission are copies of the sketch, completed application form, PIN Report and Map and required deeds. Payment of \$2,700.00 to the City of Guelph for the application fee will be made after submission.

Proposal:

The proposal is for a parking easement on 59 Essex Street (PIN 71282-0065), in favour of 61 Essex Street (PIN 71282-0064).

The parcels contain a semi-detached dwelling in the older, built-up neighbourhood where lots are often smaller and dwellings were constructed up to the property lines. The two halves of the semi-detached were severed by Consent in 1988 by Instrument ROS577659. The Consent was creative in that an old garage located at 59 Essex Street was established as an easement for parking in favour of 61 Essex. The garage was removed many years ago and a fence was constructed about 2.4m back from the front limit. The owner of 61 Essex uses the parking spot to the right (when facing the property from the road) and the owner of 59 Essex uses the parking spot to the left. Dwelling 59 Essex was recently sold and part of the transfer agreement was to amend the easement to reflect the current situation. Therefore, this application is to create an easement on 59 Essex in favour of 61 Essex and extinguish the existing easement.

The proposed easement is to have a width of 3.1m, depth of 2.4m depth, for an area of 7.5m² for a parking space. The typical parking space of 3m wide by 6m deep will extend onto the Right-of-Way of Essex Street.



The property has an Official Plan designation of Low Density Residential. The Zoning for the subject property is Residential R.1B and RL.1. The lot is undersized and there are a number of zoning deficiencies, however, these are considered legal non-conforming and not being altered with the proposed easement.

This proposal is technical and administrative in nature with the goal of formally recognizing the existing parking arrangements between 59 and 61 Essex Street.

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 "Jeffrey E. Buisman". The signature is written in a cursive, flowing style.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Bryan Shook
cc Carolyn and Dario Moretti
cc Luke McKenzie