



Committee of Adjustment
City of Guelph
City Hall, 1 Carden Street
Guelph, Ontario, N1H 3A1
519-822-1260 x 2524

July 3, 2020

Dear Committee of Adjustment,

Re: Submission of Consent Application for Metalworks Phase 4

Fusion Homes is pleased to submit a Consent application for the above noted development. Fusion Homes is requesting to sever the phase 4 Metalworks lands from the phase 3 lands including necessary easements. The site is located at 93 Arthur Street within the multi-phase Metalworks development. The parcel being severed is Phase 4 of the Metalworks development located at 93 Arthur St. and the parcel being retained is Phase 3 of the Metalworks development, 73 Arthur St S. Within the severance, several easements are requested as part of the application in order to provide driveway and loading access between the two condominium corporations. This letter aims to provide an overview of the proposed development and a description of the easements required.

Proposed Consent and Easements

As part of the application, Fusion Homes requests the following changes to the land:

- Phase 3 lands to be retained, (PART 1 to 6, 8, 12 and 13) as shown in the sketch.
- Phase 4 lands to be severed, (PART 7, 9, 10, 11, 14 to 19) as shown in the sketch.
- An easement in favour of the Phase 4 lands to be put in place for the private road required for fire route, loading access and turning radius for Phase 4 lands, (PART 4, 5, 6 and 8) as shown in the sketch.
- An easement in favour of the Phase 3 lands for turning radius allowance (PART 10 and 11) as shown in the sketch.

With this letter, we are also enclosing the following:

- The completed application form
- Digital copy of the sketch

Love the journey

July 3, 2020

Please note, due to City Hall being closed to accept physical payment of application fees, a cheque in the amount of \$1,896.00 will be mailed to City Hall under the attention of Randy Harris.

If you have any questions regarding this application, please do not hesitate to contact us.

Your sincerely,

A handwritten signature in cursive script, appearing to read "Balluch", followed by a horizontal line.

Charlotte Balluch
Planning and Development Analyst