

August 10, 2020

28562-20

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
24 Campbell Road
Part of Lot 5, Plan 541
PIN 71271-0139
City of Guelph**

Please find enclosed applications for two severances from the above the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, the required deeds, and PIN Report and Map. Payment of \$3,792 to the City of Guelph will be made by directly by property owner or the real estate agent.

Proposal:

The proposal is to divide the subject property at 24 Campbell Road (PIN 71271-0139) into three parcels for Industrial purposes. All three parcels are expected to be used for trucking operations. The parcels will be as follows:

1. Severed Parcel No. 1 will have a frontage of 106m, depth of 161m, for an area of 1.6ha.
2. Severed Parcel No. 2 will have a width of 75m, depth of 161m, for an area of 1.2ha.
3. The Retained Parcel will be a corner lot with frontage of 58m along Dawson Road, depth of 160m along Campbell Road, for an area of 0.94ha.

The subject property is currently vacant, and the proposal is to construct a building on each lot for a trucking operation. The new buildings will be constructed in accordance with the existing Industrial B.4 Zoning By-law regulations. There is an existing easement (Instrument No. WC410360) on the Retained Parcel in favour of Hydro One over the area shown as Part 1, 61R-20364.

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 intensify the lands for an industrial development while adhering to the Industrial B.4 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 Larry Herman
cc Orval Gates