



LAND SURVEYORS and ENGINEERS

November 10, 2020

28632-20

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 & Minor Variance Applications & Sketch
262 & 264 Grange Road
Part of Lot 2, Plan 53
PIN 71345-0318 & 71345-0320
City of Guelph**

Please find enclosed an application for a severance and minor variance on the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, the required deeds and PIN Report and Map. A cheque to the City of Guelph for \$2,846.00 for the application fees will be mailed to the City.

Proposal:

The proposal is to sever a large portion of land with an existing detached garage from No. 262 Grange Road (PIN 71345-0318) and merge it with No. 264 Grange Road (PIN 71345-0230) for continued residential use. This will allow for additional yard space for No. 264 and allow the existing detached garage to continue to be used by No. 264. The existing dwelling at No. 262 Grange Road will remain.

The Merged Parcel requires a minor variance for the proposed driveway expansion and this application is included in the submission package. The request is as follows:

- A) To permit the expansion of the existing driveway for No. 264 to have a maximum width of 9.5m instead of 6.5m as required in Section 4.13.7.2.1 ii) of the Zoning By-law.**

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

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The Severed Parcel is flagged shaped with a narrow frontage of 1.7m and widens to 34.0m at the rear, with an area of 758m² where a detached garage currently exists and is being used by No. 264. The Retained Parcel has a frontage of 31.4m, depth of 22.6m for an area of 678m² where the existing dwelling (No. 262) will remain.

The driveway for the Retained Parcel (No. 262) will be moved to the west of the house where there is plenty of room to accommodate a new driveway. The owners plan to reconstruct the front porch of No. 262 so that the steps are oriented to the new driveway.

The "Lands to be Added to" (No. 264) is a triangular lot and contains an existing dwelling on 877m² of land. This parcel has been using the detached garage from No. 262 and the owners would like to reconfigure the properties so that the garage and additional yard space is with No. 264.

The zoning for the Severed and Retained Parcels (No. 262 Grange Road) is Urban Reserve and the zoning for the Lands to be Added to (No. 264 Grange Road) is Residential R.1B. The Zoning requirements are met except for the driveway width of No. 264 and a minor variance request is being submitted simultaneously.

The dwelling at No. 264 was approved in 2006 and at the time there was a different driveway width regulation in the Zoning By-law. At the time, the Zoning By-law required that the driveway shall not constitute more than 40% of the front yard, to a maximum width of 7.5m (Table 5.1.2). The Zoning By-law has since been amended and now the maximum driveway width for R.1B zone is 6.5m (Section 4.13.7.2.1 ii)). Therefore, the existing driveway width of 7.5m is permitted; however, the driveway needs to be expanded to allow access to the detached garage in the rear yard and to get around the existing dwelling. The existing driveway at the curb has a width of 6.4m, however it needs to flare out to 9.5m so that there is 3.1m clearance to the garage corner and therefore vehicular access to the detached garage in the rear yard. The lot frontage will be 40.0m which is well over the minimum 15.0m requirement and therefore, the expanded driveway will not have a negative impact on the streetscape, and we consider this variance to be minor.



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This proposal is practical and provides a great opportunity to reconfigure the property by enhancing the rear yard of No. 264 Grange Road and allowing continued use of the detached garage for No. 264. The configuration for the Retained Parcel meets all zoning requirements and provides for a reasonable amount of amenity space. Preliminary discussions were held with the City of Guelph Staff and no concerns have yet been raised.

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".

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

cc Amanda & Marcel Parent