



LAND SURVEYORS and ENGINEERS

January 12, 2021

28138-20

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 and Minor Variance Applications & Sketch
20 Grove Street, Guelph
All of Lot 12, Part of Lot 13, Plan 227
Part 3, 61R-4551
PIN 71337-0062
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, a Traffic Study by Paradigm, the required deeds, and PIN Report and Map. The application fees of \$3,273 will be paid by credit card to the City of Guelph.

Proposal:

The proposal is to sever the subject property at 20 Grove Street (PIN 71337-0062) to create a new parcel for urban residential purposes. The Severed Parcel will have a width of 15.3m, depth of 32.0m for an area of 575m² where a single-detached dwelling is proposed. The Retained Parcel will have a width of 21.5m, depth of 32.2m for an area of 914m² where the existing dwelling (triplex) will remain.

The Retained Parcel requires two minor variances for the parking area, and this has been included in the submission package. The requests are as follows:

- A) To permit the parking spaces to be in front of the main wall of the dwelling instead of to the rear as required in Section 4.13.2.1 of the Zoning By-law.**
- B) To permit a portion of driveway to have a maximum width of 11.5m 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 subject property has an existing area of 1,489m² with a large, vacant side yard that will allow for a desirable development opportunity to create the severed parcel. There is an existing retaining wall that runs through most of the parcel that will be removed. The existing entrance to the property will be used for the new parcel and a traffic study (dated September 2, 2020) has been completed by Paradigm that allows for a safe entrance for the retained parcel. All R.1B Zoning requirements are met for the proposed development on the Severed Parcel.

There is an existing dwelling (triplex) and a shed that will remain on the retained parcel. The parking will be altered so that 4 parking spots are in front of the house and a fifth spot is behind the front wall. This allows for adequate parking for the triplex as well as the opportunity for cars to turn around in the parking area so that they can exit to the street in a forward motion. The new configuration requires the following variances:

1. To allow for parking spaces be in front of the main wall of the dwelling instead of to the rear of the front wall of the house; and
2. That a portion of the driveway width will be a maximum of 11.5m instead of 6.5m.

These requests are required due to the unique nature of this lot and how this improved parking configuration does not meet the Zoning By-law. We consider these requests to be minor as they follow the general intent of the Official Plan and Zoning By-law and will not have a negative effect on the neighbouring parcels.

This proposal is very practical and provides a great opportunity for an in-fill development and to intensify the lands for residential purposes while adhering to the Residential R.1B zoning requirements for the new development and addressing a couple minor variances for the existing dwelling. 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.

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

cc Phil McFadden, Sutcliffe Homes
cc Kristopher Lawson and Alysha Maxwell