

May 10, 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  
Previously Deferred Applications: B-5/21 & A-15/21  
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 the revised Severance (B-5/21) and Minor Variance (A-15/21) Applications for the above-mentioned property. Included with this re-submission are copies of the amended sketch, Site Plan for proposed Retaining Wall Plan prepared by Tacoma Engineers and the Structural Report prepared by Tacoma Engineers. The deferral fee of \$342 will be paid by credit card to the City of Guelph.

**Revisions for Resubmission:**

Severance Application B-5/21 and Minor Variance Application A-15/21 were previously deferred at the February 2021 Committee of Adjustment meeting to allow for additional time to address the Engineering comments and concerns.

Since that hearing, minor edits have been made to the severance configuration, which resulted an arc along the left boundary of the severed parcel. This is shown on the revised sketch and as a result of the new configuration, the lot areas changed slightly and the applications have been amended to include the new areas.

After various discussions between the Client, Tacoma Engineers and City Engineering Staff, we believe the concerns have been addressed and we are requesting that the applications be brought back to the June 10, 2021 Committee of Adjustment hearing.

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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**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 566m<sup>2</sup> 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 922m<sup>2</sup> 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.**

The subject property has an existing area of 1,489m<sup>2</sup> 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