

Address: 9 Mercer Street Guelph

Owners: Stewart Davies Joanne Peach

We would like to convert our existing Garage/loft to an ARDU. This building was constructed in 1994.

When we purchased this property approx. 10 years ago. The previous owners marketed it to us a habitable space. We have found since that was not the case. We have been working with City of Guelph Zoning and Building department to make the required changes to keep the washroom. A permit has been issued for this project.

The property has two access points (driveways) with a large tree in the centre/near sidewalk. This allowed access to the parking spots in the garage.

To comply with building code and add additional living space a dormer would make better use of the space.

There was a minor variance completed when the garage was built originally.

I have included a copy of the Registered Plan 23 City of Guelph that was completed when structure was built.

I have also included a proposed floor plan for the ARDU.

During the preliminary review item 4.15.1.7.8.1 was identified. I have provided revised drawings removing the windows from the property line wall.

Also 4.13.1.1 has been adjusted to 4.6

4.15.1.7.8.1 has been adjusted to 1.5

Regards

Stewart Davies