



GRINHAM ARCHITECTS

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24 September 2021

City of Guelph
City Clerk's Office | Corporate Services

Attn.: Committee of Adjustment

Re.: 40 Extra Street – Minor Variance Application – Hot Tub Location

Dear Juan,

Thank you for the prompt review and comments on this Application. As requested, I have revised one of the zoning reference details below [as highlighted in blue](#).

We have revised the Site Plan drawing A 1.1 to incorporate the clarification items as requested. We have adjusted the Application form itself to further identify the [two \(2\)](#) potential Variances that may be required as well; as further discussed below.

It is our understanding that the proposed new hot tub and wooden deck surround may require 1 or 2 variances to be located – as proposed – 0.640 m from the rear and side property line; and that the surrounding deck **structure** (uncovered porch) may also require setback distance relief, as follows:

- 4.5.5.3: Hot tub shall be located a minimum of 1.5 m from any Lot Line (0.64 m proposed); Decking surrounding Hot tub that is above **0.6 m** from **Finished Grade** shall be located a minimum of 1.5 m from any Lot Line (0.14 m proposed)
- [4.7, Table 4.7 – Row 1 Side Yard and Rear Yard Projections – Minimum Setback from Lot Line: of 0.6 m: \(0.14 m proposed \)](#)

The intent is to locate a new hot tub and wooden deck surround at a minimum **Side Yard** and **Rear Yard** setback both of 0.64 m. As can be seen from the attached Site Plan and partial plan enlargement the existing rear yard - and in fact the entire lot – is very small both in terms of depth and width owing to the age and original house construction of the neighbourhood. As such we are seeking permission to reduce these two 1.5 m setback requirements for the hot tub itself to the proposed 0.64 m in order to optimize the remaining usable yard and deck space available.

As indicated on the Plan, the proposed wooden deck / surrounding **structure** is planned to be approximately 0.40 – 0.50 m above (finish) grade; located 3 steps below the main deck which is to be built adjacent to the new rear house addition. As such, we are of the opinion that the 1.5 m setback provision for “decking associated with the hot tub” as reference in 4.5.5.3 would not apply in this instance - as the deck elevation will be less than the reference 0.6m above **Finished Grade** and therefore no Variance is required in this respect.

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This same deck **structure** despite being less than 0.6m above grade, however, would be built to surround the proposed hot tub location and therefore would extend to meet the new and existing wood fences along these **Lot Lines**. We understand that this deck may be considered an “Uncovered **Porch**” not more than 1.2 m above **Finished Grade** – and therefore it may also be necessary to seek relief from the regulations of **Table 4.7 – Permitted Required Yard Projections – Row 1** with respect to the required **Lot Line** setbacks of 0.6 m (**Side Yard**) and 0.6 m (**Rear Yard**) respectively. The proposed deck surround structure would, if so approved, therefore be constructed with a setback of 0.14 m from both the **Rear Lot Line** and **Side Lot Lines** in both instances.

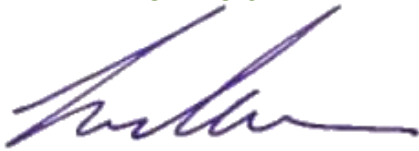
As a final point of clarification – there are no natural features (trees) in the vicinity of the proposed new hot tub, deck or fencing.

We trust the foregoing background information and additional detail may be of assistance to Staff and Committee in your consideration of this Application.

Should you require additional information or clarification, please do not hesitate to contact the undersigned.

Sincerely

GRINHAM ARCHITECTS



Lloyd A Grinham, B.E.S., B.Arch., OAA, MRAIC, CAHP.