

January 13, 2020

27387-19

Jeff.Buisman@vanharten.com

City of Guelph - Committee of Adjustment
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mr. Juan Da Silva

Dear Mr. Da Silva:

Re: Minor Variance Application & Sketch – A-95/19
169 Gosling Gardens
Part of Lot 108, Plan 61M-39
PIN 71492-0708
City of Guelph

Please find enclosed an amended application for a minor variance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, sketch for building permit application, engineering drawings, and a cheque to the City of Guelph for \$297.00 for the deferral fee.

Proposal:

Application A-95/19 was previously deferred at the November 2019 Committee of Adjustment meeting. The deferral was requested in order to allow additional time to amend the variance request and add an additional variance request. The application has now been amended and the two minor variance requests are as follows:

- A) To permit the existing concrete walkway in the front yard to be 0.11 m from the side lot line instead of 0.5 m as required in Section 5.1.2, Row 12 of the Zoning By-law.**
- B) To permit the proposed exterior stairwell to be 0.11 m from the side lot line instead of 0.6 m as required in Table 4.7, Row 12 of the Zoning By-law.**

A single-detached dwelling exists on the subject property and the proposal is to construct an exterior stairwell in the north-western side yard of the property. The purpose of the stairwell is to create access to an existing accessory apartment in the basement. The exterior stairwell is more logical for access instead of entering through the garage, into the main dwelling unit and then downstairs. The proposed stairwell access will create more privacy for both parties.

572 Weber Street North, Unit 7
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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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LAND SURVEYORS and ENGINEERS

During the review of the application, it was noted that the existing concrete in the front yard extends too close to the side lot line. We have since surveyed the location of the existing concrete walkway and are requesting a variance of 0.11 m instead of 0.5 m to address the legal con-forming issue.

The subject property is zoned Residential R.1C-10 and the remaining requirements have been met.

The grading on site has been evaluated and the approximate elevation of the basement floor relative to the elevation of the grade adjacent to the house will accommodate the steps ascending to the grade toward the front of the property. The construction of the stairwell is not expected to have any adverse effect on the approved drainage pattern or drainage of the adjacent lots.

The dwellings on the adjacent properties along the north-western property line front onto Doyle Drive and have rear yards of 8.4 metres or greater – thus giving lots of space to the subject property line. Privacy is further enhanced with an existing board fence.

This proposal is very practical and provides a great opportunity for access, privacy and convenience to the accessory apartment in the basement of the existing dwelling. The grading and drainage have been evaluated and the proposed stairwell will not have a negative impact on the subject property and adjacent lots. 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 Lakhvir Johal