



500 Hanlon Creek Blvd, Guelph, ON
NIC 0A1 fusionhomes.com
T. 519-826-6700 F. 519-826-6701

September 26, 2022

Committee of Adjustment
City of Guelph
1 Carden St, Guelph, ON N1H 3A1

RE: PLAN 61M233 LOT 21
Extension of Minor Variance A-94/19

Hello,

Please find attached application and supporting documents to request and extension for existing variance (A94/19).

We are requesting reduce the offset for parking space from front property line (4.13.2.1) from 6 m to 0.8m, allowing legal parking space on driveway in front of Garage. Relief applied would be temporary for the time that the dwelling is a Model Home with Sales Center, and would be renovated back to a Garage to comply with zoning by-laws when converted to a residence for sale.

The Model Home with Sales Center is for use in sales and service of future community phases in current Garage position. The openings in this façade intended to create a store front aesthetic as a Sales Center in the Garage, prevents a vehicle from reaching the legal parking bay 6 meters from the front property line. Overhead doors will be framed in for use in converting the Sales Center back to a Garage in approximately 3-4 years when the Model Home is converted back to a legal residence.

Thanks,

Phil Ha

Architectural Technologist