

Requested
Variance

SIGHT-LINE

Requested
Variances

ESSEX ST.

HEDGE

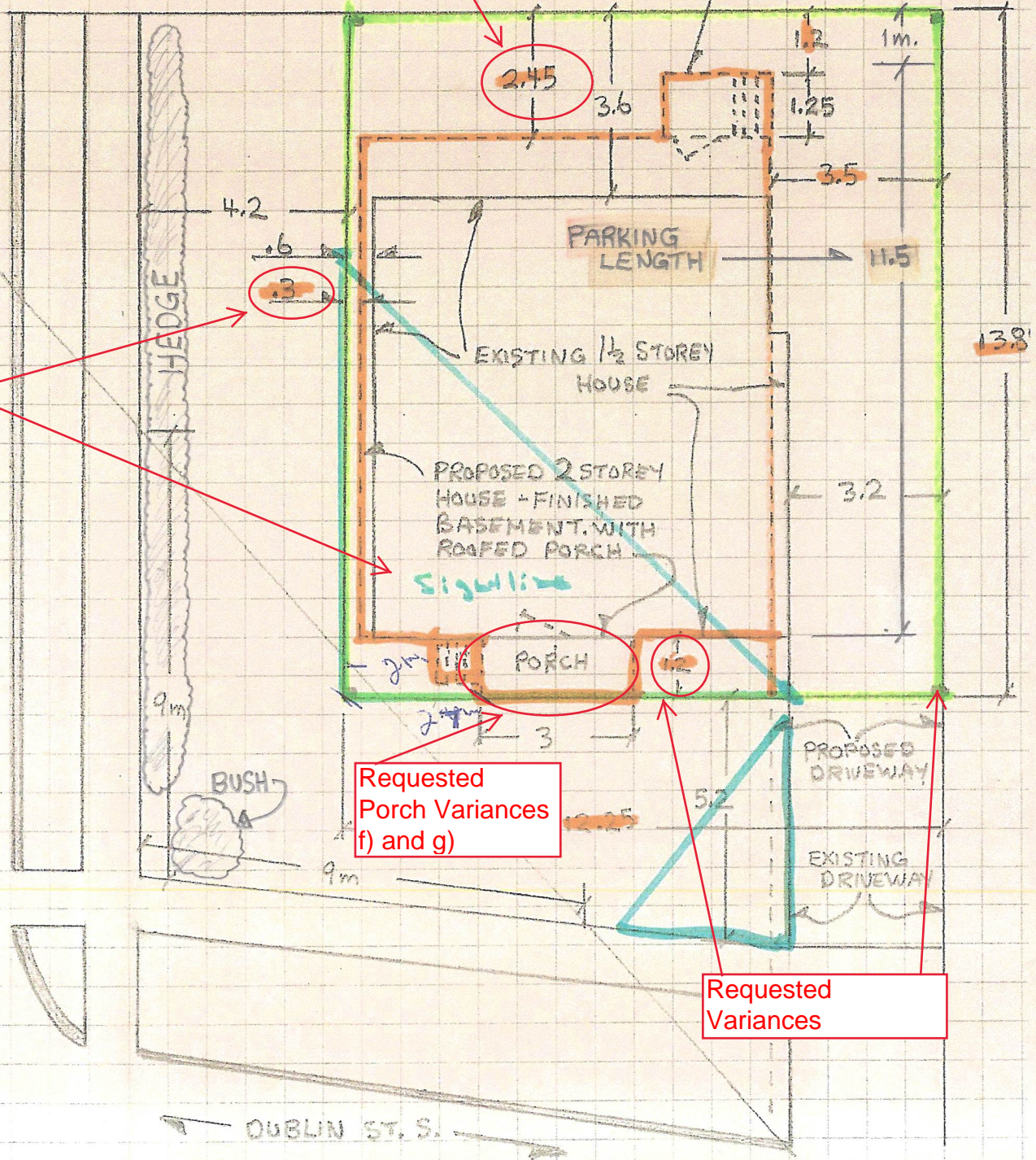
BUSH

Requested
Porch Variances
f) and g)

Requested
Variances



UNCOVERED DECK
ENTRANCE



● - SURVEY STEEL STAKES LOCATE (VAN HARTEN DEC. 15/22)

----- PROPOSED HOUSE WITH ROOFED PORCH.

PROPOSED HOUSE DIM.
LENGTH - 10.2
WIDTH - 8.45
PORCH - 3m x 1.2m

21 DUBLIN ST. S.
SCALE 1:125

OFFICE USE ONLY - Zoning Review – 21 Dublin St S, R.1B, Map 66

Category	Proposal	By-law Requirement	Regulation #	Complies
Use	Single Family Detached	Single Family Detached	5.1.1	Yes
Building Front Yard Setback	1.2m	1.5m	Table 5.1.2, Row 6, 5.1.2.7 i)	No
Building Exterior Side Yard Setback	0.3m	0.52m	Table 5.1.2, Row 7, 5.1.2.7 i)	No
Building Right Side Yard Setback	3.5m	3m	Table 5.1.2, Row 7, 5.1.2.1	Yes
Building Rear Yard Setback	2.45m	2.76m (20%)	Table 5.1.2, Row 8	No
Required Parking Spot Location	Not shown	6 m	4.13.2.1	Unknown
Driveway Width	3.5m	6.5m	4.13.7.2.1 ii)	Yes
Driveway Location Setback to Property Line	0m	0.5m	Table 5.1.2, Row 12	No
Corner Sight line Triangle	House, porch and stairs partially located in sightline triangle	Not permitted in sightline triangle	4.6.1 i)	No
Driveway Sight line Triangle	Not located in sightline triangle	Not permitted in sightline triangle	4.6.2.1.1	Yes
Uncovered Rear Porch Rear Yard Setback	1.2m	0.6m	Table 4.7, Row 2	Yes
Covered Open Front Porch Front Yard Setback	0	2m	Table 4.7, Row 3	No
Covered Open Front Porch Exterior Side Yard Setback	2.7m	2m	Table 4.7, Row 3	Yes
Covered Open Front Porch stairs – Front Yard Setback	0	2m	Table 4.7, Row 3 and note 1	No
Covered Open Front Porch stairs – Exterior Side Yard Setback	2m	2m	Table 4.7, Row 3 and note 1	Yes

The **ONLY** information reviewed during this process is the information provided by the applicant at the time of submission (ie. Scalable drawings etc.) as it relates to the "Purpose of Application" in section 3 of the application.

This review relates to a new detached dwelling.

Based on the information provided, the following variances have been identified:

- A variance to Table 5.1.2, Row 6, and Section 5.1.2.7 i) to permit a front yard setback of 1.2m instead of the required 1.5m.
- A variance to Table 5.1.2, Row 7 and Section 5.1.2.7 i) to permit an exterior side yard setback of 0.3m instead of the required 0.52m.
- A variance to Table 5.1.2, Row 8 to permit for a rear yard setback of 2.45m instead of the required 2.76m.
- A variance to Table 5.1.2, Row 12 to permit the driveway to have a setback of 0m instead of the required 0.5m
- A variance to Section 4.6.1 i) to permit a portion of the house, covered front porch and stairs to be located within the corner sightline triangle
- A variance to Table 4.7, Row 3 to permit the covered front porch to have a front yard setback of 0m instead of the required 2m.
- A variance to Table 4.7, Row 3 and note 1 to permit the stairs of the covered front porch to have a front yard setback of 0m instead of the required 2m.

NOTE: Site plan submitted does not show parking location. Please confirm that the requirement of 11.5m driveway from the property line is provided or additional variance requested for the parking size and or location.

This is a courtesy review to help you identify potential variances. While we endeavour to identify all applicable variances, it is your responsibility to ensure full compliance with the City of Guelph Zoning Bylaw and to ensure that you have applied for the appropriate variances.

Please ensure that you are in compliance with the City of Guelph Zoning Bylaw or ensure that you apply for the appropriate minor variances. The City of Guelph Zoning By-law can be found online at Guelph.ca

The Zoning Review provided through this application process is based on the information provided to staff. The Corporation of the City of Guelph and the writer accepts no liability arising from any errors or omissions that may be made.

If you have questions relating to this review, please contact Michelle at 519-837-5615 ext. 3367.

To schedule a pre-consultation meeting, please email planning@guelph.ca. Please also attach a copy of this review to your pre-consultation request. It is important that you also bring a copy of this review to your meeting.

Administration:

Reviewed By: Michelle Mercier

Date: December 28, 2022

Approved By: Patrick Sheehy

Date: December 28, 2022