

March 11, 2023

Updated: March 22, 2023

**City of Guelph- Committee of Adjustment
Sent via Online Application**

To Whom This May Concern:

Please find attached Committee of Adjustment application to allow for the construction of an addition at 107 Ontario Street, Guelph within the current dwelling footprint. As noted in the Preliminary Zoning Review, the setback on the left side yard does not meet current requirements. It was suggested that:

- A variance to Table 5.1.2, Row 7 to permit for a left yard setback of 0.55m instead of the required 1.5 m.

Additional variances are requested to be considered for the accessory structures on the property. Thus, it was suggested a variance is required:

- Shed/ Greenhouse- 4.5.1.2
- Deck- Table 4.7, Row 1 (if less than 1.2m above grade).

The proposed addition, as noted in the provided draft construction drawings, will complete a second story on the existing 1.5 story brick dwelling. There is no proposed change to the current dwelling footprint. Therefore, the left yard setback will be maintained as it is currently and not further reduced. Further, there is no plans for window on this left side of the addition.

Additional variances are being requested at this time for the side deck, moveable sheds and greenhouse. All structures except for the greenhouse were existing on the property at time of purchase. Currently the estimate difference between the current zoning by-law and plan of survey is 0.10m on the west side and south side. Please note, the existing fence on this side of the property is not in line with the current property line as outline in the survey. The owners are willing to move the moveable structures if required.

All details provided in the online application were provided to the best of the submitter's ability in March 2023. Thus measurements, of the accessory structures may be not 100% accurate due to the depth of snow in the backyard at the time of measuring.

The owner of 107 Ontario Street has met with their left side neighbors, and they are supportive of the addition and works where the most impact from the renovation will occur.

Please advise if any further information is required.

Sincerely,
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