

**Shawn Sawatzky on behalf of John and Sharon Porter
2 Amsterdam Cres
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(519)766-2395
July 3, 2023**

**Committee of Adjustment
Guelph, Ontario**

**Re: Minor Variance Application for 2 Amsterdam Cres,
Guelph, Ontario**

Dear Committee of Adjustment,

I am writing to formally request a minor variance for the property located at 2 Amsterdam Cres in Guelph, Ontario. The purpose of this application is to reduce the rear yard setback from 7.5 meters to 5.65 meters.

I believe that granting this minor variance will not only benefit the property owner but will also contribute positively to the community.

In support of this request, I would like to present the following four-part test, as outlined by the Planning Act of Ontario, which establishes the criteria for minor variance applications:

Is the variance minor?

The proposed reduction of the rear yard setback from 7.5 meters to 5.65 meters can be considered minor since it maintains a reasonable distance from the property line and does not impose any significant adverse impact on the neighboring properties or the character of the community.

Does the variance maintain the general intent and purpose of the Official Plan?

The proposed variance aligns with the general intent and purpose of the Official Plan for the city of Guelph. It does not deviate from the overall objectives of the plan, and it allows for the efficient use of land without compromising the quality of the surrounding area.

Does the variance maintain the general intent and purpose of the Zoning By-law?

The requested reduction in the rear yard setback is consistent with the general intent and purpose of the Zoning By-law. It will not create any significant negative impact on the zoning regulations and will still ensure a reasonable amount of open space for the property.

Is the variance desirable for the appropriate development or use of the land, building, or structure?

Granting this minor variance will enable the appropriate development and use of the land, building, or structure at 2 Amsterdam Cres. It will enhance the functionality of the property while maintaining the character and integrity of the surrounding neighborhood.

Considering the aforementioned points, I kindly request the Committee of Adjustment to carefully review and approve the proposed minor variance. I believe that the benefits gained from this adjustment will contribute positively to the overall aesthetics, functionality, and value of the property.

Thank you for your time and consideration. I look forward to the opportunity to present this application in person, should you require any additional information or clarification. Please do not hesitate to contact me if you have any questions or need further

documentation.

Yours sincerely,

Shawn Sawatzky on behalf of John and Sharon Porter