



September 12, 2023

32690-23

Jeff.Buisman@vanharten.com

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

Attention: Mr. Juan da Silva

Dear Mr. da Silva:

**Re: Minor Variance Application & Sketch
2071 Gordon Street
Part of Lot 13, Concession 7
PIN 71199-0030
Geographic Township of Puslinch
City of Guelph**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the sketch, completed application form, PIN Report and Map, required deeds and Preliminary Garage Plans. Payment of \$1,354.00 to the City of Guelph for the application fee will be made upon receipt of invoice.

Proposal:

The subject property is known as 2071 Gordon Street (PIN 71199-0030) and contains an existing dwelling. The proposal is for the construction of a detached garage to allow for parking and storage.

The zoning by-law requires a maximum ground floor area for all accessory buildings to be 70m² and a maximum building height of 4.0m, and the proposed garage is slightly over these requirements. The Minor Variance Requests are as follows:

- A) To permit a total ground floor area for all accessory buildings to be 82m² vs 70m² as required in Section 15.3.1(a)(iv) of the new Zoning By-law.**
- B) To permit a garage with a maximum height of 5.2m vs 4.0m as required in Section 15.3.1(a)(v) of the Zoning By-law.**

The subject property is unique in that it is within the Geographic Township of Puslinch, but now within the City of Guelph boundary. The property has a City of Guelph zoning of Urban Reserve 1 (UR.1) which permits the legally existing uses, buildings and structures. Accessory buildings are permitted within the UR.1 zone; however, the proposed garage is slightly over the area and height requirements.



We consider these requests to be minor in nature as there are no other accessory buildings on the lot and the height is only a slight increase. The lot size is quite large at 0.5ha compared to a typical "residential" lot within the City and the lot has ample room for a building envelope and to allow for the slightly increased garage size. The garage is set back from the dwelling and the front, rear and side yard setbacks are easily met. The property contains a number of trees, allowing for more privacy and the variances will not have a negative effect on the neighbouring parcels.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman". The signature is fluid and cursive, written over a white background.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Sam Vurrabindi