



# Masri O Architects

609 Kumpf Drive, Suite 101, Waterloo, ON N2V 1K8 | 519-579-0072 | masrioinfo@masrio.ca | www.masrio.ca

November 2, 2023

Planning and Building Services  
Guelph City Hall  
1 Carden Street – 3<sup>rd</sup> Floor  
Guelph, ON

**Re: 108 Ferguson St., Guelph – One-Storey Addition Connecting Existing Dwelling**

Dear Members of the Committee of Adjustment,

Masri O Architects, on behalf of Patrice and Steve Scicluna- Owners of this property, has prepared this letter in support of the Application for Minor Variance to facilitate the addition of an accessory unit to this property

Background:

The Owner acquired the ownership of this property on January 16, 2019. At the time, the property included a separate structure at the rear of the building in addition to the main single-dwelling building. It appears that this accessory structure was used in the past for various uses on and off. The structure appears to be sound and is usable subject to the connection of plumbing and sewage services and the provision of heating.

The Owner wishes to utilize this existing structure as an accessory unit. For this purpose, they have been working on obtaining the required permits. A building permit to connect the existing accessory building to the main dwelling via a corridor/protected breezeway and to make all the utility connections has been submitted to the building department and is pending the approval of this application for minor variances. The building permit has been circulated and approved by the GRCA.

The Planning Act and the City of Guelph By-Laws allow accessory dwellings on all single-home properties. In this case, the owner would be taking advantage of an existing structure that is under-utilized to legalize for the purpose of creating a small accessory (attached) dwelling unit.

The purpose of this application is to legalize the existing conditions related to the South side yard setback.

Requested Minor Variances:

Allow a minimum side yard setback of 0.6m, whereas 1.5m is required.

Zoning By-Law Regulation References:

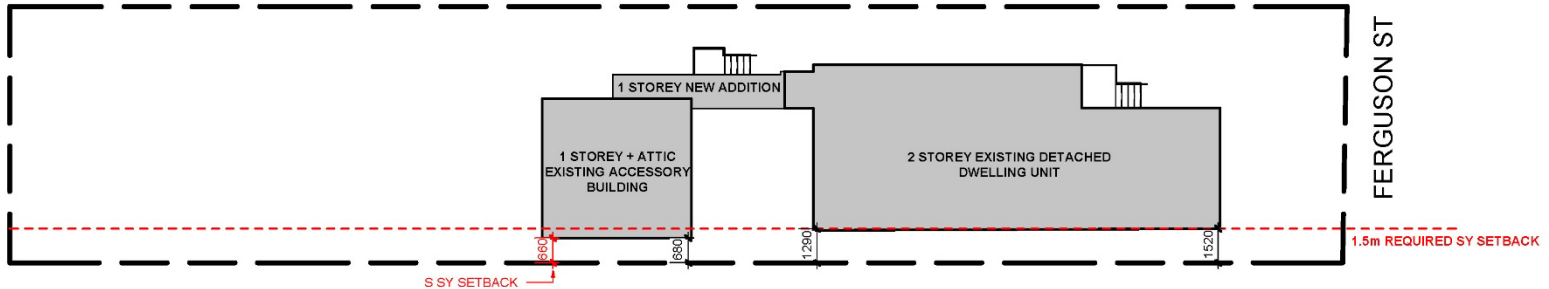
ZB (1995)-14864- Table 5.1.2- Regulations Governing R.1 Zones- Row 7- Minimum Side Yard

ZB (2023)-20790- Part D: Land Use Zones- Low Density Residential 1 (RL.1) and Low-Density Residential 2 (RL.2) Zones- Table 6.3: RL.1 and RL.2 single detached dwelling/ multi-unit buildings (3 units) setback regulations- Interior Side Yard



### Justification of Requested Relief

This condition exists and potentially pre-dates the zoning regulations. As such, the building is legally non-conforming.



### Conclusion

The requested relief for the side yard setback is minor and existing. The purpose of this application is to legalize what is essentially legal non-conforming.

The approval of this variance will allow the use of otherwise unusable existing space and equip it with modern conveniences (utility connections i.e. bathroom and kitchen) to be used as a home for an individual or a couple.

This is desirable for the community and is in keeping with the Zoning By-Laws, Official Plan, and the Planning Act, as well as provincial planning, as it provides an additional residential unit, adding density within a mature urban setting and contributing in a small way to help address the housing crisis.

Respectfully,

Reema Masri, Architect  
B.Sc. Arch. Eng., OAA, MRAIC  
Masri O Inc. Architects