

Dear Trista di Lullo

I am planning on attending the public hearing of the Committee of Adjustment, on Thursday, January 11. Before judging the desirability of relief of setback requirements for lot 49 on Hayes Street, I would like to get a clearer picture of the proposed dwelling for lot 49 on 93 Hayes Street, backing my property on [REDACTED] Brockville Avenue.

1. Is the proposed dwelling approximately 18 by 6 meters, with a floor surface of around 108 sq. meters? Is the lot approximately 7.60 meters by 31 meters, around 236 sq. meters? Will the proposed dwelling on lot 49 occupy around 46% of the lot? This seems a very high percentage and I wonder if this is correct.
2. Is the setback from the back of the property line of the proposed dwelling 3.5 m? There is a tree in the lane abutting lot 48 that is protected according to City specifications as mentioned in the plan that was sent to us. Part of the tree's canopy, and thus its root system, covers lot 49. This is also the area where the building is planned, including the basement, where deep digging is planned to take place. This will almost certainly compromise the health of the tree. Has the City assessed the impact of building and excavating so close to this tree?
3. We have installed a chicken coop in our backyard that fulfills bylaw requirements for the setback from our property line. The coop also has the required distance from neighboring houses. The proposal for the dwelling will not have the required distance to our chicken coop. Would this pose a potential issue?

Also, I would like to be notified of the decision of the City of Guelph Committee of Adjustment about the proposed minor variance, once a decision has been made. Thank you.

Regards,

Veronica Ettema
[REDACTED] Brockville Avenue
[REDACTED] Guelph