



LAND SURVEYORS and ENGINEERS

November 11, 2020

28880-20

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
63 Durham Street
All of Lot 6, Plan 296
PIN 71288-0060
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, the required deeds and PIN Report and Map. Payment of \$950 for the application fee has been made by the client.

Proposal:

Four minor variance requests are being made for the above-mentioned property. The minor variances requests are as follows:

- A) To permit a proposed left side yard setback to the addition to be 0.77m instead of 1.5m as required in Section 5.1.2, Row 7 of the Zoning By-law.**
- B) To permit a proposed right side yard setback to the addition to be 0.60m instead of 1.5m as required in Section 5.1.2, Row 7 of the Zoning By-law.**
- C) To permit a proposed front yard setback to an open, roofed porch to be 0.4m instead of 2.0m as required in Table 4.7, Row 3 of the Zoning By-law.**
- D) To permit the proposed interior parking space width to be 2.9m instead of 3.0m as required in Section 4.13.3.2.2 of the Zoning By-law.**

A one storey, single-detached dwelling currently exists at 63 Durham Street and an addition is proposed. The proposal is for a 2nd storey addition along with an attached garage and covered deck at the rear, as well as an open-roofed porch at the front.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

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The zoning for the subject property is Residential R.1B which permits a single-detached dwelling. The frontage and lot area are under the required minimums but are considered legal non-conforming and will remain as such. The majority of the minor variance requests were considered legal non-conforming as this is an old dwelling, however with the second storey addition and proposed garage the variances are required to bring the parcel into conformance. The existing west side yard is 0.77m and we are addressing this as a minor variance request to acknowledge the deficiency. The proposed addition will reduce the east side yard from 3.67m to 0.60m and we are addressing this in the variance request. An open, roofed porch is proposed and the front yard setback to this will be 0.4m instead of 2.0m as required in the Zoning By-law. Lastly, the interior parking space in the proposed garage will have a width of 2.90m which is slightly under the 3.0m minimum, however it is large enough to fit a car.

The variance for the open roofed porch is very reasonable in light of environment on the street. Durham Street is 30.18m wide which is 50% greater than the typical/standard road width of 20.1m. All the houses on the street have, therefore, been constructed relatively close to the front property line. The front yard extends 6.3m further in front of the property line (6.3m from the front property line to the house side of the public sidewalk). The curb of the road is another 4m into the road. There is no atmosphere of squishing this porch into the property.

We consider these requests to be minor as they follow the general intent of the Official Plan and Zoning By-law and will not have a negative effect on the neighbouring parcels. The dwellings on the two neighbouring parcels are set further inward on their respective properties, and therefore the reduced side yard will not impact the property or adjacent lots. Furthermore, the adjacent dwellings and others on this block are all 1^{1/2} to 2 storeys and the proposed addition will fit the character of the area.

The proposal is very practical and provides a great opportunity to increase the house size and renovate the existing dwelling while working with the existing set-back deficiencies. Preliminary discussions were held with the City of Guelph Staff and no concerns were raised.

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".

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

cc Zachary Fischer, Mezcon Construction