



LAND SURVEYORS and ENGINEERS

May 5, 2020

28220-20

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
120 Kathleen Street
Part of Lot 7, Concession 3
PIN 71298-0116
Guelph Township
City of Guelph**

Please find enclosed an application for a minor variance on the above-mentioned property that is being submitted for Nick Spaling – future owner of the property. Included with this submission are copies of the sketch, completed application forms, the required deed, PIN Report and Map, and a cheque of \$950.00 to the City of Guelph.

Proposal:

One minor variance request is being made for the above-mentioned property. The minor variance request is as follows:

- A) To permit the side yard setback for the proposed 2 storey building addition to be 0.65m instead of 1.5m as required in Table 5.1.2, Row 7 of the Zoning By-law.**

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

www.vanharten.com



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A single-detached dwelling exists on the subject property and the proposal is to construct a second floor on the existing 1 story dwelling, add to the rear and construct an attached garage on the driveway side of the property. The existing detached garage will be removed. The Minor Variance is required to allow for the addition to the existing dwelling – specifically the proposed garage. The property is zoned Residential R.1B and the remaining zoning requirements are met.

The current owner is Rob Green, however, Nick Spaling is purchasing the property and the closing date is set for June 3, 2020.

The proposal is very practical and provides a great opportunity to increase the house size and renovate the existing dwelling while adhering to the zoning requirements except for the side yard setback. Preliminary discussions were held with the City of Guelph Staff and no concerns were raised.

Please continue to work with Nick Spaling as he is the agent for this application.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman". The signature is written in a cursive, flowing style.

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

cc Nick Spaling
cc Rob Green