

June 3, 2025
Project No. 2401116

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

**Re: Minor Variance Application
36 Verney Street
Guelph, Ontario**

To Whom it May Concern:

Please find enclosed an application for Minor Variance for 36 Verney Street. The proposed development is a new 272 m² water booster pumping station building on the property of the City of Guelph's existing Verney Water Tower. Following a Pre-Consultation Meeting with the City on April 16, 2025 (Site Plan File Number PRE25-002S), we are seeking minor variance from one zoning requirement per comments from City staff.

The property is currently zoned RL.1 under the (2023)-20790 Zoning Bylaw. Per Table 6.3 Row D of the 2023 zoning bylaw, minimum rear yard setback is 7.5 m or 20% of the lot depth, whichever is less. The rear yard setback for the proposed building will be 4.72 m. Conforming with the minimum rear yard setback of 7.5 m is not feasible. Moving the building further north will result in blocking the existing entrance from the 253/263 Exhibition Street parking lot, which is the designated fire route. Reducing the footprint of the proposed building is not practical as the space is already optimized for the required equipment, instrumentation and piping. Therefore, variance is requested from the 7.5 m minimum rear yard setback to allow for a rear yard setback of 4.72 m.

We are submitting this minor variance application prior to the June 10, 2025 deadline for inclusion in the Committee of Adjustment hearing meeting on July 10, 2025. Along with this cover letter and the submitted application form, please find enclosed digital versions of the following:

1. Site Plan, Revision 2 (Drawing SP-1)
2. Elevations, Revision 1 (Drawing A201)

The City of Guelph's Project Manager, Nathan Morris, will arrange for payment of the required fee.

If you have any questions, please feel free to contact me at [REDACTED]

Sincerely,

GEI Consultants Canada Ltd.



Andrea Reed, P.Eng.
Project Engineer

AR/

[REDACTED]

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Encl.