

June 5, 2020

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**

**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 1 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.**

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 1 storey 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 1 storey garage. The property is zoned Residential R.1B and the remaining zoning requirements are met.

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.

Very truly yours,  
Nick Spaling