

## Committee of Adjustment

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**From:** Frances Snider [REDACTED]  
**Sent:** Thursday, August 6, 2020 11:16 AM  
**To:** Committee of Adjustment  
**Subject:** Application for 104 Winston # A-38/20

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning COFA,

I am writing in regard to the recent notice of public hearing letter received this week for the application at 104 Winston Cres.

I am the owner of the home at 102 Winston Cres which is directly adjacent to the property application that was submitted, and we share the existing shared driveway and detached garage which are being proposed to be removed. As I have just learned of these plans, my main concern is obviously the removal of the garage which I have a vested interest in. As the home owner does not currently reside there, I have just reached out to the home owner for 104 Winston Cres through the online contact information to find out about plans for the garage and to ensure that our side of the garage is not going to be affected with this endeavour. I don't have a problem with the overall plan the owner has for the home / property, however, I do have some specific concerns as I am directly affected.

My comments/ concerns that I would like addressed by the committee of adjustment is the following:

1. **Shared Garage** - The removal of half of the garage is a great concern and I would like detailed plans (in advance) for the support planned, and the assurance of the integrity of the remaining structure on my property and it being structurally sound. Further, I would like assurances that we will not have future problems with the garage or continued use of the garage. Also, will these plans to my side of the garage be policed by the city of Guelph engineer or via a permit?
2. **Construction on South side of property on Pt Lt 21** - with the addition, as we have a shared driveway, I would like assurances that our driveway situation is not going to be affected by the construction, and if there are any affects to my side of the driveway that the applicant is responsible for all costs incurred in this endeavour.
3. **Side yard variance** - Side yard setback currently required is under 5 ft; the requested variance is under 4 ft. There are proposed man doors on the garage side of the home, so how is 3.9 ft going to be enough for foot traffic on this side? Also, with a 2-storey wall on the south side of the property, and my existing garage remaining on site, I as the adjacent neighbour would appreciate the setback be maintained specifically on the garage side of the property.
4. **Parking** - the proposed parking is for 2 cars in tandem - 1 in garage and 1 in driveway - is this sufficient for a 2 unit dwelling?

As I just received this notice of public hearing yesterday, and haven't had much time to digest, I reserve the right to add other comments / concerns prior to the hearing next week, and per my conversation with Trista Di Lullo this morning.

Please confirm receipt of this email, and feel free to contact me if you need any clarification. Thanks!

Wishing you a wonderful week!

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Warm Regards,

Frances Testani

Owner of 102 Winston Cres, Guelph ON