



October 30, 2023

32565-23

Jeff.Buisman@vanharten.com

Planning Services  
City of Guelph  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

Attention: Ms. Lindsay Sulatycki

Dear Ms. Sulatycki,

**Re: Zoning By-Law Amendment Application Submission  
41 & 35 Janefield Avenue  
All of Lot 4 and Part of Lot 5, Registered Plan 435  
PIN 71248-0038 & 71248-0037  
City of Guelph**

Please find enclosed the completed application package for a Zoning By-law Amendment on the above-mentioned properties. The following documents are included with this submission:

- Two copies of this Covering Letter
- Two copies of the Development Review Committee Pre-Consultation Checklist
- Two copies of the Zoning By-law Amendment Application Form
- Two copies of the Planning Justification Report prepared by Arcadis IBI Group
- Two copies of the Draft Zoning By-law and Schedule 'A' for R.2
- Six copies of the Site Plan prepared by Van Harten Surveying
- Six copies of the Grading / Drainage / Servicing Plan prepared by Van Harten Surveying
- Two copies of the Functional Servicing Brief including Storm Water Management Report prepared by Van Harten Surveying
- Two copies of the Phase 1 Environmental Site Assessment prepared by Chung & Vander Doelen Engineering Ltd.
- Two copies of the Feasibility Noise Study prepared by Arcadis IBI Group.
- Two copies of the Section 59 Policy Applicability Review Form
- Two copies of the Contaminated Site Screening Questionnaire Form
- Two copies of the PIN Report and Map and the required Deeds.
- Two copies of the Agreement of Purchase and Sale for 41 Janefield Avenue
- Image of Site for Site Sign – Simplified Site Plan (electronic only)
- Payment in the amount of **\$13,577.83** to the **City of Guelph** for the application fee will be made via Electronic Funds Transfer by the property owner.

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

2106 Gordon Street  
Guelph, ON, N1L 1G6  
519-821-2763

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

**Proposal:**

The subject properties are known as 41 Janefield Avenue (71248-0038) and 35 Janefield Avenue (71248-0037), and both contain existing single-detached dwellings with accessory buildings. All buildings from both properties will be removed and the development of semi-detached dwellings with accessory dwelling units are proposed.

There are 2 semi-detached dwellings proposed (4 units) on the properties and each dwelling unit will contain an accessory dwelling unit in the basement and each parcel will also have a separate accessory dwelling unit in the rear yard, for a total of 12 residential units on the lots.

The properties are currently zoned Residential R.1B which does not permit semi-detached dwellings. The parcels will be rezoned to a Specialized R.2 to permit semi-detached dwellings with accessory dwelling units. The parcels will then be severed to separate each unit, pending zoning amendment approval. The proposal is to rezone the parcels is required in order to develop and intensify the lands.

Please note that only the southeasterly part of 35 Janefield Avenue is subject to this Zoning Amendment Application and the remainder of the parcel (shown as "Retained Parcel" on the Site Plan) is being developed separately with the parcel to the north.

Please see the Zoning By-law Amendment requests below:

**Parcels 1, 2, 3 and 4:**

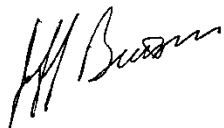
- Rezone from Residential R.1B to Residential R.2-XX (Semi-Detached/Duplex)
  - Permit a maximum Driveway width of 5.0 metres, whereas the Zoning By-law requires 3.5 metres in Section 4.13.7.2.3.

**Summary:**

A Zone Change application is being submitted with the require plans and studies to support this positive in-fill development. We look forward to the City's response and input on this development.

Please call me if you or any of the City Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



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

cc Zachary Fischer, Mezcon Construction