



LAND SURVEYORS and ENGINEERS

June 24, 2021

28200-20

Jeff.Buisman@vanharten.com

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

Attention: Ms. Laurie Iversen

Dear Ms. Iversen,

Re: Zoning By-Law Amendment Application Package
151 Bristol Street
All of Lot 35 & 36, Plan 42
PIN 71281-0159
City of Guelph

Please find enclosed the completed application form for a Zoning By-law Amendment on the above-mentioned property. Included with this submission are copies of the completed Application, Site Plan/Lot Grading Plan, Planning Justification Report prepared by John Cox Planning Consultants, Draft Proposed Zoning By-law and Schedule 'A', Clearance Notice under the Clear Water Act, PIN Report and Map and the required deed.

The following studies / documents have also been included with this submission:

- Building Elevations prepared by Groen Design
- Human Health Risk Assessment by NovaTox
- Tree Preservation Plan by Aboud & Associates
- Functional Servicing Report (including Storm Water Management Report) prepared by Van Harten Surveying
- Geotechnical/Soil Report prepared by CMT Engineering inc.
- Stage 3 Archaeological Assessment prepared by Detritus Consulting Ltd.
- Phase 1 & 2 Environmental Site Assessment prepared by Bluewater Geoscience Consultants Inc.
- Traffic Flow to proposed driveways is presented on the Site Plan.

Based on our review of the 2021 fees, minus the DRC Review fee, we believe the application fee will be \$15,698.58 but please confirm and provide the payment options.

We are waiting to confirm the GRCA review fee but we will pay this upon their request.

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

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Proposal:

The property currently contains a single detached dwelling and detached garage on the parcel known as 151 Bristol Street (PIN 71281-0159); however, these are to be removed and five On-Street Townhouse Units are proposed. The subject property is currently zoned Residential R.1B which doesn't permit townhouse units and the intention is to rezone to the parcel to Residential R.3B to permit five on-street townhouse units.

Please see the Site Plan/Lot Grading Plan attached which shows the existing and proposed buildings and services, along with the Planning Justification Report and related documents for more detail about the proposal.

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

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman".

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

- cc Zachary Fischer, Mezcon Construction
- cc Will Platt of Madalikat Developments Ltd.
- cc John Cox. JL Cox Planning
- cc Mike Vaughan, Van Harten Surveying