

Shane McMann

Applicant

13 Bedford Rd

Guelph, ON N1E 0P3

Date: November 15th 2025

Committee of Adjustment

Township of Guelph/Eramosa

RE: Minor Variance Application for 13 Bedford Rd, Guelph, ON – Side Yard Setback (Pandora Dr Side)

To the Members of the Committee of Adjustment,

I am submitting this letter in support of a Minor Variance application on behalf of the homeowner, **Kyle Griffiths**, for the property located at **13 Bedford Rd, Guelph, ON**.

The property is currently zoned **RR**, which requires a **4.5-metre side yard setback**. We are requesting approval to reduce the setback on the **Pandora Drive side** to **2 metres** in order to construct a proposed accessory building.

This request arises from several practical constraints and considerations:

- **Corner Lot Zoning Impact:** The only reason this property requires a 4.5-metre setback is because it is designated as RR due to being on a corner lot. Comparable homes in the surrounding neighbourhood are not zoned RR and are permitted a **2-metre setback**, which aligns with our request.
- **No Obstruction or Safety Concerns:** The proposed setback will not obstruct any sightlines, stop signs, or visibility at the corner. It also will not create any blind spots for vehicles or pedestrians.
- **Neighbourhood Compatibility:** The proposed building will not interfere with any neighbour's view or enjoyment of their property. I have spoken with the adjacent neighbours who will see the garage, and they have all verbally confirmed they have **no concerns** with the proposal.
- **Site Constraints – Septic System:** Maintaining the required 4.5-metre setback is not feasible due to the location of the property's septic bed, which would conflict with the placement of the proposed structure.
- **Size Requirements:** Reducing the size of the building is not an option, as doing so would result in a structure too small to meet the necessary functional needs.

Given these factors, we believe this variance is both reasonable and consistent with the



general intent of the zoning bylaw, while also maintaining the character of the neighbourhood. There will be no negative impacts to traffic, safety, or adjacent properties.

We respectfully request that the Committee approve this Minor Variance application.

Thank you for your time and consideration. Please feel free to contact me if any additional information is required.

Sincerely,

**Shane McMann**

Applicant

Phone: (519)943-6663

Email: [canadianoutbuildings@gmail.com](mailto:canadianoutbuildings@gmail.com)