COMMITTEE OF ADJUSTMENT AGENDA

Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, February 9, 2017 – 4:00 p.m.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the hearing. Please note that this hearing will be audio recorded.

Public hearing for applications under sections 45, 50 and 53 of the Planning Act.

Disclosure of Pecuniary Interest and General Nature Thereof
Approval of minutes – January 12, 2017 hearing minutes
Election of Chair and Vice-Chair for 2017
Requests for withdrawal or deferral of applications

Current Applications

a)	**A-8/17**	Owner:	Susan Yates & Ahti Aavasalmi
		Agent:	William Spira
		Request:	Variances for front & side yard setbacks and location of off-street parking
		Location:	82 Division Street
b)	**A-9/17**	Owner:	Robert & Kathryn MacLean
		Agent:	N/A
		Request:	Variance for location of off-street parking
		Location:	46 Elora Street
c)	**A-10/17**	Owner:	Nasrollah Azizeddin & Basak Ardalani
		Agent:	Mansour Navab
		Request:	Variance for right side yard setback
		Location:	14 Maple Street
d)	**B-2/17**	Owner:	Henry Hanlon
		Agent:	Jeff Buisman, Van Harten Surveying Inc.
		Request:	Consent for severance to create a new lot
		Location:	108 & 110 Nottingham Street
e)	**B-3/17**	Owner:	Robert Bell
		Agent:	Jeff Buisman, Van Harten Surveying Inc.
		Request:	Consent for severance as a lot addition
		Location:	86 Arthur Street North
f)	**A-11/17**	Owner:	Robert Bell
		Agent:	Jeff Buisman, Van Harten Surveying Inc.
		Request:	Variance for distance of porch from lot line
		Location:	86 Arthur Street North
g)	**A-12/17**	Owner:	Robert Bell
		Agent:	Jeff Buisman, Van Harten Surveying Inc.
		Request:	Variance for lot frontage
		Location:	86 Arthur Street North

OTHER BUSINESS
ADJOURNMENT – next regular hearing March 9, 2017

To be notified of any of the decisions of the City of Guelph Committee of Adjustment, you must submit a "Request for Written Decision" form.

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

CITY OF Guelph
Making a Difference

An Application for Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 82 Division Street

PROPOSAL: The applicant is proposing to construct a 88.63 square metre second storey addition to the existing single detached dwelling.

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Section 4.13.2.1, Table 5.1.2 Rows 6, 6a and 7, and Section 5.1.2.7(i) of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

a) that every required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building;
b) for dwellings located within Defined Area Map Number 66 the minimum front yard shall be 6 metres or the average of the setbacks of the adjacent properties, being 6 metres;
c) for dwellings located within Defined Area Map Number 66 the minimum exterior yard shall be 6 metres or the average of the setbacks of the adjacent properties, being 5.19 metres; and
d) a minimum side yard of 1.5 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit:

a) a distance of 4.4 metres from the required parking space to the street line;
b) a front yard setback of 4.84 metres;
c) an exterior side yard setback of 4.4 metres; and
d) a right side yard setback of 0.9 metres.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE:	**Thursday, February 9, 2017**
TIME:	**4:00 p.m.**
LOCATION:	**Council Chambers, City Hall, 1 Carden Street**
APPLICATION NUMBER:	**A-8/17**

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **February 2, 2017 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact Jennifer Slater, Program Manager Information, Privacy and Elections at privacy@guelph.ca or at 519-822-1260 ext. 2605.

ADDITIONAL INFORMATION

Agendas and comments related to this application will be available online at:

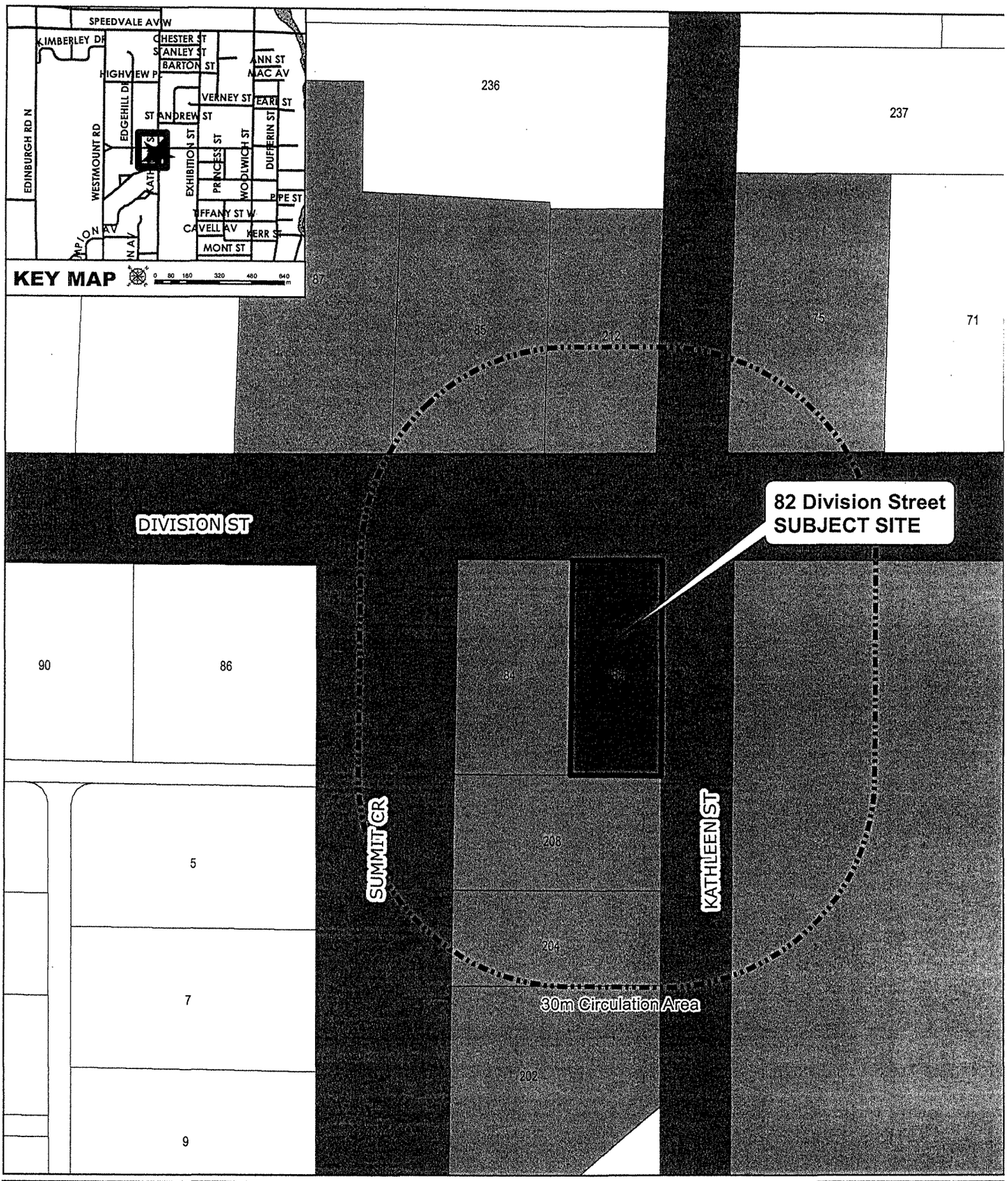
www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

NOTICE OF THE DECISION

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Municipal Board.

Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 20th day of January, 2017.

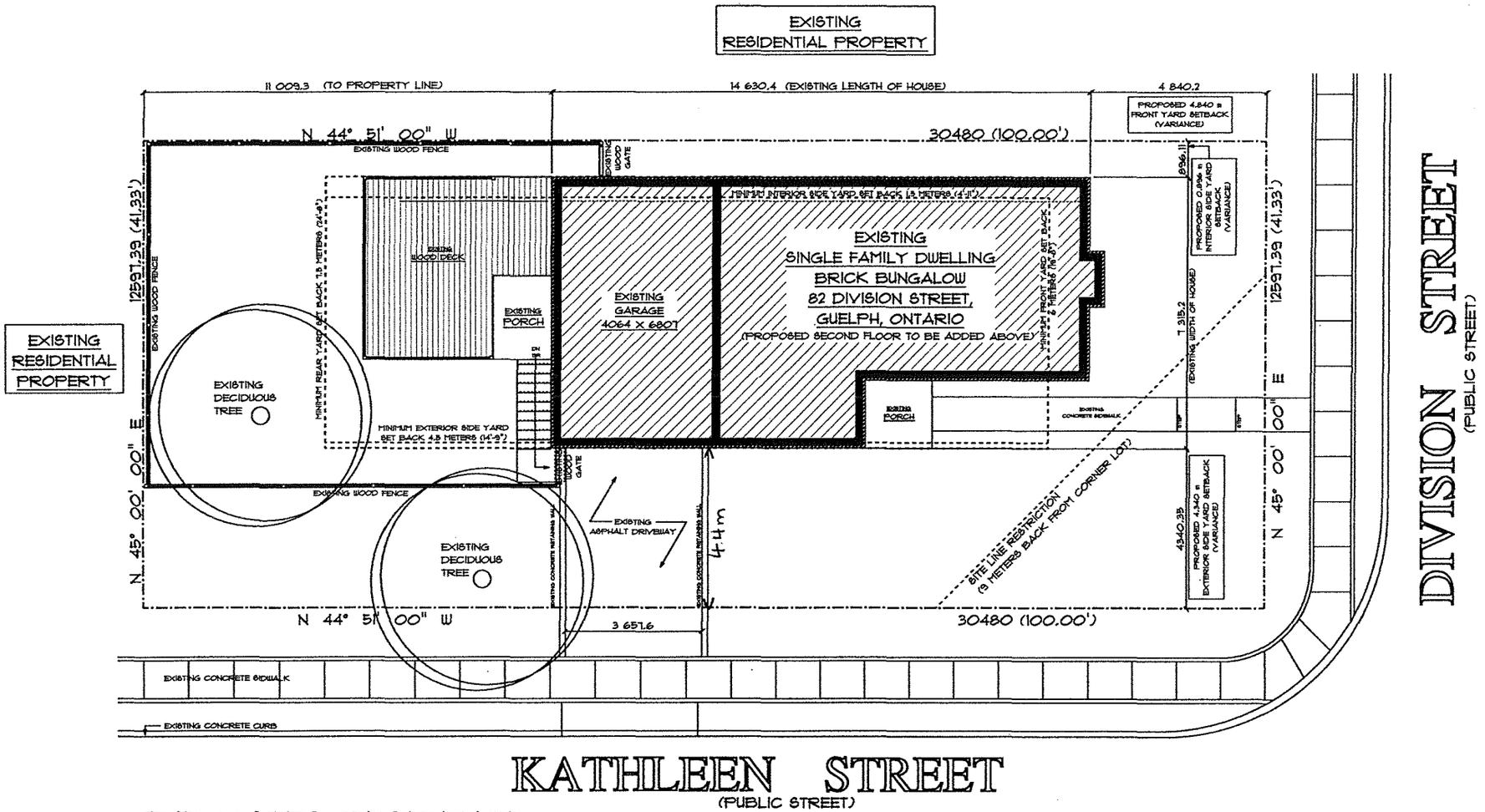


0 4.5 9 18 27 36 m

30m CIRCULATION AREA
82 Division Street
File No.: A-8/17

CITY OF Guelph
Making a Difference

Produced by the City of Guelph
Committee of Adjustment



THE YATES RESIDENCE
82 DIVISION STREET, GUELPH, ONTARIO
SITE PLAN

SCALE: 1:100

PLOT DATE: January 11, 2017

William Spira
ARCHITECTURAL ILLUSTRATION & DESIGN

53 Pleasant Road, Guelph, Ontario, Canada N1E 3Z5
tel: 519.822.3667 fax: 519.822.8062 email: billspira@sympatico.ca

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

CITY OF Guelph
Making a Difference

An Application for Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 46 Elora Street

PROPOSAL: The applicant is proposing to construct a 38.18 square metre addition to the existing single detached dwelling.

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.13.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that every required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building.

REQUEST:
The applicant is seeking relief from the By-law requirements to permit a distance of 4.64 metres from the required parking space to the street line and that the required parking space be in front of the main building by 1.3 metres.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE:	**Thursday, February 9, 2017**
TIME:	**4:00 p.m.**
LOCATION:	**Council Chambers, City Hall, 1 Carden Street**
APPLICATION NUMBER:	**A-9/17**

PROVIDING COMMENTS
Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **February 2, 2017 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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ADDITIONAL INFORMATION
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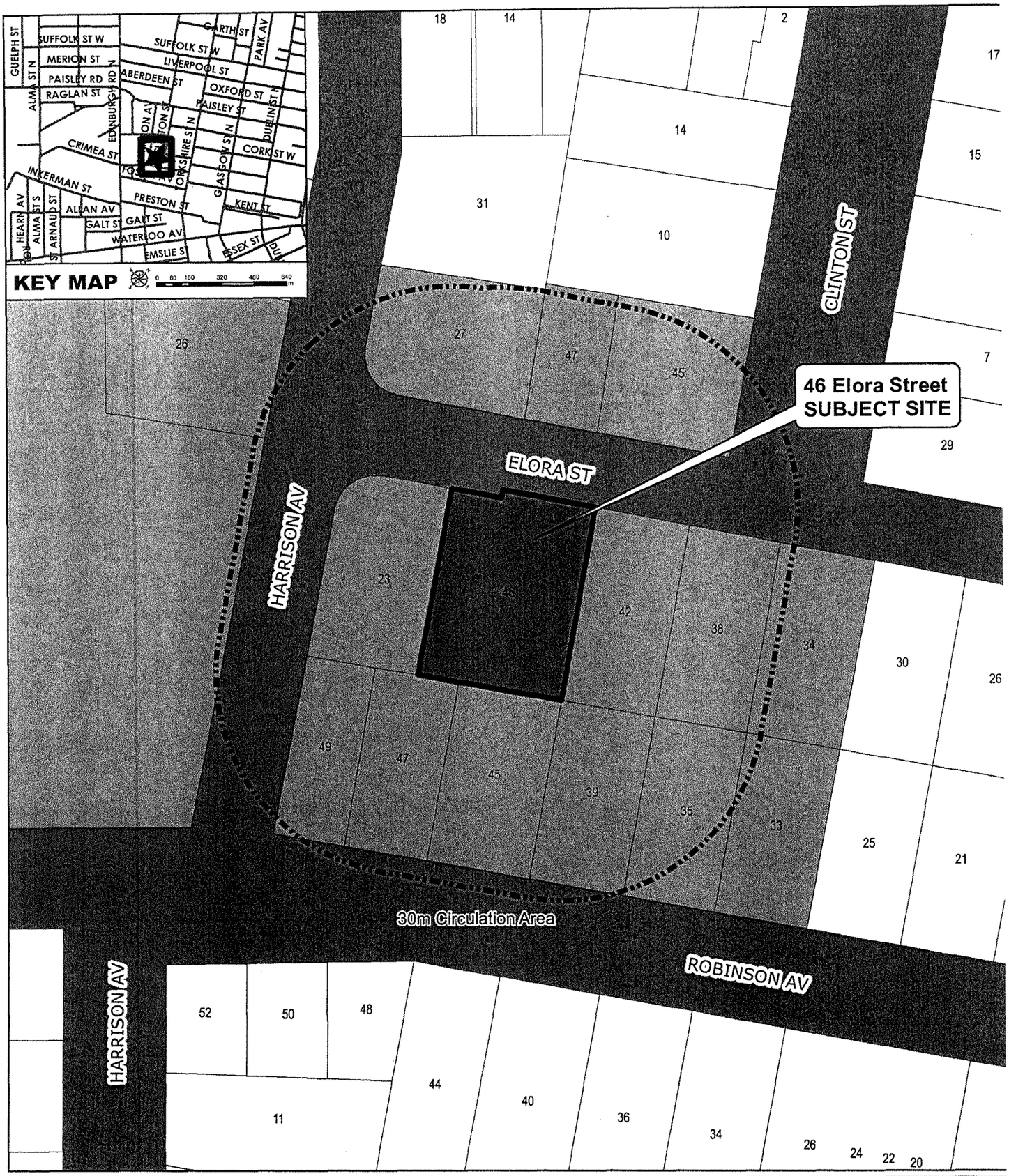
NOTICE OF THE DECISION
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Municipal Board.

Committee of Adjustment, City of Guelph, 1 Carden Street, Guelph ON N1H 3A1
Phone: 519-822-1260 ext. 2524 | Fax: 519-763-1269 | Email: cofa@guelph.ca

Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 20th day of January, 2017.

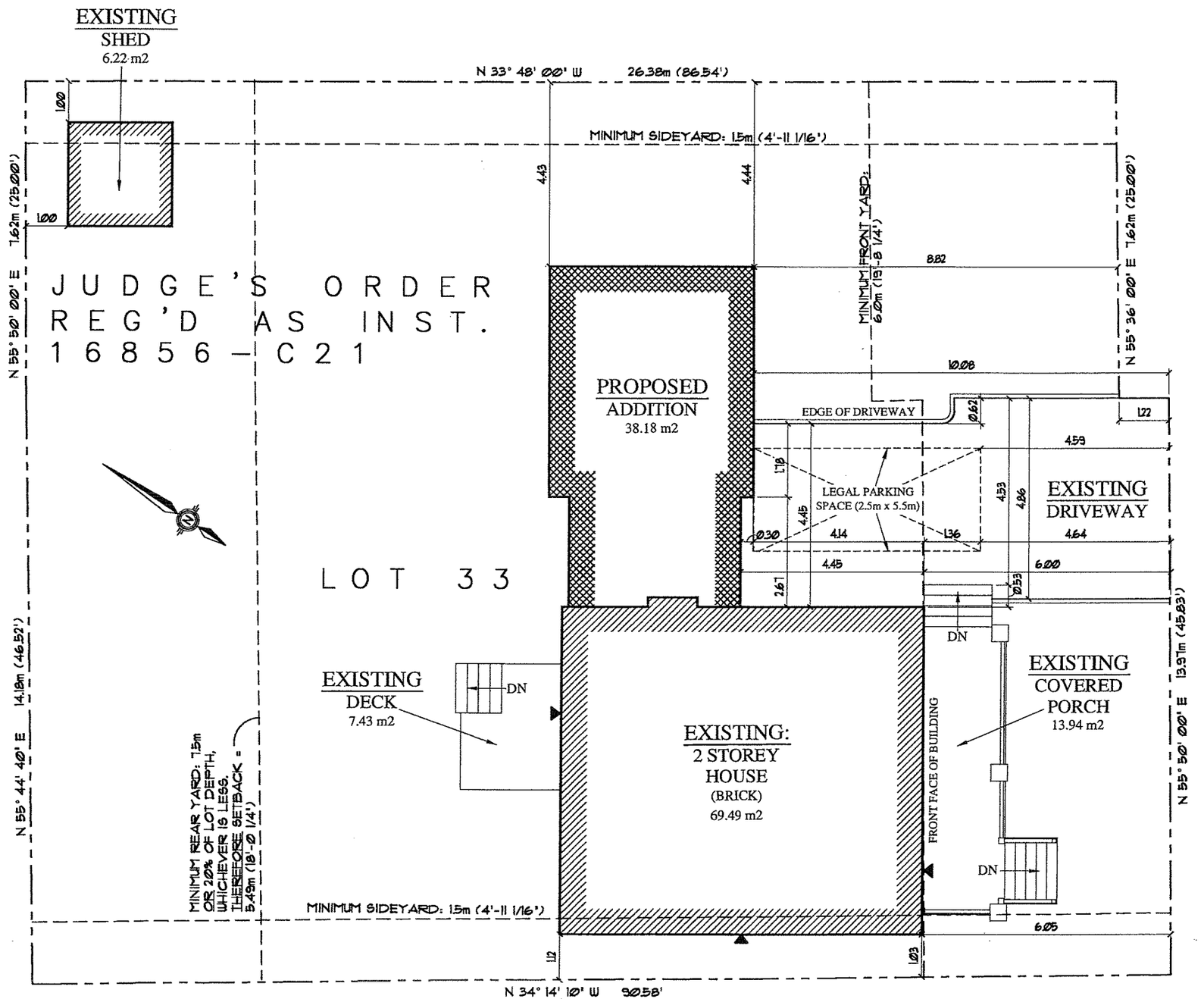


0 4.75 9.5 19 28.5 38 m

30m CIRCULATION AREA
46 Elora Street
File No.: A-9/17

CITY OF Guelph
Making a Difference

Produced by the City of Guelph
Committee of Adjustment



PROJECT DATA:

STREET ADDRESS: 46 ELORA STREET

TOTAL LOT AREA:	(589 m2)
EXISTING HOUSE AREA:	(69 m2)
EXISTING SHED AREA:	(6 m2)
EXISTING DECK AREA:	(21 m2)
EXISITNG TOTAL COVERAGE:	(97 m2)
PROPOSED ADDITION:	(38 m2)
PROPOSED COVERAGE:	(135 m2)
PROPOSED COVERAGE (%):	22.9%

REFERENCED: PLAN OF PART OF LOT 30 NORTHEAST SIDE OF DUKE STREET, REGISTERED PLAN 161 CITY OF GUELPH COUNTY OF WELLINGTON, AS PREPARED BY BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED (DATED NOV. 6, 1998). DISTANCES SHOWN ON THIS PLAN ARE IN FEET

REFER TO ELEVATIONS FOR SPOT-ELEVATIONS

ZONING DATA:

PROPERTY ZONING:
R1B-10 AS PER DEFINED AREA MAP 38, CITY OF GUELPH BY-LAW (1995) - 14864, AS LAST AMENDED BY BY-LAW (2014) - 19793

BLR DRAFTING&DESIGN
PJ 519-590-4620

I, BERNIE ROSSEL review and take responsibility for the design work on behalf of BLR Drafting & Design registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate class(es)/categories.
Firm BCIN: 41224
Individual BCIN: 20333
Signed:

VanderBuilt
RESIDENTIAL DESIGN | BUILD
PJ 519-820-8488

STATUS:	MINOR VARIANCE
PLOTTED:	JAN. 6/2017
SCALE:	1:100
DRWN BY:	BLR
DATE:	JAN. 6/2017
LAST REV:	JAN. 6/2017

PROJECT: GREAT ROOM ADDITION
46 ELORA STREET (MacLean Residence)
GUELPH, ONTARIO

TITLE: SITE PLAN:
PROPOSED ADDITION LOCATION

SHEET No: 1 OF 3

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

CITY OF Guelph
Making a Difference

An Application for Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 14 Maple Street

PROPOSAL: The applicant is proposing to demolish the existing single detached dwelling and build a 274 square metre single detached dwelling.

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum side yard of 1.5 metres.

REQUEST:
The applicant is seeking relief from the By-law requirements to permit a right side yard of 0.9 metres.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE:	**Thursday, February 9, 2017**
TIME:	**4:00 p.m.**
LOCATION:	**Council Chambers, City Hall, 1 Carden Street**
APPLICATION NUMBER:	**A-10/17**

PROVIDING COMMENTS
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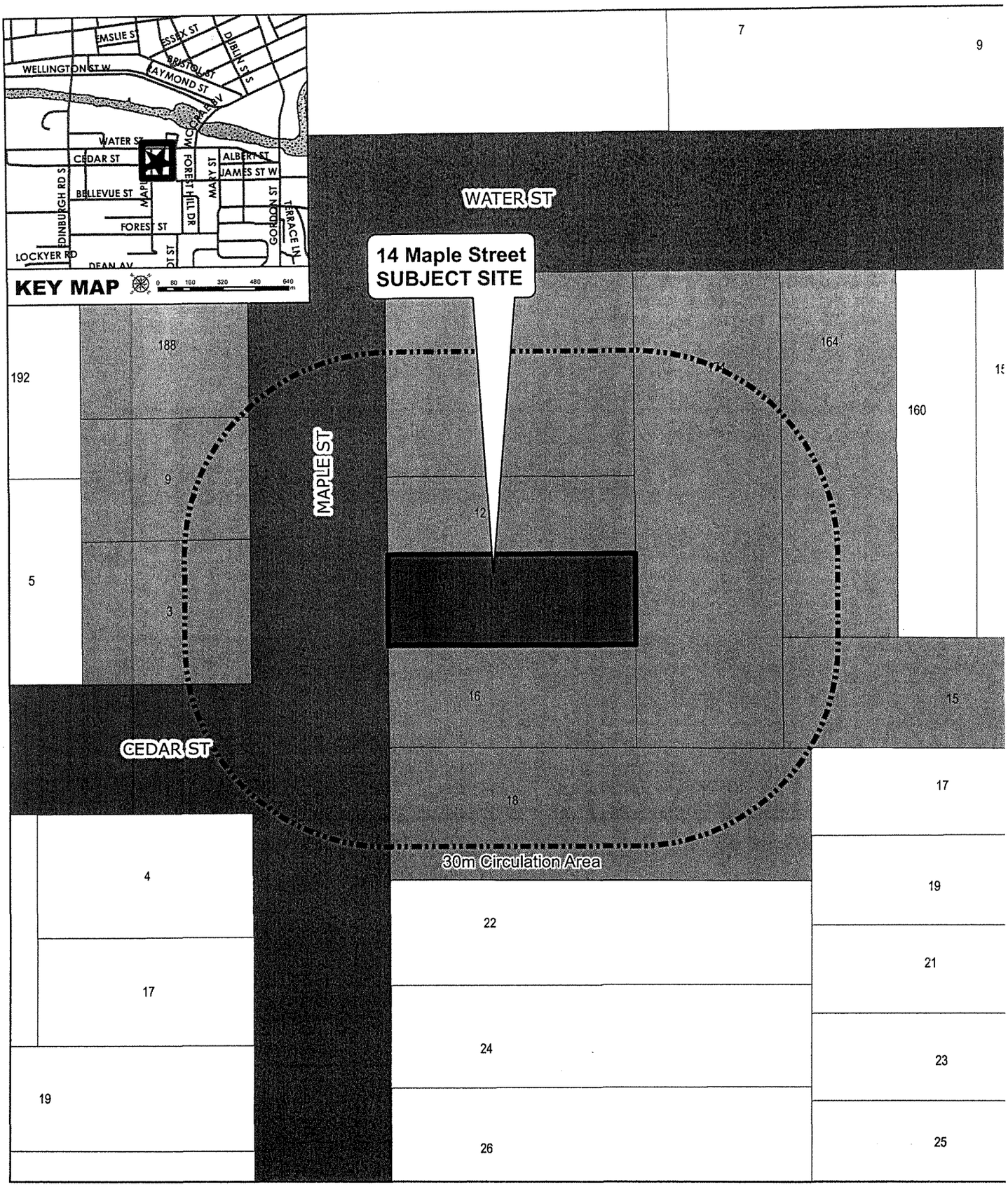
Trista DiFillo

Committee of Adjustment, City of Guelph, 1 Carden Street, Guelph ON N1H 3A1
Phone: 519-822-1260 ext. 2524 | Fax: 519-763-1269 | Email: cofa@guelph.ca

Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 20th day of January, 2017.

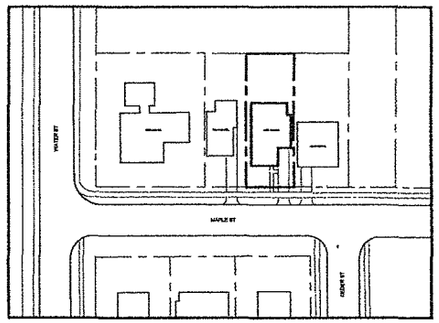


0 4.75 9.5 19 28.5 38 m

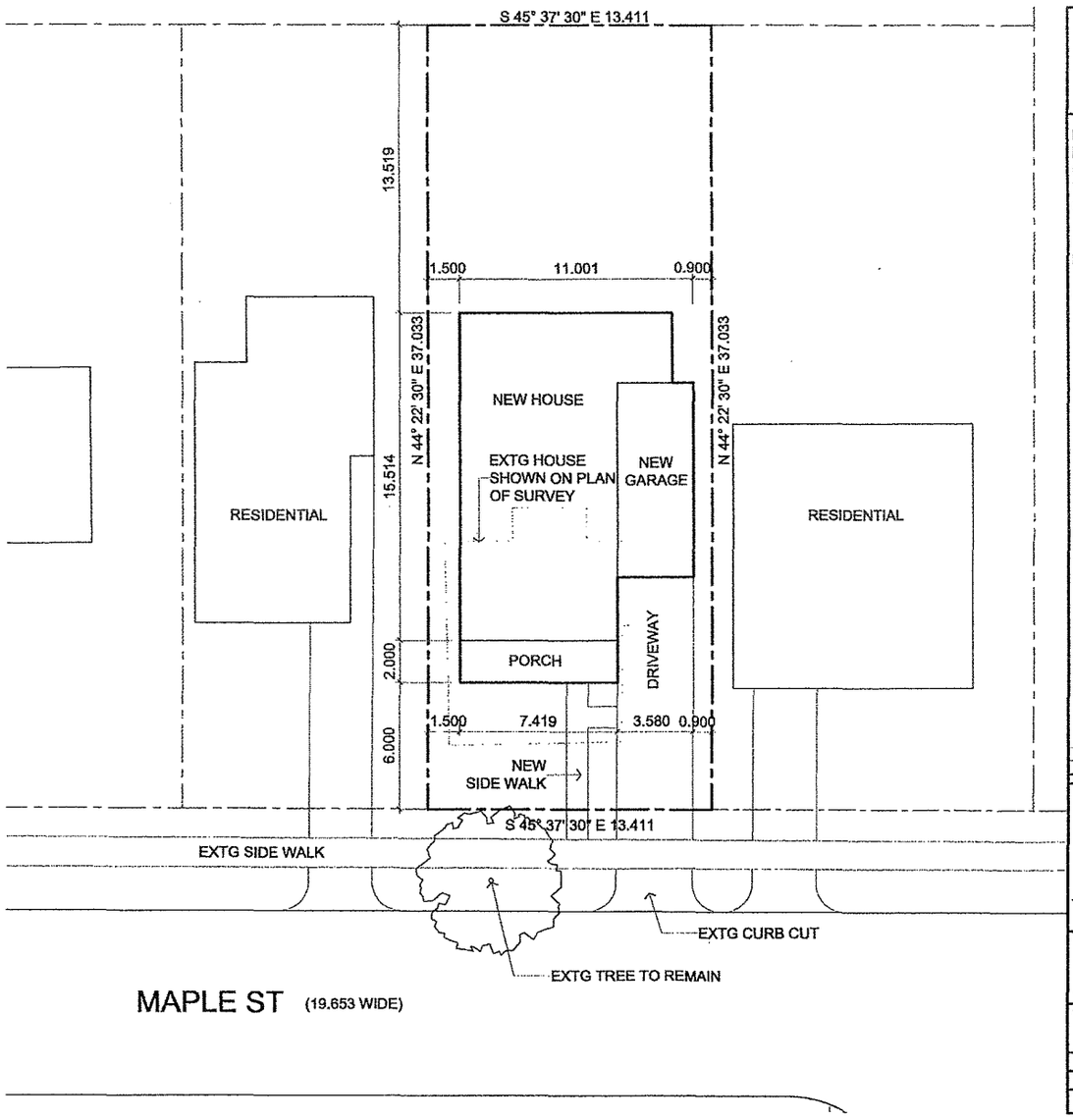
30m CIRCULATION AREA
14 Maple Street
File No.: A-10/17

CITY OF Guelph
Making a Difference

Produced by the City of Guelph
Committee of Adjustment



1 KEY PLAN
NTS



INFORMATION TAKEN FROM PLAN OF SURVEY OF PART LOTS 3 & 4 REG. PLAN 39 CITY OF GUELPH

PREPARED BY BOWMAN, BLACK & SHOEMAKER

PROJECT 271 - 65

JUNE 10, 1965

NO.	DATE	REVISION
2	DEC. 30/16	ISSUED FOR MINOR VARIANCE APPLICATION
1	DEC. 14/16	ISSUED FOR CLIENT REVIEW

J.DAVID McAULEY ARCHITECT INC.

PROJECT
NEW RESIDENCE
14 MAPLE ST GUELPH, ON

DRAWING NAME
SITE PLAN

PLOT DATE	DRAWN BY	
Dec. 19/16	KV	
SCALE	CM	DRAWING NO.
1:200	DM	A1
FILE: 1613 - SITE PLAN.DWG	PROJECT NO. 1613	

LAST SAVED: Dec. 19/16 - 10:19:47 AM

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

CITY OF Guelph
Making a Difference

An Application for Consent [Severance] has been filed with the Committee of Adjustment.

LOCATION: 108 & 110 Nottingham Street

PROPOSAL: The applicant is proposing to sever the property to create a new residential lot. The property contains an existing semi-detached dwelling.

BY-LAW REQUIREMENTS: The property is located in the Specialized Residential Semi-Detached/Duplex (R.2-28) Zone.

REQUEST: The applicant is proposing to sever a parcel with frontage along Nottingham Street of 8.8 metres, a depth of 21.2 metres and an area of 180 square metres. The retained parcel will have frontage along Nottingham Street of 8.6 metres, a depth of 20.7 metres and an area of 175 square metres.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 53 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: **Thursday, February 9, 2017**

TIME: **4:00 p.m.**

LOCATION: **Council Chambers, City Hall, 1 Carden Street,**

APPLICATION NUMBER: **B-2/17**

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

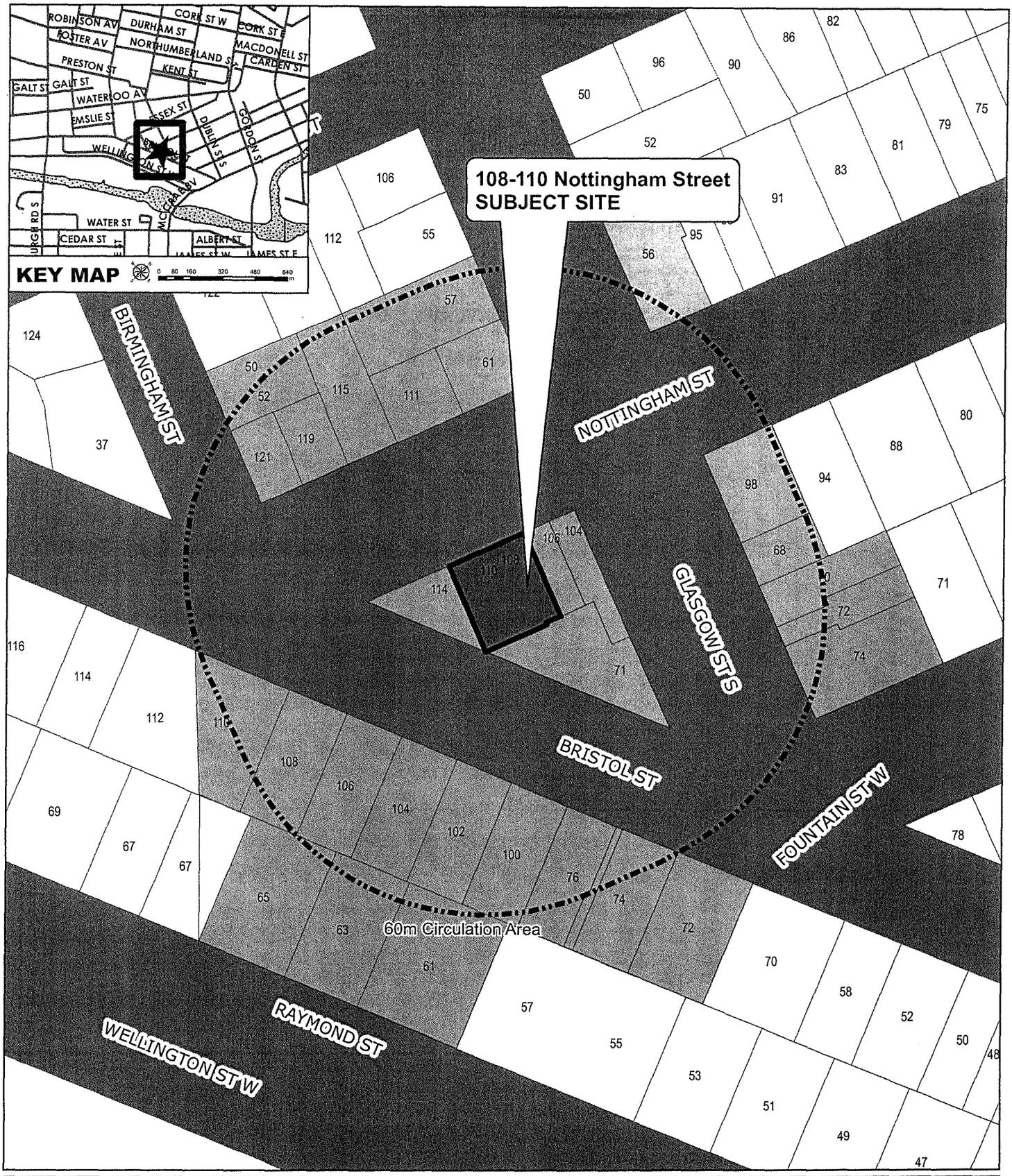
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

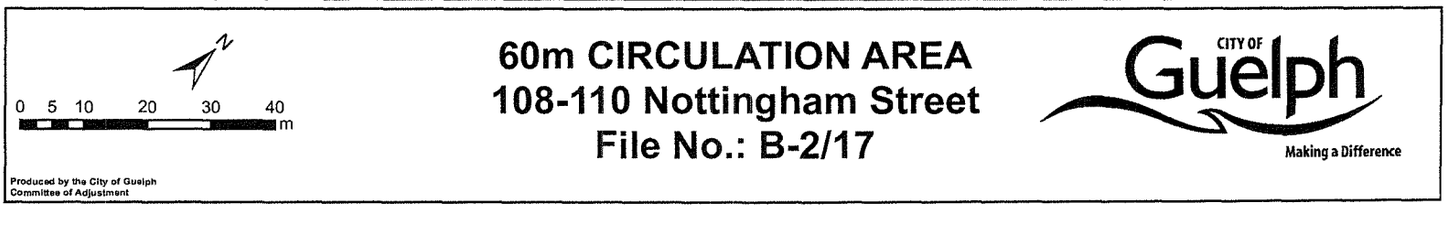
Please be advised that if a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, then the Ontario Municipal

Board may dismiss the appeal.

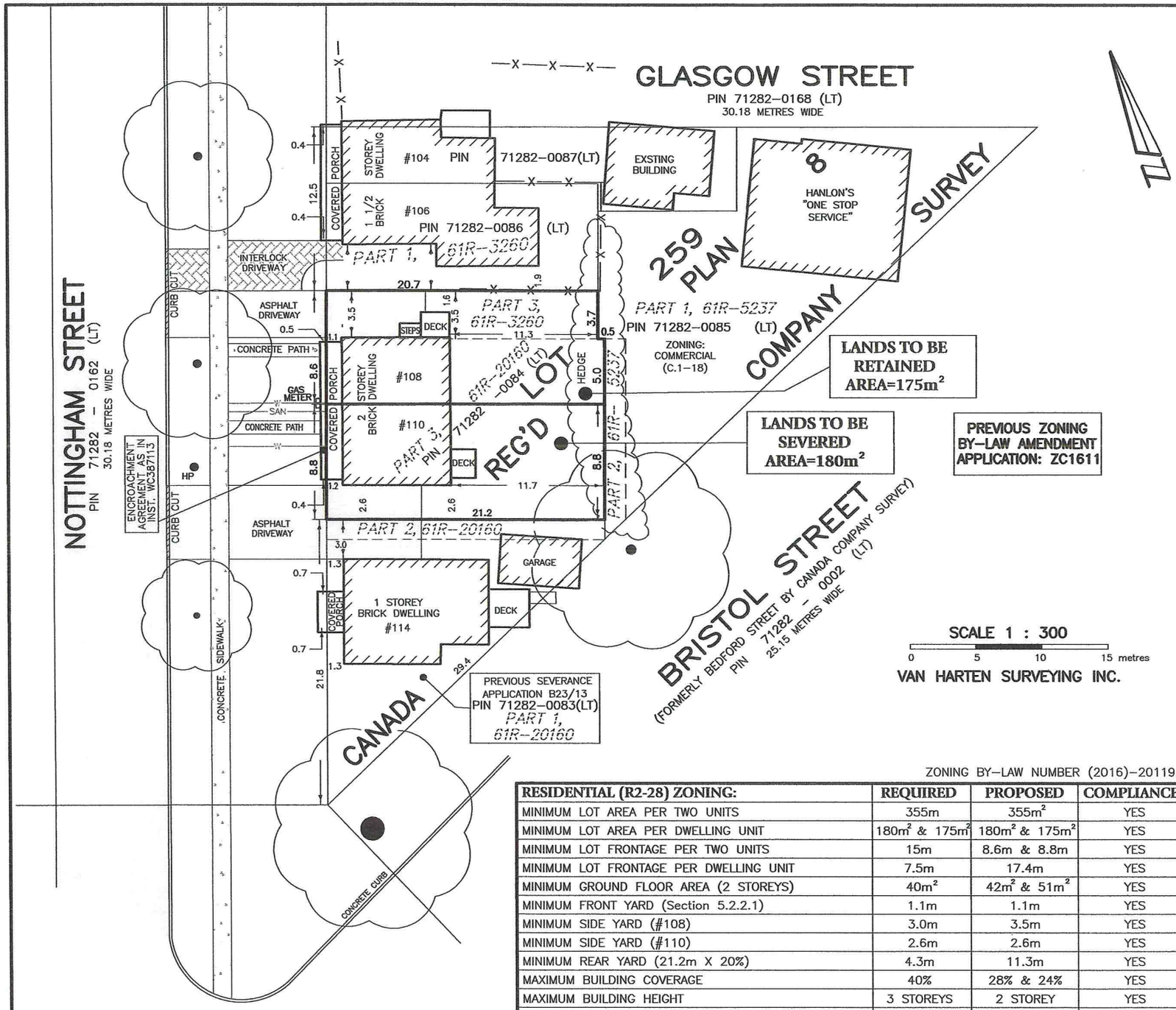
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

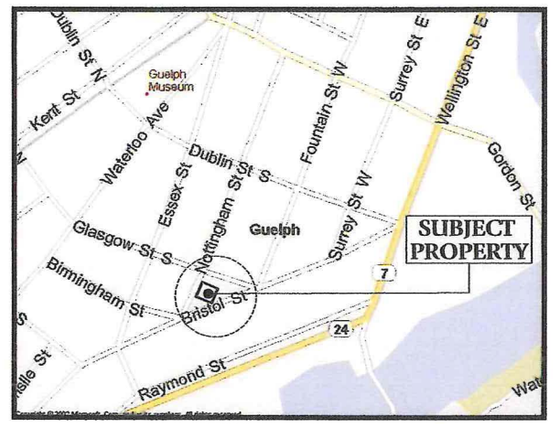
Dated this 20th day of January, 2017.





SEVERANCE SKETCH
PART OF LOT 259
REGISTERED PLAN 8
CANADA COMPANY SURVEY
CITY OF GUELPH
COUNTY OF WELLINGTON





KEYMAP

SCALE 1 : 300

0 5 10 15 metres

VAN HARTEN SURVEYING INC.

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED
ON THE 10th DAY OF JANUARY, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
3. SUBJECT LANDS ARE ZONED R.2-28 WITHIN SPECIAL POLICY AREA (SEE SECTION 12.4)
4. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL WITH SPECIAL POLICY AREA FOR FLOODPLAIN.
5. EXISTING SERVICING:
   -INDIVIDUAL WATER LATERALS
   -SHARED SANITARY LATERAL
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

ZONING BY–LAW NUMBER (2016)–20119.

RESIDENTIAL (R2-28) ZONING:	REQUIRED	PROPOSED	COMPLIANCE
MINIMUM LOT AREA PER TWO UNITS	355m	355m²	YES
MINIMUM LOT AREA PER DWELLING UNIT	180m² & 175m²	180m² & 175m²	YES
MINIMUM LOT FRONTAGE PER TWO UNITS	15m	8.6m & 8.8m	YES
MINIMUM LOT FRONTAGE PER DWELLING UNIT	7.5m	17.4m	YES
MINIMUM GROUND FLOOR AREA (2 STOREYS)	40m²	42m² & 51m²	YES
MINIMUM FRONT YARD (Section 5.2.2.1)	1.1m	1.1m	YES
MINIMUM SIDE YARD (#108)	3.0m	3.5m	YES
MINIMUM SIDE YARD (#110)	2.6m	2.6m	YES
MINIMUM REAR YARD (21.2m X 20%)	4.3m	11.3m	YES
MAXIMUM BUILDING COVERAGE	40%	28% & 24%	YES
MAXIMUM BUILDING HEIGHT	3 STOREYS	2 STOREY	YES
MINIMUM OPEN, ROOFED PORCH SETBACK (TABLE 4.7 ROW 3)	0.0m	0.0m	YES
MIN DRIVEWAY SETBACK FROM LOT LINE (TABLE 5.2.2 ROW 15)	0.0m	0.0m & 0.0m	YES

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH, ONTARIO N1H 3X3
PHONE: 519–821–2763
FAX: 519–821–2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE, ONTARIO L9W 5G5
PHONE: 519–940–4110
FAX: 519–940–4113
www.vanharten.com

DRAWN BY: N.C.H./S.A.P. | CHECKED BY: J.E.B. | PROJECT No. 21210–13

Jan 10,2017–1:43pm
G:\GUELPH\008\252–279\ACAD\SEV PTLOT 259 (HANLON) B.dwg

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

CITY OF Guelph
Making a Difference

An Application for Consent [Severance] has been filed with the Committee of Adjustment.

LOCATION: 86 Arthur Street North

PROPOSAL: The subject property is comprised of two lots on a registered plan of subdivision. The applicant is proposing to sever a portion from the vacant lot (lot 13 on the attached sketch) to add as a lot addition to 86 Arthur Street North (lot 12 on the attached sketch). The requested severance is proposed to allow the existing dwelling to exist on the enlarged lot and a new dwelling to be constructed on the retained vacant parcel.

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone.

REQUEST: The applicant proposes to sever a parcel of land with frontage alone Arthur Street North of 4.32 metres, a depth of 38.2 metres and an area of 165 square metres. The proposed severed parcel would be added to the abutting lot, legally described as Lot 12, Registered Plan 32.

Minor variances from the requirements of the By-law are being requested for the retained and enlarged parcels (Files A-11/17 & A-12/17, see attached).

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 53 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE:	**Thursday, February 9, 2017**
TIME:	**4:00 p.m.**
LOCATION:	**Council Chambers, City Hall, 1 Carden Street,**
APPLICATION NUMBER:	**B-3/17**

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **February 2, 2017 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact Jennifer Slater, Program Manager Information, Privacy and Elections at privacy@guelph.ca or at 519-822-1260 ext. 2605.

ADDITIONAL INFORMATION

Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

NOTICE OF THE DECISION

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

Please be advised that if a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 20th day of January, 2017.

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

CITY OF Guelph
Making a Difference

An Application for Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 86 Arthur Street North

PROPOSAL: The subject property is comprised of two lots on a registered plan of subdivision. The applicant is proposing to sever a portion from the vacant lot (lot 13 on the attached sketch) to add as a lot addition 86 Arthur Street North (lot 12 on the attached sketch) [File B-3/17]. Minor variances are requested for both the enlarged lot and retained parcel.

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 4.7 Row 2, Table 5.1.2 Row 4 and Section 5.1.2.6 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:
a) that an uncovered porch above 1.2 metres be setback a minimum of 0.6 metres from the side lot line; and
b) a minimum lot frontage of 15 metres.

REQUEST:
The applicant is seeking relief from the By-law requirements:
Enlarged Lot (File A-11/17)
a) to permit an uncovered porch above 1.2 metres with a side yard setback of 0.2 metres; and
Retained Parcel (File A-12/17)
b) to permit a minimum lot frontage of 12 metres.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE:	**Thursday, February 9, 2017**
TIME:	**4:00 p.m.**
LOCATION:	**Council Chambers, City Hall, 1 Carden Street**
APPLICATION NUMBER:	**A-11/17 & A-12/17**

PROVIDING COMMENTS
Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **February 2, 2016, at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact Jennifer Slater, Program Manager Information, Privacy and Elections at privacy@guelph.ca or at 519-822-1260 ext. 2605.

ADDITIONAL INFORMATION
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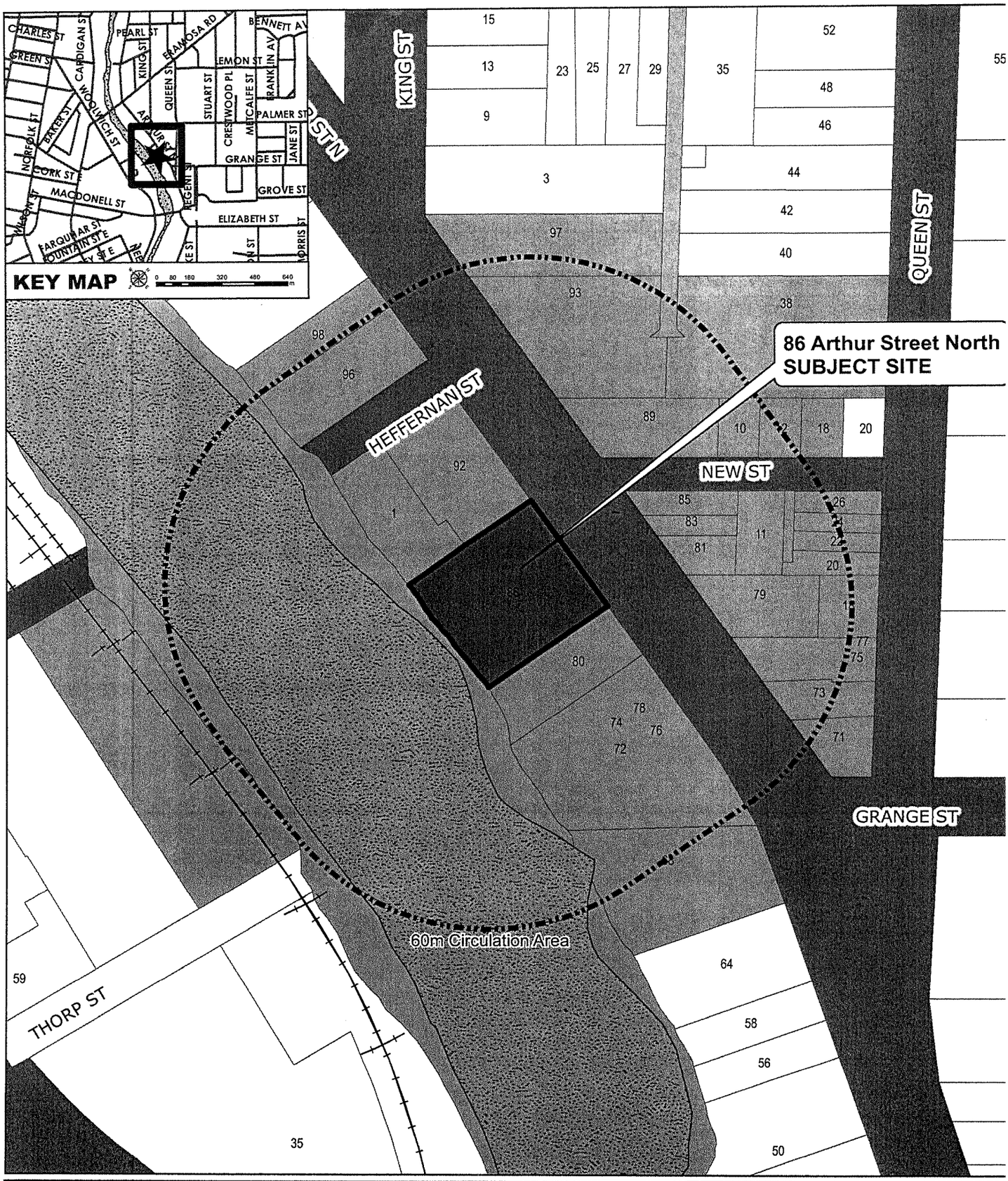
related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

NOTICE OF THE DECISION

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Municipal Board.

Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 20th day of January, 2017.



0 5 10 20 30 40 m

60m CIRCULATION AREA
86 Arthur Street North
File No.: B-3/17, A-11/17 & A-12/17

CITY OF Guelph
Making a Difference

Produced by the City of Guelph

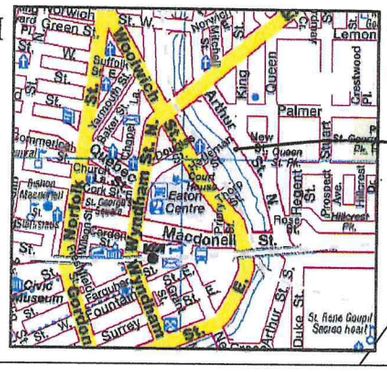
LOT LINE ADJUSTMENT & MINOR VARIANCE SKETCH
LOTS 12 & 13, REGISTERED PLAN 32
CITY OF GUELPH
COUNTY OF WELLINGTON

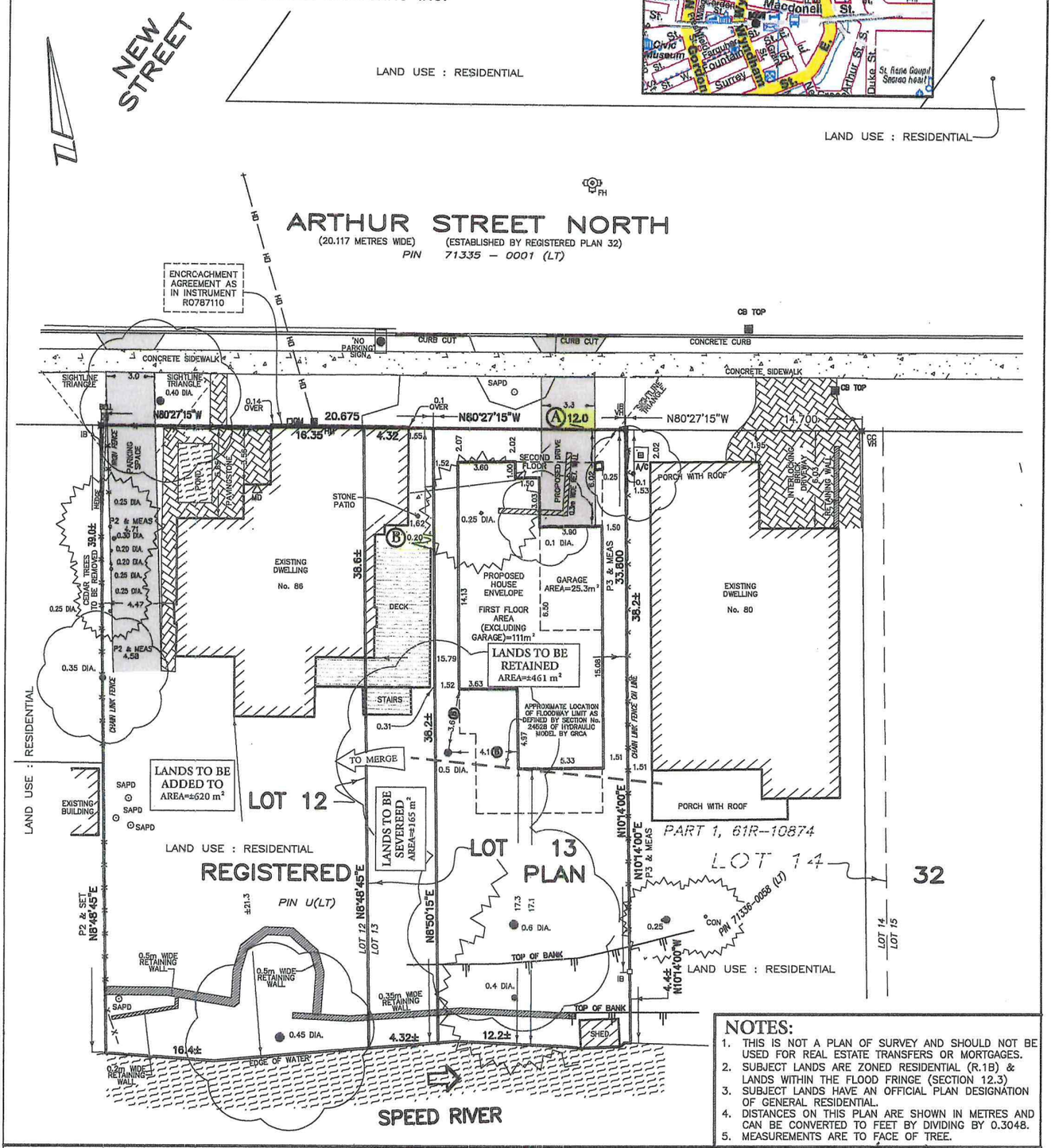
SCALE 1 : 250

0 5 10 15 metres

VAN HARTEN SURVEYING INC.

KEYMAP:





NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RESIDENTIAL (R.1B) & LANDS WITHIN THE FLOOD FRINGE (SECTION 12.3)
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. MEASUREMENTS ARE TO FACE OF TREE.

ZONING: RESIDENTIAL (R.1B)

	REQUIRED	EXISTING DWELLING No. 86	RETAINED (FUTURE DWELLING)
MINIMUM LOT AREA	460m²	780m²	461m²
MINIMUM LOT FRONTAGE (TABLE 5.1.2 ROW 4)	15m	20.67m	12.0m (A)
MINIMUM FRONT YARD: • MAIN DWELLING	• AVERAGE OF ADJACENT PROPERTIES (0.97m)	• 0.14m ENCROACHMENT	• 2.02m
MINIMUM INTERIOR SIDE YARD	1.5m	1.55m/4.47m	1.50m/1.52m
MINIMUM REAR YARD (20% OF LOT DEPTH)	7.5m	±20m	±17m
SIDE YARD PROJECTION (TABLE 4.7): • MAX. PROJECTION INTO SIDE YARD • MIN. SETBACK FROM LOT LINE	• 2.0m • 0.6m	• 1.3m • 0.2m (B)	

(A) (B) MINOR VARIANCE REQUIRED

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED ON THE 6th DAY OF JANUARY, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

PREPARED FOR: BOB BELL

PROJECT No. 23143-15

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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DRAWN BY: S.A.P. CHECKED BY: J.E.B.

Jan 10,2017–1:23pm
G:\GUELPH\032\ACAD\SKETCH–LOT LINE ADJUSTMENT LOT 12 (BELL) UTM–CSRS.dwg