

# COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, April 12, 2018 – 4:00 p.m.

Please turn off or place on non-audible all electronic devices 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 - MARCH 8, 2018 REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS**

#### **CURRENT APPLICATIONS**

- a) **B-7/18** Owner: 2298907 Ontario Inc.  
Agent: Brian Collier, Built by Engineers Construction Inc.  
Request: Consent for severance to create new lot and easements  
Location: 320-322 Eastview Road
  
- b) **A-25/18** Owner: 23988040 Ontario Inc.  
Agent: N/A  
Request: Variance to permit a convenience store use  
Location: 546 Woolwich Street
  
- c) **A-26/18** Owner: 2522936 Ontario Inc.  
Agent: Caroline Baker, GSP Group Inc.  
Request: Variances for size and location of private amenity areas and distance between buildings  
Location: 107 Westra Drive
  
- d) **B-17/17 & B-18/17** Owner: Gerald Grasley  
Agent: Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited  
Request: Consent for severance to create two (2) new lots  
Location: 69 Lowes Road  
*Deferred from December 7, 2017 hearing*
  
- e) **A-27/18** Owner: Tyler Schad Pettipiere  
Agent: Paul Meier, Pioneer Craftsmen Ltd.  
Request: Variance for side yard setback for second storey addition  
Location: 14 London Road West
  
- f) **A-29/18** Owner: 2599211 Ontario Inc.  
Agent: Dan Baker, Taste Fine Foods  
Request: Variance to permit a catering service use  
Location: 728-732 York Road
  
- g) **A-30/18** Owner: Daniel and Anja Gangur  
Agent: Stuart Bowen, Stuart Bowen Construction Ltd.  
Request: Variance for rear yard setback for sunroom addition  
Location: 7 Oak Street
  
- h) **A-31/18** Owner: Cara and Al Mursalin  
Agent: Stuart Bowen, Stuart Bowen Construction Ltd.  
Request: Variance for rear yard setback for sunroom addition  
Location: 51 Troy Crescent

- i) **A-32/18** Owner: Sharon Margaret Cunningham and James David Cunningham (Estate)  
 Agent: Kevin Thompson, SmithValeriotte Law Firm LLP  
 Request: Variance for accessory apartment size  
 Location: 14 Mayfair Court
- j) **B-11/18 & B-12/18** Owner: University of Guelph  
 Agent: Alfred Artinger, Reid's Heritage Homes Ltd.  
 Request: Consent for breakout lease from head lease and easements  
 Location: 69 Bayberry Drive

**OTHER BUSINESS**

- OMB Decision – File A-61/17 (705 Southgate Drive)
- OMB Hearing Date – File A-5/18 (92 Clough Crescent)
- Regulations related to the Local Planning Appeal Tribunal Act, 2017

**ADJOURNMENT** – next regular hearing April 26, 2018

*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



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

**LOCATION:** 320-322 Eastview Road

**PROPOSAL:** The subject property contains an existing commercial development with two buildings on the same lot. The applicant is proposing to sever the property to create a new lot containing one of the existing commercial buildings. Reciprocal easements for access, maintenance and servicing over the severed and retained lands are also being requested. A previous consent application for this property (file B-22/17) was approved at the November 10, 2016 Committee of Adjustment hearing and lapsed on November 16, 2017.

**BY-LAW REQUIREMENTS:** The property is located in the Service Commercial (SC.1) Zone.

**REQUEST:** The applicant proposes to sever an irregularly shaped parcel of land with frontage along Watson Parkway North of 25.99 metres and an area of 5,883.8 square metres. The retained parcel will have frontage along Eastview Road of 102.56 metres and an area of 8,188 square metres.

The applicant is also proposing reciprocal blanket easements over the severed and retained lands for access, maintenance and servicing.

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, April 12, 2018  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street,  
**APPLICATION NUMBER:** B-7/18

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

### 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 **April 5, 2018 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](mailto: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](http://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).

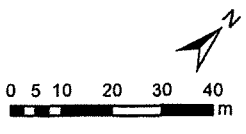
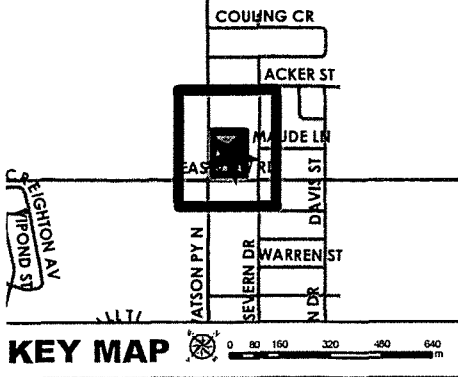
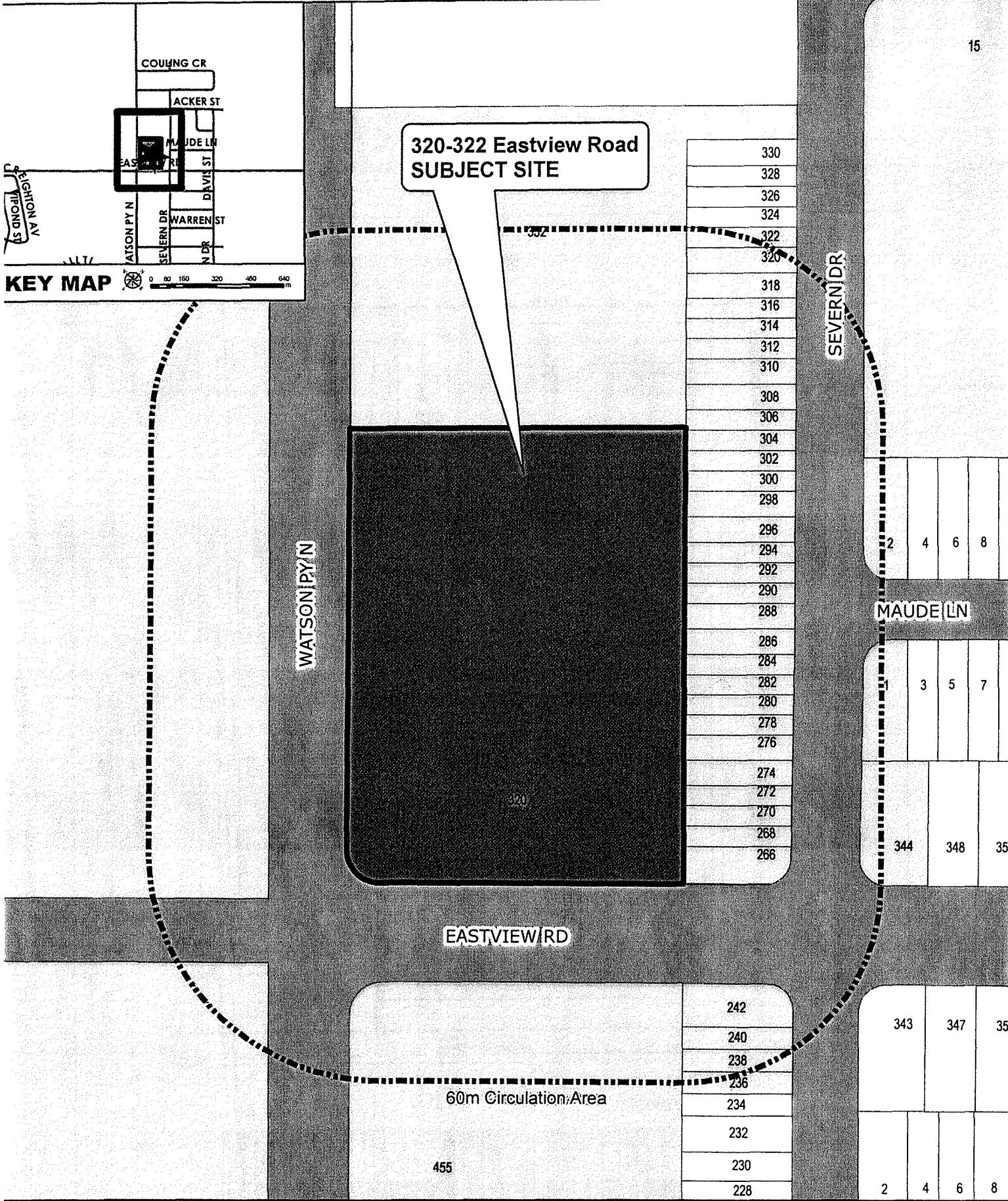
**NOTICE OF THE DECISION**

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 23<sup>rd</sup> day of March, 2018.



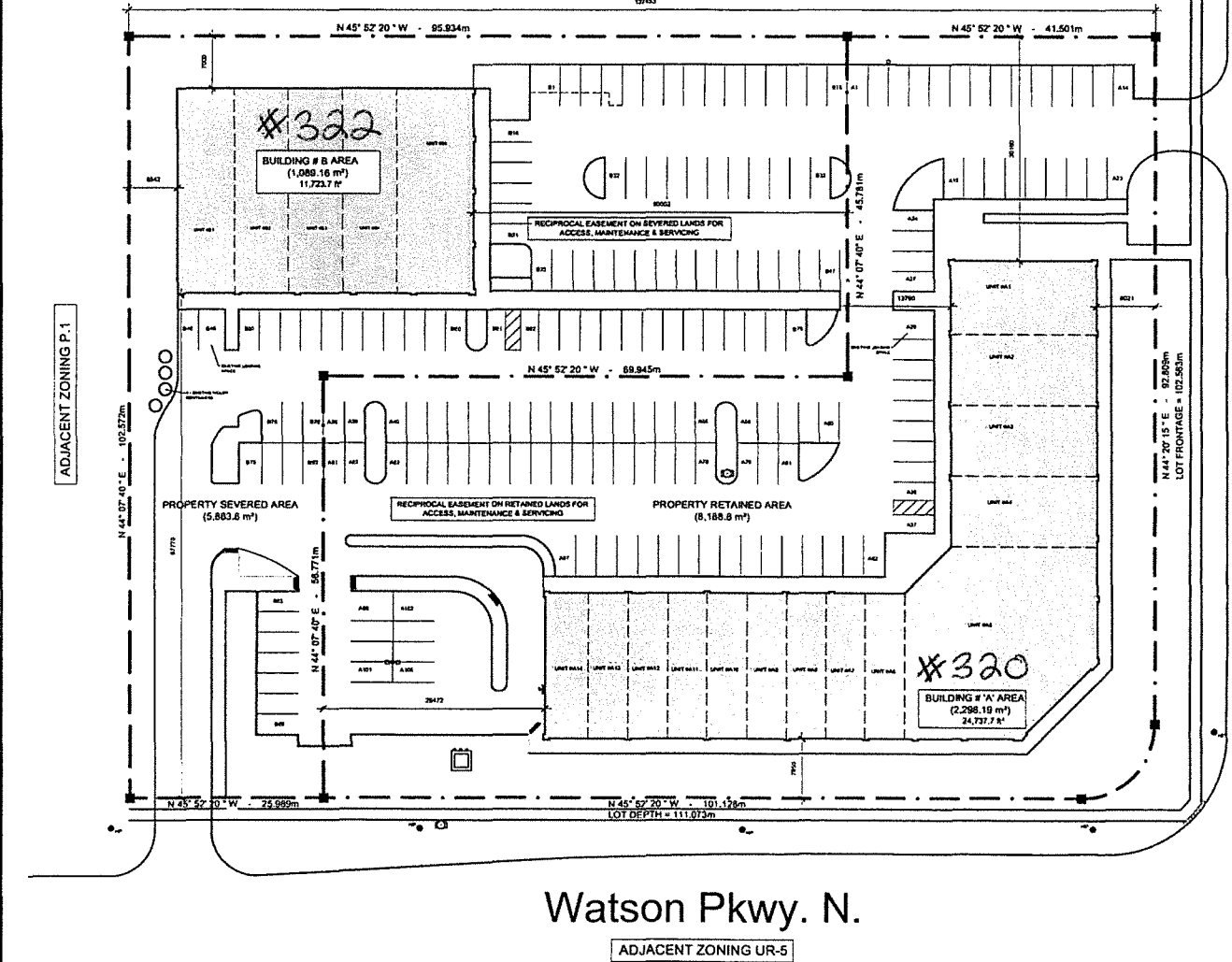
**60m CIRCULATION AREA**  
**320-322 Eastview Road**  
**File No.: B-7/18**



roduced by the City of Guelph  
 ommittee of Adjustment

PLAN OF SURVEY  
 BLOCK 112, PLAN B1M144  
 AS SET OUT IN PLAN 71336-0856 (L.T.)  
 IN THE  
 CITY OF GUELPH  
 200 EASTVIEW ROAD

ADJACENT ZONING R.3B



**BUILDING 'A' PARKING CALCULATIONS**

GROSS FLOOR AREA: 2,298.19 m<sup>2</sup>  
 PARKING REQUIREMENTS  
 COMMERCIAL / RETAIL: 2,298.19 m<sup>2</sup> / 16.5 = 139.3 STALLS (140 STALLS)  
 PARKING PROVIDED = 105 STALLS

**BUILDING 'B' PARKING CALCULATIONS**

GROSS FLOOR AREA: 1,089.16 m<sup>2</sup>  
 PARKING REQUIREMENTS  
 COMMERCIAL / RETAIL: 1,089.16 m<sup>2</sup> / 16.5 = 66.01 STALLS (67 STALLS)  
 PARKING PROVIDED = 88 STALLS  
 TOTAL PARKING PROVIDED FROM EXISTING LOT = 194 STALLS

**RETAINED PROPERTY ZONING COMPLIANCE CHART**

Commercial Type	Required	Provided	Complies
Minimum Lot Frontage	30.0m	102.903m (From Watson)	Yes
Minimum Front and Rear Setback	3 meters and in accordance with Section 4.2.4	4.02m (Front), 4.02m (Rear)	Yes
Minimum Side Setback	3 meters except where adjacent to any residential zone in which case the minimum side setback shall be 6 meters or one half the building height, whichever is greater.	3.02m	Yes
Maximum Height	One-half the building height but not less than 3 meters	12.8m	Yes
Maximum Building Height	3 Storeys and in accordance with Sections 4.1.1 and 4.1.2	4.1 (Retail), 6.6 (1st Floor)	Yes
Buffer Strips	Where a SC Zone abuts any Residential, Industrial, Park, Wetland, or Urban Reserve Zone, a buffer strip shall be provided.	Yes, at 3rd floor additional parking has been provided (existing)	Yes
Off-Street Parking	Minimum 3m to Street Line (4.3.2, 4.3) Screen parking with landscaping (4.3.2, 4.3) Minimum Parking Stall 2.75m x 5.3m (4.3.2, 4.3) Asphalt Parking Area (4.3.2, 4.3) Minimum Parking to be 1 per 16.5m <sup>2</sup> GFA	3.0m provided Screen parking with landscaping provided 2.75m x 5.3m Asphalt Minimum Parking to be 1 per 16.5m <sup>2</sup> GFA	Yes Yes Yes Yes
Off-Street Loading	Provide designated accessible parking spaces (4.3.1, 4.3)	2 stalls	Yes
Minimum Landscaped Green Space	10% of Lot Area	14.8% (1102.2m <sup>2</sup> ) Provided	Yes
Screening Structures	In accordance with Section 4.1.2	None	Yes
Accessory Buildings or Structures	In accordance with Section 4.2	No existing proposed	Yes
Structures	In accordance with Section 4.2	Existing Building	Yes
Parking Area	A landscaped strip of land, 3 meters in width shall be provided adjacent to the Street Line, except for those areas designated for other uses.	Minimum 3.0m has been provided	Yes

**SEVERED PROPERTY ZONING COMPLIANCE CHART**

Commercial Type	Required	Provided	Complies
Minimum Lot Frontage	30.0m	102.903m (From Watson)	Yes
Minimum Front and Rear Setback	3 meters and in accordance with Section 4.2.4	4.02m (Front), 4.02m (Rear)	Yes
Minimum Side Setback	3 meters except where adjacent to any residential zone in which case the minimum side setback shall be 6 meters or one half the building height, whichever is greater.	3.02m	Yes
Maximum Height	One-half the building height but not less than 3 meters	7.0m	Yes
Maximum Building Height	2 Storeys and in accordance with Sections 4.1.1 and 4.1.2	4.1 (Retail), 6.6 (1st Floor)	Yes
Buffer Strips	Where a SC Zone abuts any Residential, Industrial, Park, Wetland, or Urban Reserve Zone, a buffer strip shall be provided.	Yes, at 3rd floor additional parking has been provided (on strip)	Yes
Off-Street Parking	Minimum 3m to Street Line (4.3.2, 4.3) Screen parking with landscaping (4.3.2, 4.3) Minimum Parking Stall 2.75m x 5.3m (4.3.2, 4.3) Asphalt Parking Area (4.3.2, 4.3) Minimum Parking to be 1 per 16.5m <sup>2</sup> GFA	3.0m provided Screen parking with landscaping provided 2.75m x 5.3m Asphalt Minimum Parking to be 1 per 16.5m <sup>2</sup> GFA	Yes Yes Yes Yes
Off-Street Loading	Provide designated accessible parking spaces (4.3.1, 4.3)	1 stall	Yes
Minimum Landscaped Green Space	10% of Lot Area	14.8% (1175.3m <sup>2</sup> ) Provided	Yes
Screening Structures	In accordance with Section 4.1.2	None	Yes
Accessory Buildings or Structures	In accordance with Section 4.2	No existing proposed	Yes
Structures	In accordance with Section 4.2	Existing Building	Yes
Parking Area	A landscaped strip of land, 3 meters in width shall be provided adjacent to the Street Line, except for those areas designated for other uses.	Minimum 3.0m has been provided	Yes

NOTE: MINOR VARIANCE APPLICATION NO. A-0013 APPROVED A TOTAL OF 14 OFF-STREET PARKING SPACES WHEN THE BY-LAW REQUIRED A TOTAL OF 28 OFF-STREET PARKING SPACES (1 per 16.5m<sup>2</sup> OF GFA) DUE TO THE PARKING CALCULATIONS FOR THE RETAINED PROPERTY CANNOT MEET THE REQUIREMENTS OF SECTION 4.1.2.

Eastview Rd.

ADJACENT ZONING SC.1

Watson Pkwy. N.

ADJACENT ZONING UR-5

**REVISIONS**

REV.	DATE	DESCRIPTION
1	2018.05.10	ISSUED FOR APPROVAL
2	2018.05.10	ISSUED FOR APPROVAL
3	2018.05.10	ISSUED FOR APPROVAL

I have reviewed and taken responsibility for the design activities. I am qualified, and the firm is registered in the appropriate classes/categories.

INDIVIDUAL BCIN 21768

FIRM BCIN 34344

PROJECT OWNER

2296907 Ontario Inc.

PROJECT ADDRESS

320 EASTVIEW RD GUELPH, ON

PROJECT NAME

SITE PLAN

DESIGNED BY

J. ABBOTT

CHECKED BY

B. COLLIER

SCALE

1:600

DATE

MAY 30, 18

SHEET NO.

1A

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 546 Woolwich Street

**PROPOSAL:** The applicant is proposing to establish a convenience store within the existing 122 square metre building on the subject property.

## BY-LAW

**REQUIREMENTS:** The property is located in the Specialized Commercial (C.1-18) Zone. A variance from Section 6.1.3.18.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a vehicle service station as the only permitted use within the C.1-18 Zone.

## REQUEST:

The applicant is seeking relief from the By-law requirements to permit a convenience store as an additional permitted use on the subject property.

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, April 12, 2018

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

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

**APPLICATION NUMBER:** A-25/18

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

## PROVIDING COMMENTS

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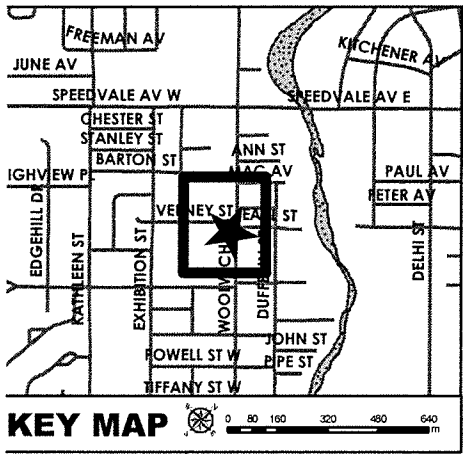
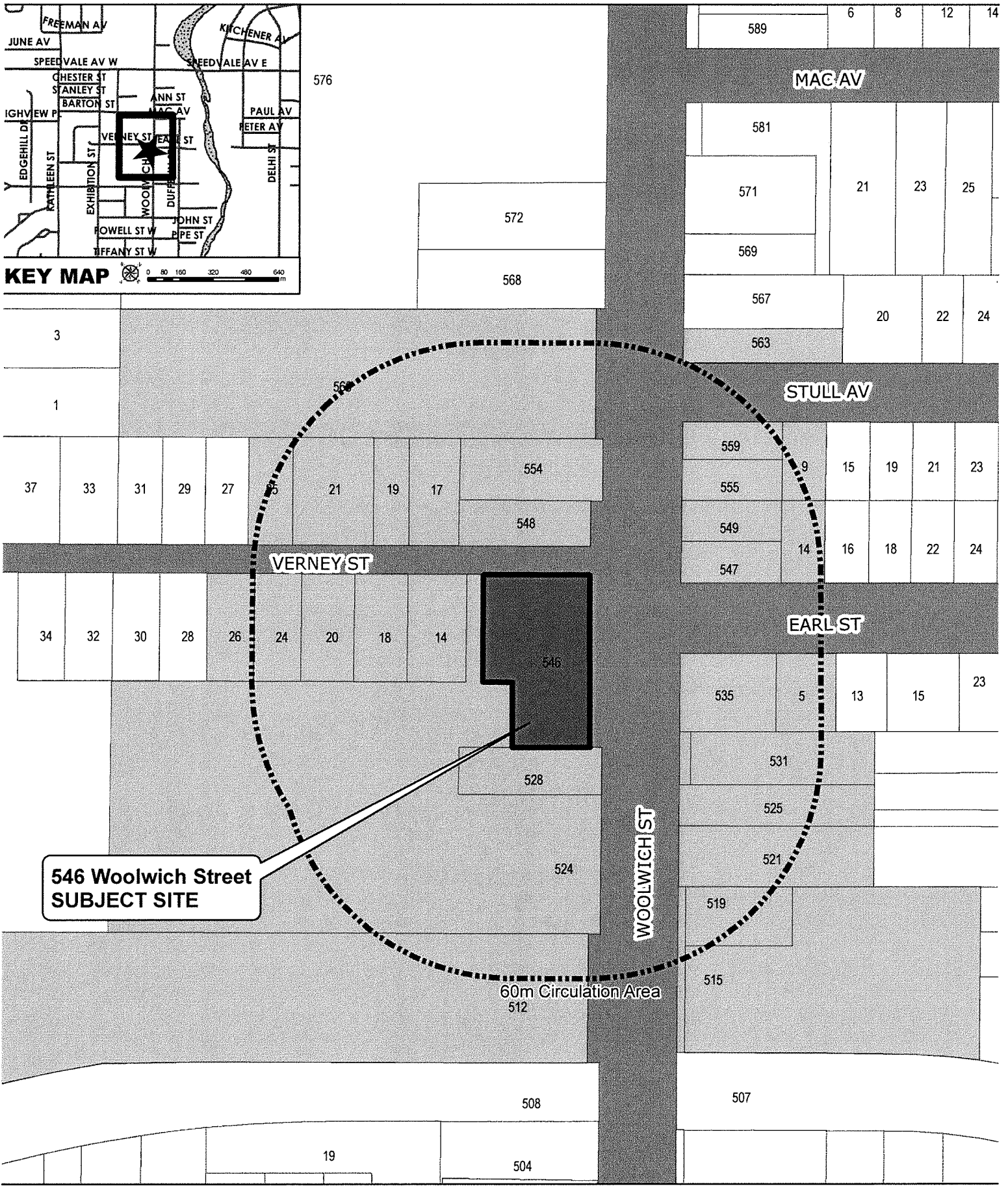
## ADDITIONAL INFORMATION

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## NOTICE OF THE DECISION

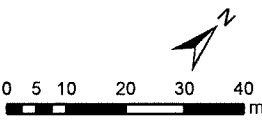
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Dated this 23<sup>rd</sup> day of March, 2018.



**546 Woolwich Street  
SUBJECT SITE**

60m Circulation Area  
512



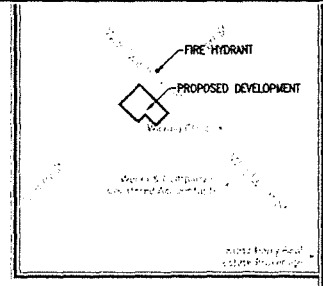
**60m CIRCULATION AREA  
546 Woolwich Street  
File No.: A-25/18**







Site Statistics - 516 Woolwich Street		
Zoning	Service Commercial (SC 3)	
Use of Property	Vehicle Gas Bar	
Zoning By Law	Required	Provided
Lot Area	N/A	1100 sqm
Maximum Lot Footprint	50m	44.3m
Minimum Front Yard	6m	10.5m (Existing)
Maximum Front Side Face	6m	23.1m (Existing)
Maximum Side Yard	3m	5.4m (Existing)
Minimum Rear Yard	6m	0.4m (Existing)
Maximum Building Height	3 Stories	1 Storey
Off-Street Parking	1 in 100 S 40% GFA (8 vehicles)	9 - 1 Accessible (110)
Minimum Sidewalk Open Space	10% lot area = (110 sqm)	30% (570 sqm)



These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

Do not scale drawings. The contractor shall check and verify all dimensions and report any errors and omissions to the engineer. This drawing is not to be used for construction unless marked as "Issued for construction", certified and dated.

THIS PLAN WAS PREPARED AS A GENERAL ARRANGEMENT FOR THE PROPOSED DEVELOPMENT, INFORMATION BASED ON EXISTING SURVEY BY ESKAD DATED JULY 23, 2004. SITE DIMENSIONS HAVE NOT BEEN VERIFIED BY THIS OFFICE, AND SHALL BE USED ACCORDINGLY.

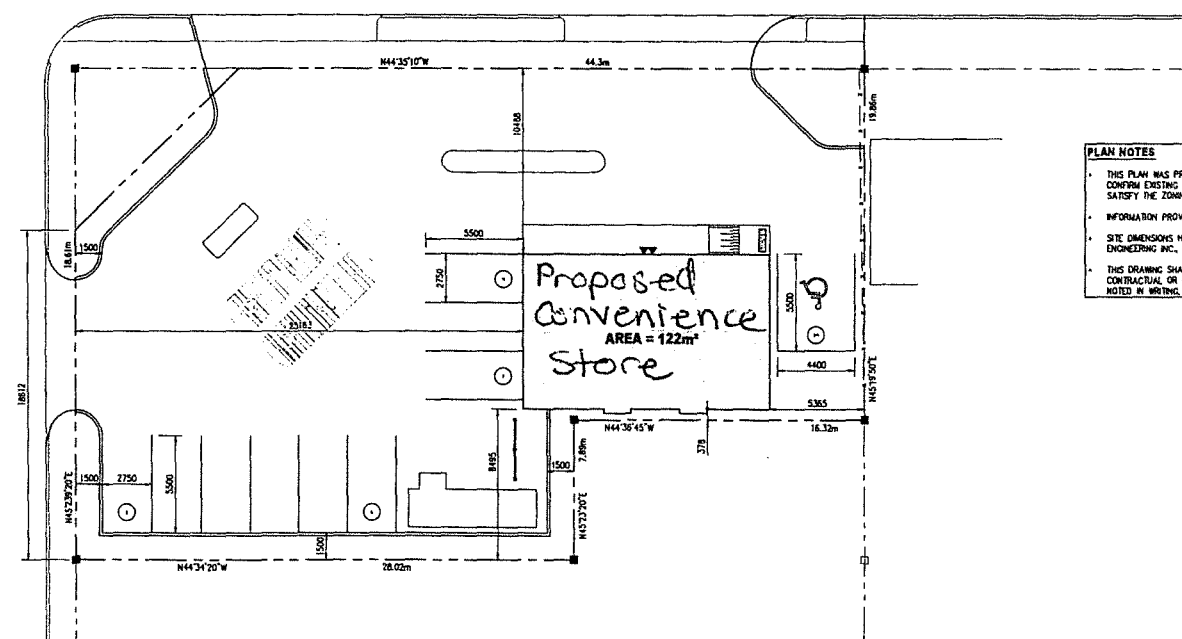
**KEY PLAN**

PRELIMINARY

**WOOLWICH STREET**

**VERNEY STREET**

**EARL STREET**



- PLAN NOTES**
- THIS PLAN WAS PREPARED AS A GENERAL ARRANGEMENT TO CONFIRM EXISTING OFF-STREET PARKING REQUIREMENTS SATISFY THE ZONING BY-LAW.
  - INFORMATION PROVIDED BY PETROGOLD.
  - SITE DIMENSIONS HAVE NOT BEEN FIELD VERIFIED BY ZOLTAN ENGINEERING INC., AND SHALL BE USED ACCORDINGLY.
  - THIS DRAWING SHALL NOT BE USED AS A BASIS FOR CONTRACTUAL OR COMMERCIAL DECISIONS UNLESS SPECIFICALLY NOTED IN WRITING.

REV.	DATE	ISSUED FOR APPROVAL	REMARKS
0	28NOV17		

**ZOLTAN ENGINEERING**  
 4380 S Service Road, Suite #25  
 Burlington, ON L7L 5Y6  
 Tel: 905.331.8307 • Fax: 905.331.8840

PROJECT TITLE  
**PROPOSED GAS BAR CANOPY**  
**516 WOOLWICH STREET**

GUELPH ONTARIO

DRAWING TITLE  
**ARRANGEMENT PLAN**

SCALE	1:150
DATE	28NOV17
DRAWN	EP
DESIGNED	ZL
CHECKED	ZL

PROJECT No. 17-413 SHEET No. AP1

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 107 Westra Drive

**PROPOSAL:** The applicant is proposing a two-phase townhouse development consisting of 52 stacked townhouses (Phase 1, subject to site plan approval SP17-035) and 20 stacked townhouses (Phase 2, subject to site plan approval SP18-008). The applicant is requesting minor variances applicable to Phase 2 of the proposed development (Buildings A and B on the attached plan).

## **BY-LAW**

**REQUIREMENTS:** The property is located in the Residential Cluster Townhouse (R.3A) Zone. Variances from Sections 5.3.2.5.1 a), b), c), 5.3.2.5.2 a), 5.3.2.3.1 and 5.3.2.3.4 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a private amenity area for a ground level stacked townhouse unit to have a minimum area of 20.0 square metres;
- b) a private amenity area for a ground level stacked townhouse unit to have a minimum depth (from the wall of the dwelling unit) of 4.5 metres, and a minimum width equal to the width of the unit when the unit layout permits, and if the preceding cannot be accomplished, the minimum width shall be 4.5 metres;
- c) a private amenity area for a stacked townhouse unit above grade to have a minimum area of 10.0 square metres;
- d) that the distance between the front, exterior side and rear face of one building and the front, exterior side and rear face of another building, each of which contains windows to habitable rooms shall in no case be less than 15.0 metres; and
- e) that no part of a private amenity area shall be located within 10.5 metres of a wall in another building containing windows of habitable rooms which face the private amenity area.

## **REQUEST:**

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

- a) permit a minimum ground level private amenity area of 7.2 square metres for Buildings A and B [labelled as 1 on the attached plan];
- b) remove the required ground level private amenity area depth and width requirements for Buildings A and B [labelled as 2 on the attached plan];
- c) permit a minimum private amenity area for stacked townhouse units above grade of 5.0 square metres [labelled as 3 on the attached plan];
- d) permit a minimum distance of 10.0 metres between the face of Buildings A and C and Buildings B and D [labelled as 4 on the attached plan]; and
- e) permit a minimum setback of 8.5 metres from a private amenity area in Buildings A and B to a wall in Buildings C or D, which contains windows of habitable rooms which face the private amenity area [labelled as 5 on the attached plan].

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, April 12, 2018

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

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

**APPLICATION NUMBER:** A-26/18

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

### **PROVIDING COMMENTS**

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**ADDITIONAL INFORMATION**

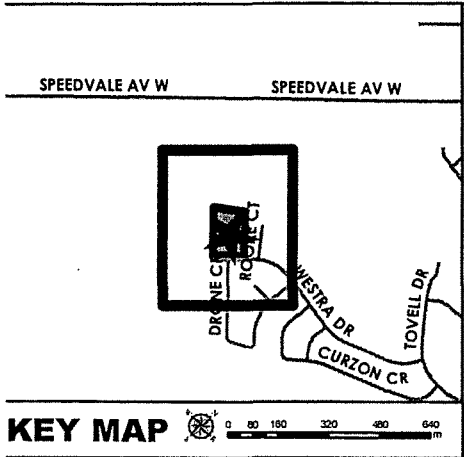
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**NOTICE OF THE DECISION**

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

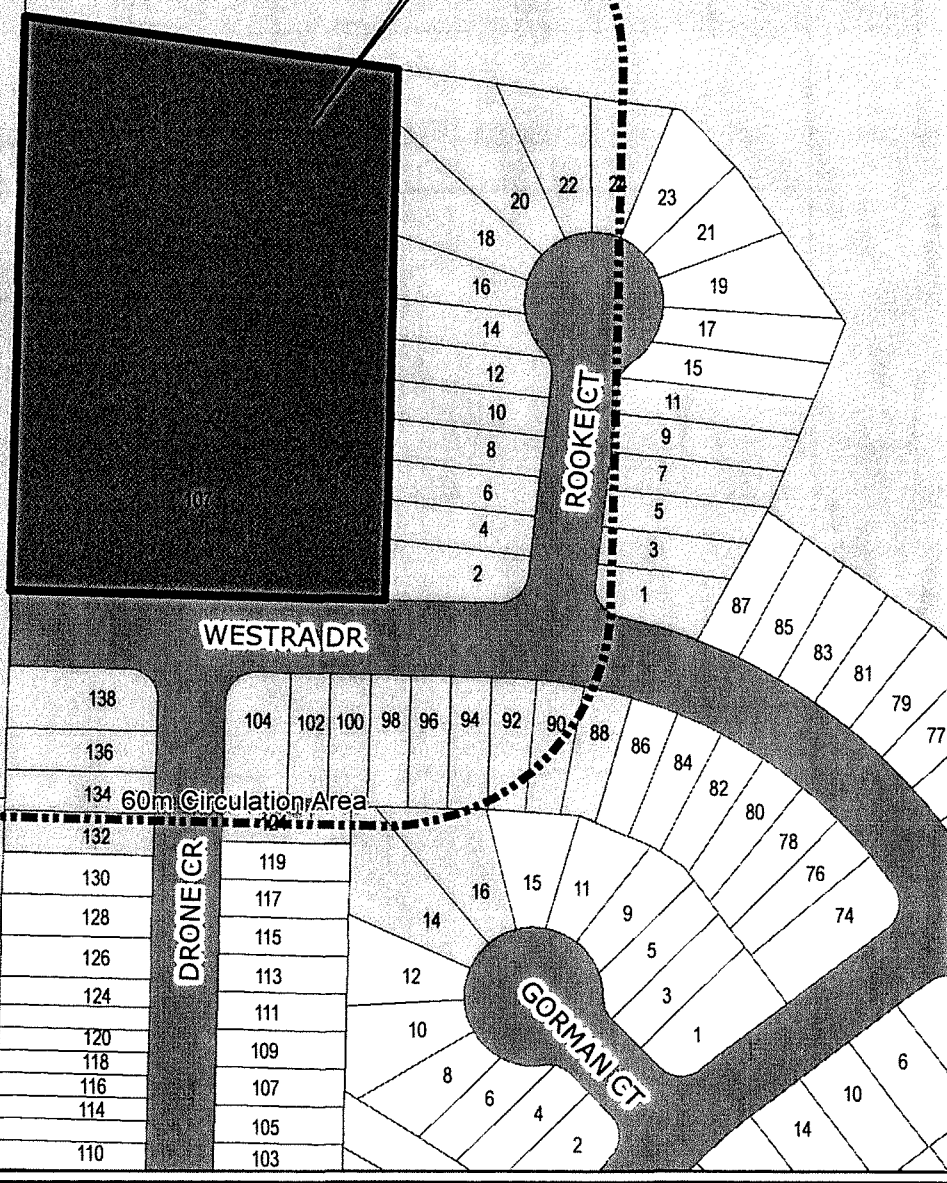
Dated this 23<sup>rd</sup> day of March, 2018.



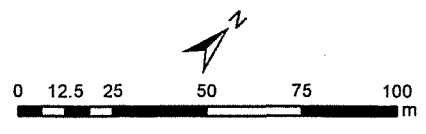
**107 Westra Drive  
SUBJECT SITE**

CITY OF GUELPH LIMITS

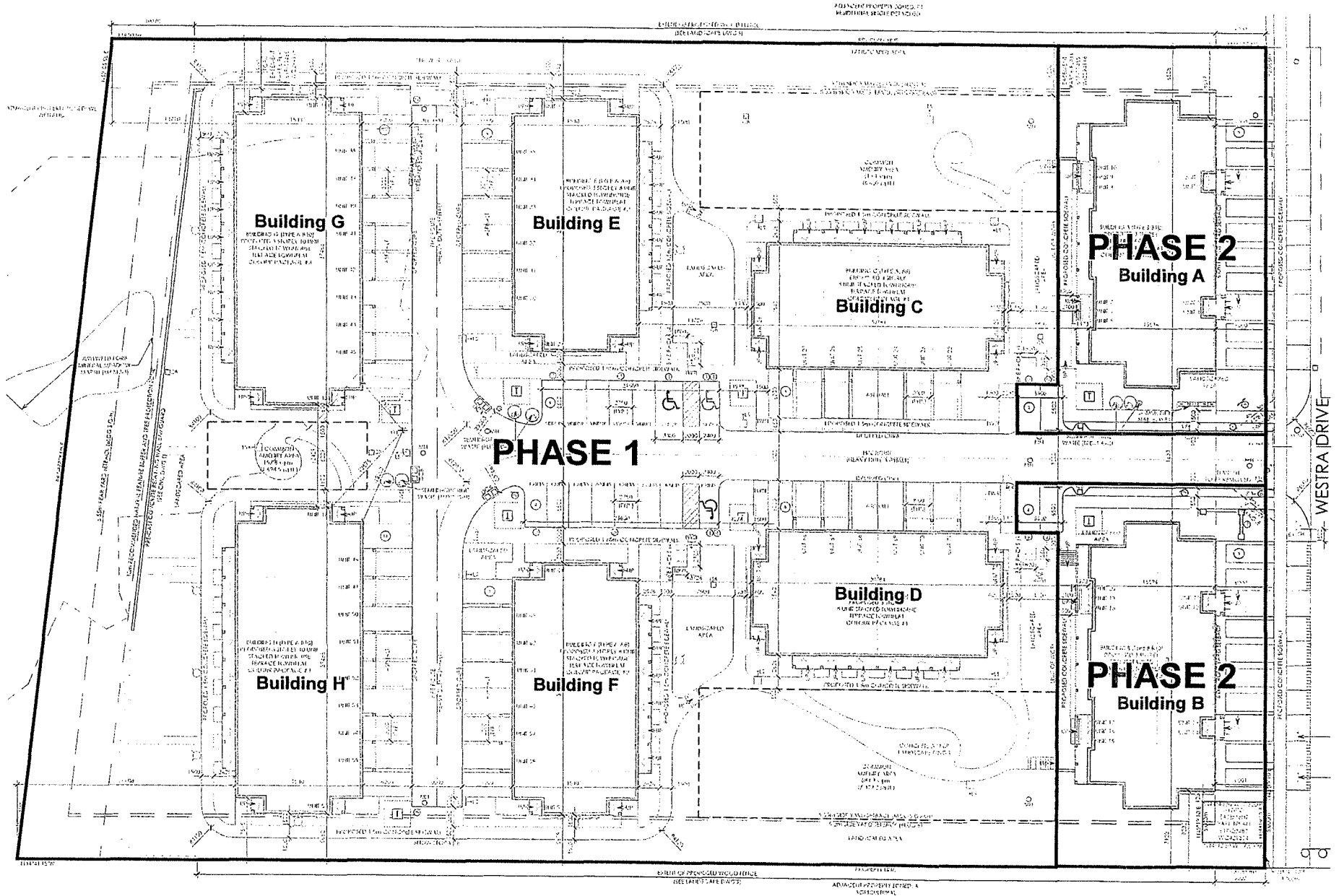
GUELPH-ERAMOSIA TOWNSHIP



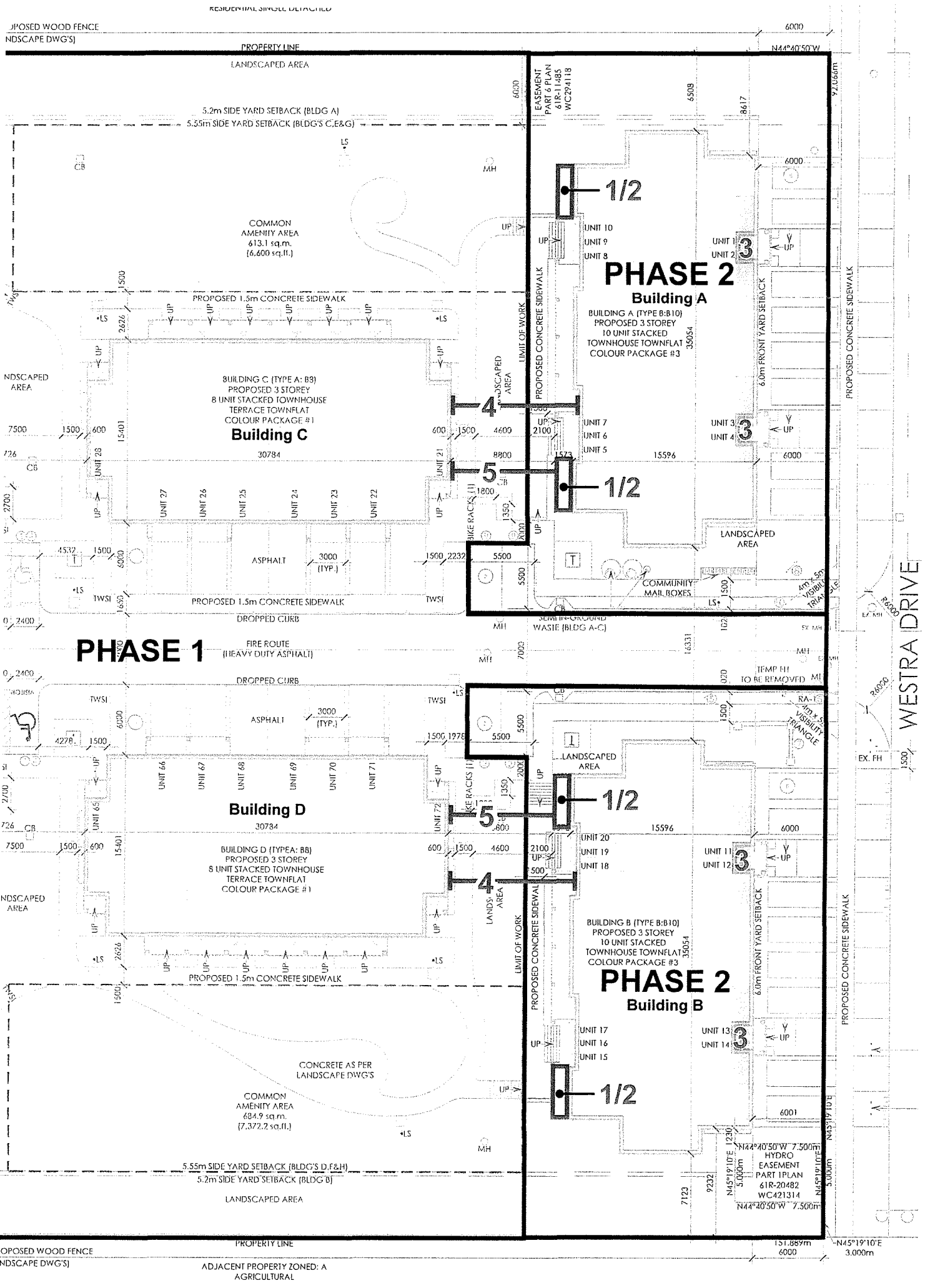
**60m CIRCULATION AREA**  
**107 Westra Drive**  
**File No.: A-26/18**



Produced by the City of Guelph  
 Committee of Adjustment



Development Concept Plan  
 Source: ABA Architects Inc. and Fusion Homes (February 26, 2018)



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



**Applications for Consent [Severance] have been filed with the Committee of Adjustment.**

**LOCATION:** 69 Lowes Road

**PROPOSAL:** The applicant is proposing to sever the property to create two new residential lots fronting onto Dawn Avenue. The property is currently occupied by a single detached residential dwelling, which will be demolished to accommodate the new lots.

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

**REQUEST:** The applicant is requesting the following severances:

- a) Part 1 (File B-17/17) with frontage along Dawn Avenue of 15.0 metres and an area of 597.8 square metres; and
- b) Part 2 (File B-18/17) with frontage along Dawn Avenue of 15.0 metres and an area of 593.9 square metres.

The retained parcel (Part 3) is proposed to have frontage along Dawn Avenue of 18.22 metres and an area of 714.4 square metres.

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

**DATE:** **Thursday, April 12, 2018**  
(Deferred from December 7, 2017 hearing)

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

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

**APPLICATION NUMBERS:** **B-17/17 & B-18/17**

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

**PROVIDING COMMENTS**  
Any person may attend the public hearing to provide comments regarding the applications. 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 **April 5, 2018 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](mailto:privacy@guelph.ca) or at 519-822-1260 ext. 2605.

**ADDITIONAL INFORMATION**  
Agendas and comments related to these applications will be available online at: [www.guelph.ca](http://www.guelph.ca) > City Government > Committee of Adjustment. Additional information related to these applications 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).

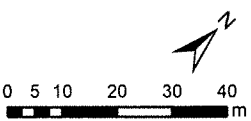
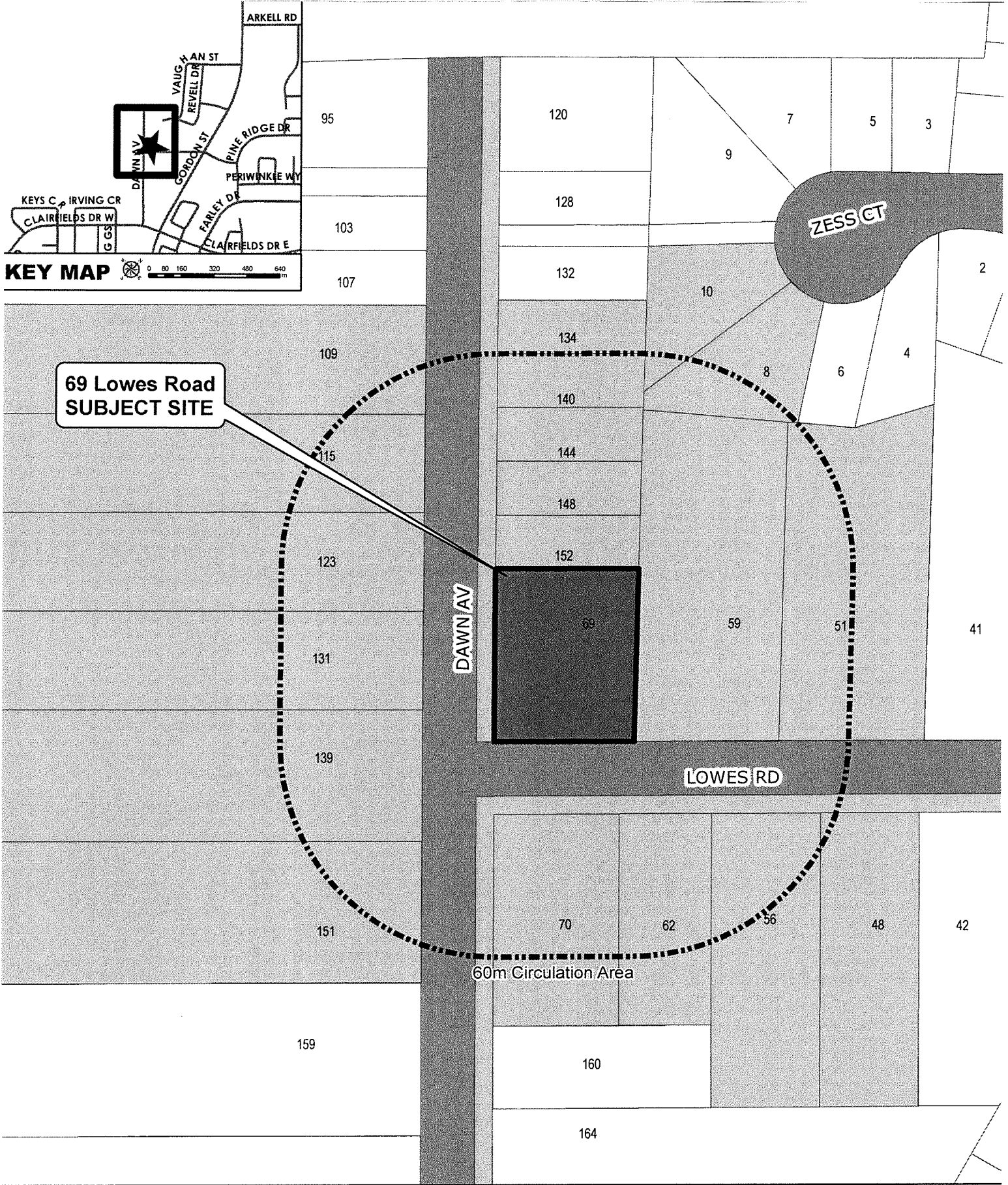
**NOTICE OF THE DECISION**

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consents, 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

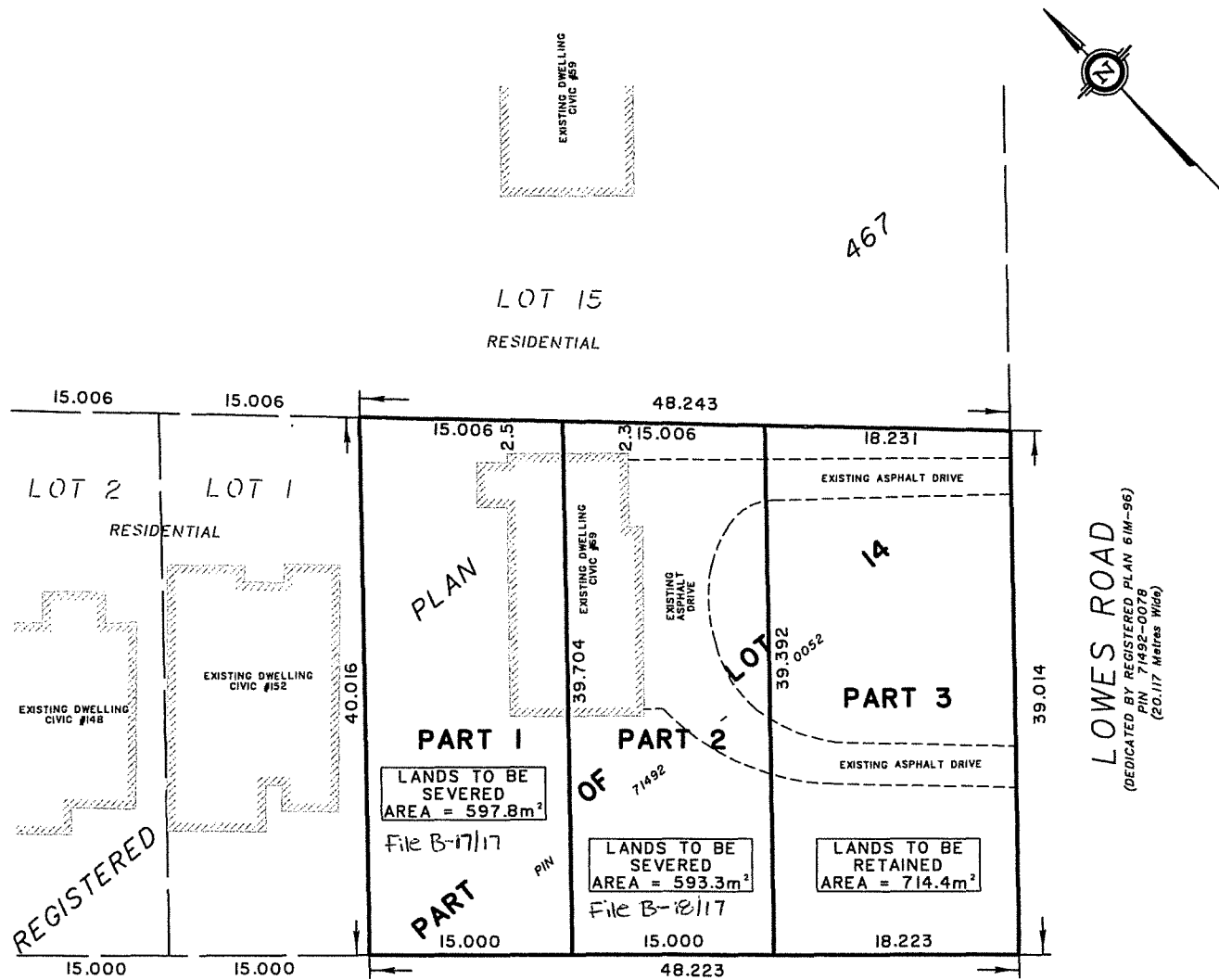
Dated this 23<sup>rd</sup> day of March, 2018.



**60m CIRCULATION AREA**  
**69 Lowes Road**  
**File No.: B-17/17 & B-18/17**







# SKETCH

PREPARED FOR SEVERANCE APPLICATION  
PART OF LOT 14  
REGISTERED PLAN 467  
CITY OF GUELPH  
COUNTY OF WELLINGTON

SCALE 1 : 400

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED  
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

### 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) HAVE AN O.P. DESIGNATION OF GENERAL RESIDENTIAL
3. DISTANCES ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED FOR DAVE SHENKEL  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.

KERRY F. HILLIS  
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED

**BSR&D** Ontario Land Surveyors  
Urban and Rural Planners  
& A wholly owned subsidiary of J.D.Barnes Ltd.

351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

TEL: (519) 822-4031  
FAX: (519) 822-1220

DATE: JUNE 1, 2017

SG

PROJECT 17-14-409-2

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 14 London Road West
- PROPOSAL:** The applicant is proposing to construct an 86.42 square metre second storey addition to the existing residential 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 setback of 1.5 metres.

**REQUEST:**  
The applicant is seeking relief from the By-law requirements to permit a right side yard setback of 0.8 metres for the proposed second storey addition to the existing dwelling.

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, April 12, 2018
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-27/18

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

#### 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 **April 5, 2018 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](mailto:privacy@guelph.ca) or at 519-822-1260 ext. 2605.

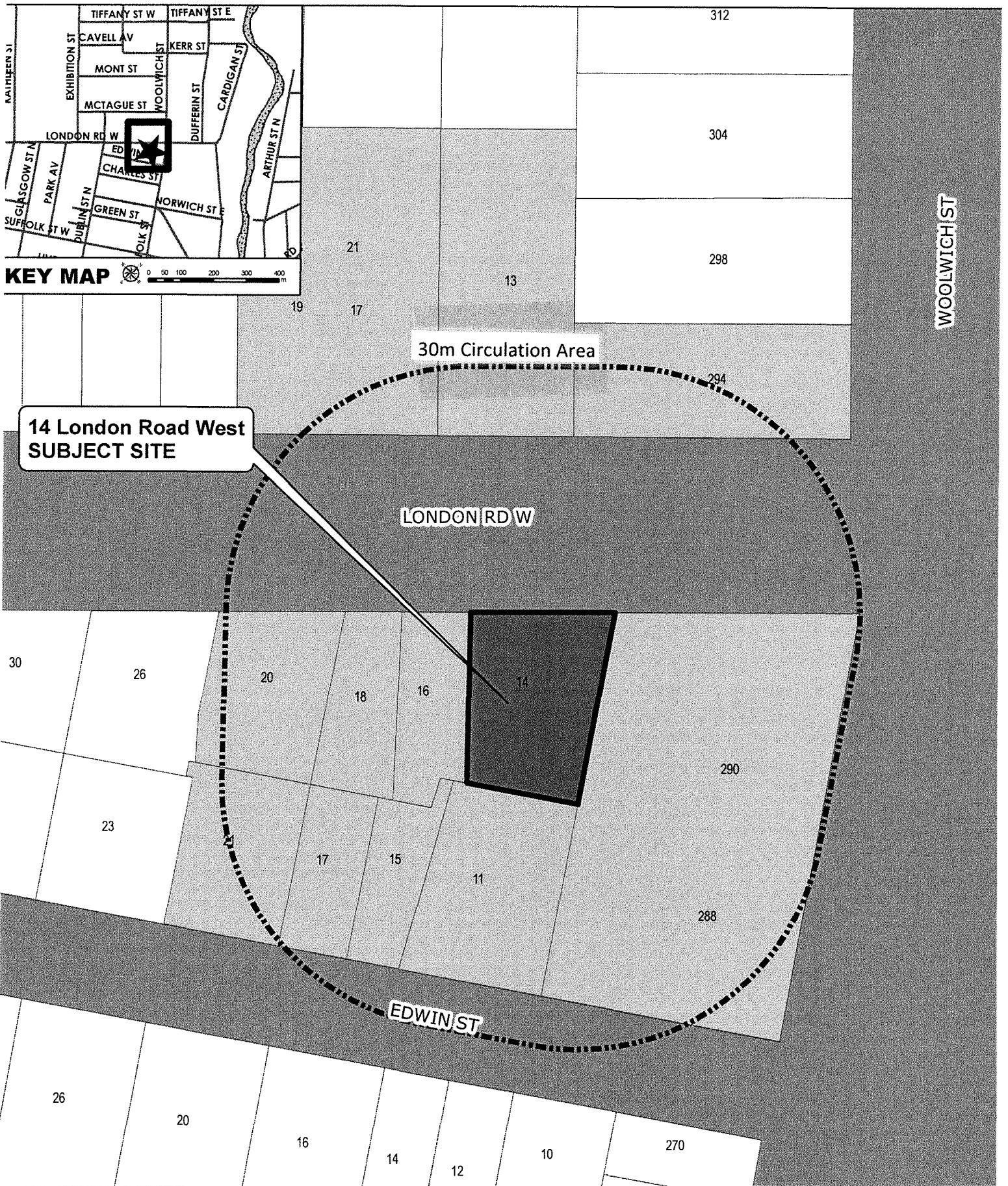
#### ADDITIONAL INFORMATION

Agendas and comments related to this application will be available online at: [www.guelph.ca](http://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

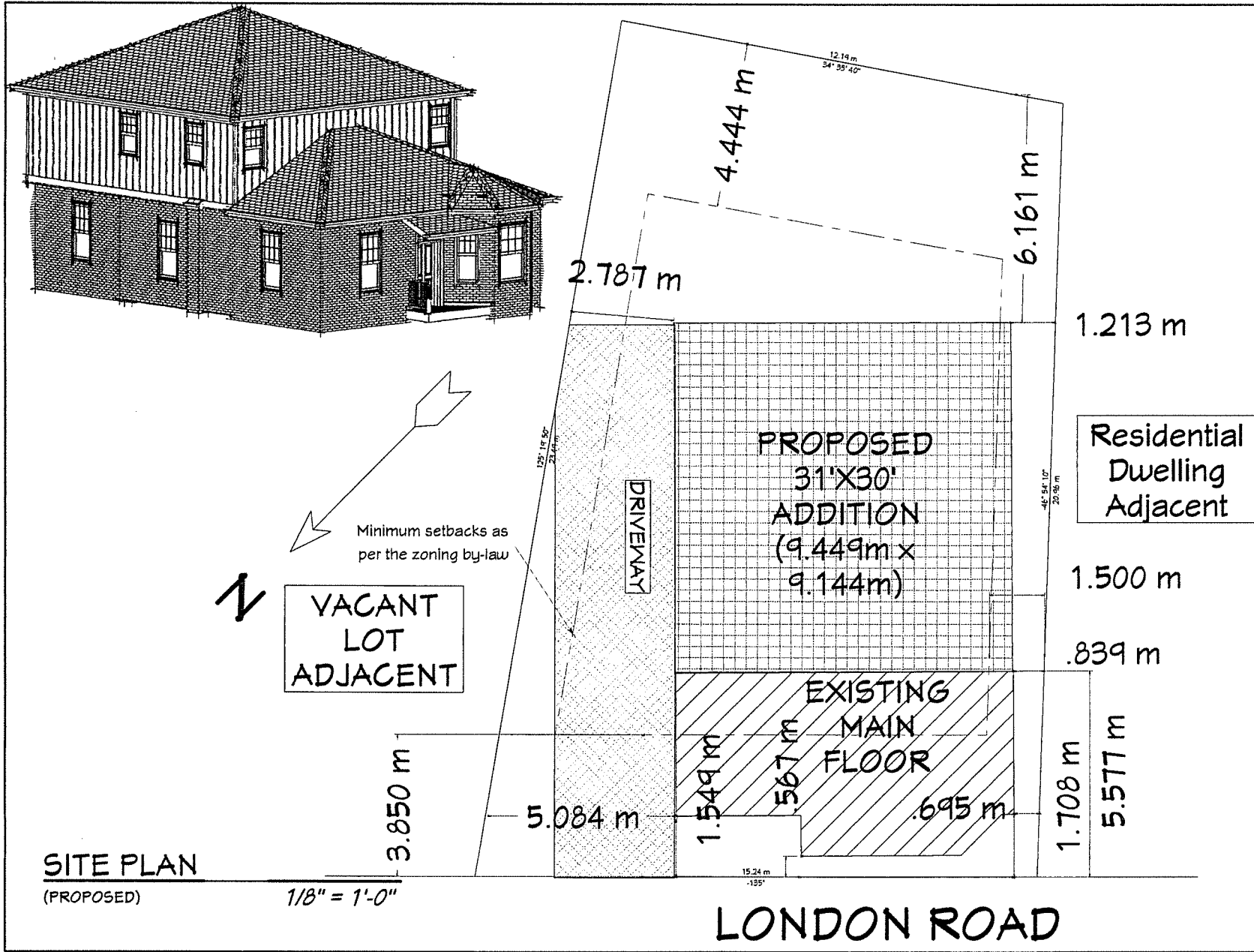
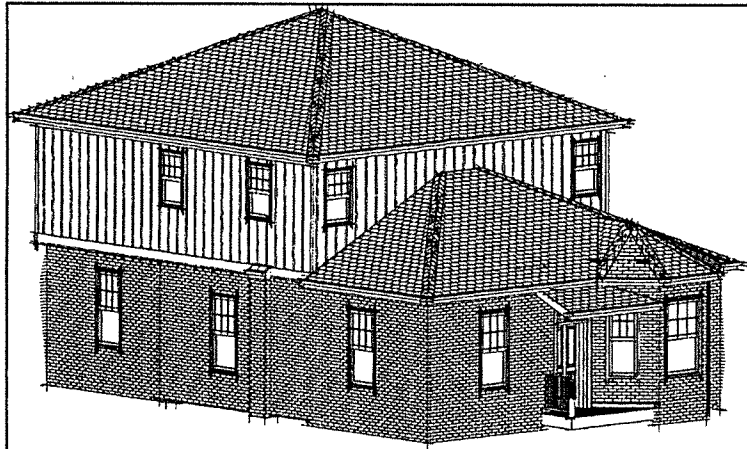
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Dated this 23<sup>rd</sup> day of March, 2018.



**30m CIRCULATION AREA**  
**14 London Road West**  
**File No.: A-27/18**





**PIONEER CRAFTSMEN**  
*Inspired Renovations*

1510 VICTORIA ST. N. KITCHENER ON, N2B 3E2  
 TEL: 519-743-4461 FAX: 519-743-6991  
 www.pioneercraftsmen.com

**RESIDENCE:**  
**Tyler & Melissa Pettipiere Addition**  
 14 LONDON RD. WEST GUELPH, ON

**DATE:**  
 06-MARCH-2018

**PROJECT #:**  
 TBD

**PROJECT MANAGER:**  
 GEORGE KOCHHAR

**DESIGNER: PAUL MEIER**  
 BCIN: 22946

I HAVE REVIEWED THIS PLAN AND DO HEREBY TAKE RESPONSIBILITY FOR DESIGN ACTIVITIES RELATING TO IT, WITH LIMITED AND OR NO RESPONSIBILITY OF CERTAIN PARTS, COMPONENTS OR SYSTEMS SO INSTALLED IF CONSTRUCTED IN THIS HOUSE REQUIRING ENGINEERING, HEATING, PLUMBING, ELECTRICAL OR OTHER CABLE, PHONE OR COMPUTER SYSTEMS ETC.

**SIGNED:** \_\_\_\_\_

**DRAWING:**  
**SITE PLAN**

**SCALE:**  
 1/8" = 1'-0"

**PAGE:**  
 2

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 728-732 York Road

**PROPOSAL:** The applicant is proposing to establish a catering service known as Taste Fine Foods within the existing building on the subject property.

**BY-LAW REQUIREMENTS:** The property is located in the Specialized Highway Commercial (SC.2-10) Zone. A variance from 6.4.3.2.10.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses in the SC.2-10 Zone, including a restaurant and restaurant (take-out) but does not currently permit a catering service.

**REQUEST:** The applicant is seeking relief from the By-law requirements to permit a catering service as an additional permitted use on the subject property.

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, April 12, 2018  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street  
**APPLICATION NUMBER:** A-29/18

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

### 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 **April 5, 2018 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](mailto:privacy@guelph.ca) or at 519-822-1260 ext. 2605.

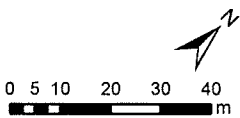
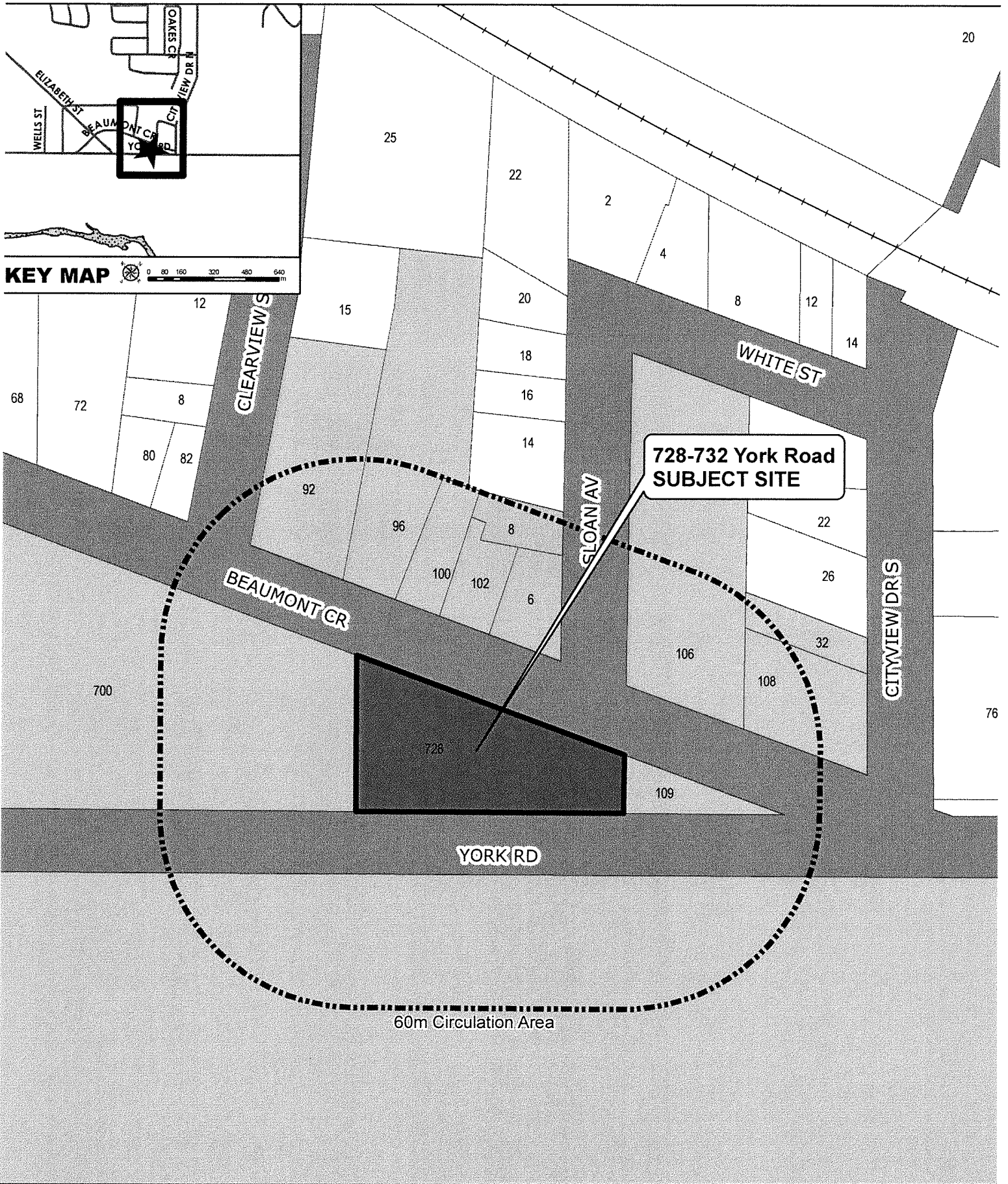
### ADDITIONAL INFORMATION

Agendas and comments related to this application will be available online at: [www.guelph.ca](http://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.

Dated this 23<sup>rd</sup> day of March, 2018.



**60m CIRCULATION AREA**  
**728-732 York Road**  
**File No.: A-29/18**



# BEAUMONT CRESCENT

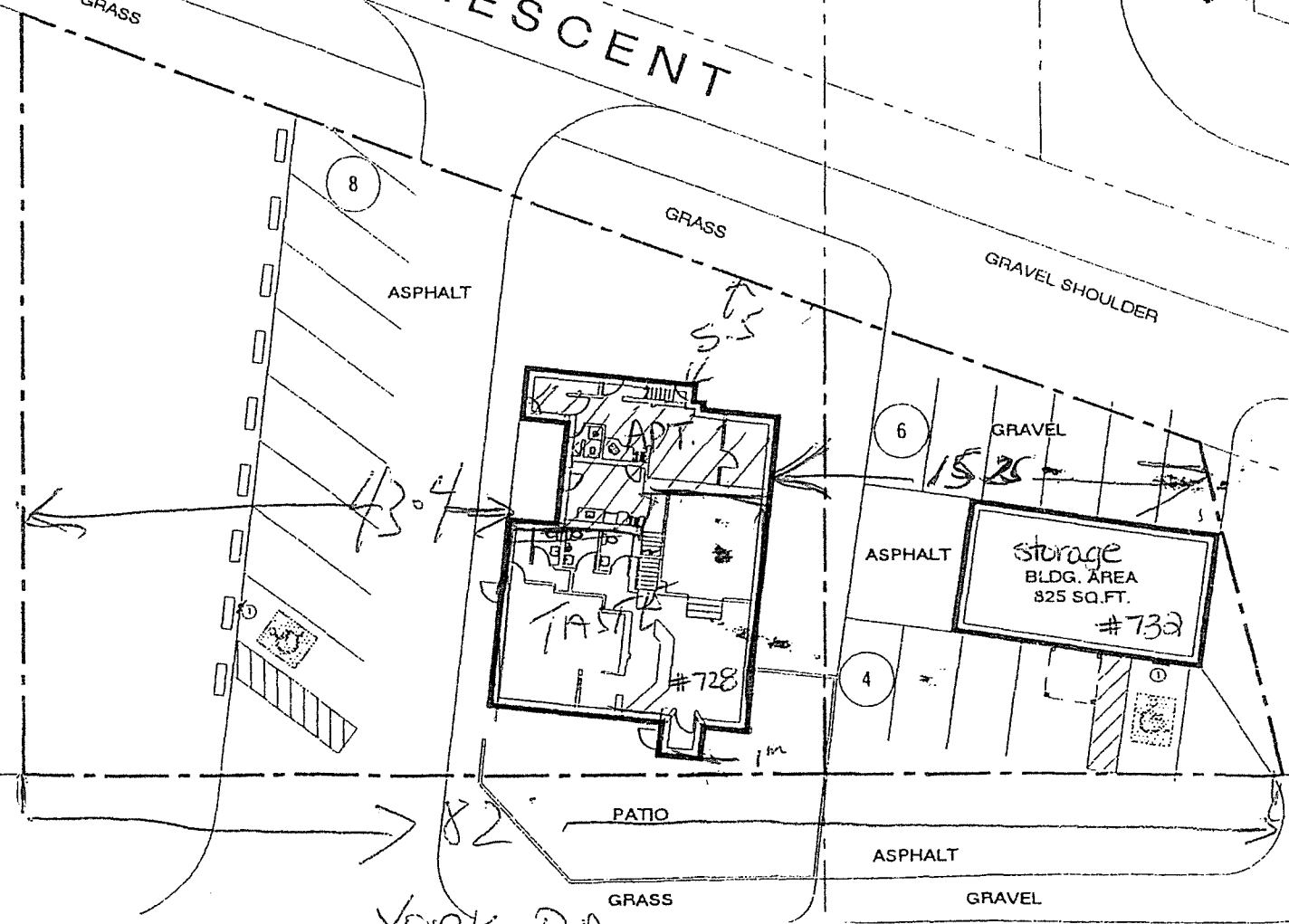
SLOAN

Commercial

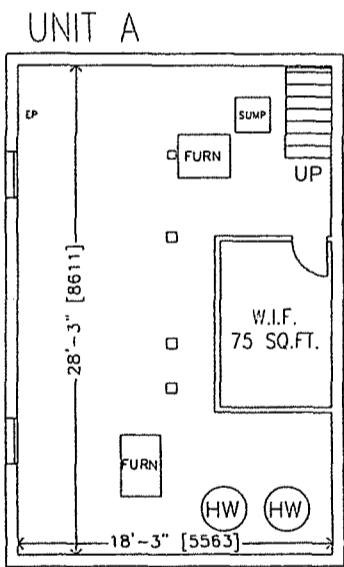
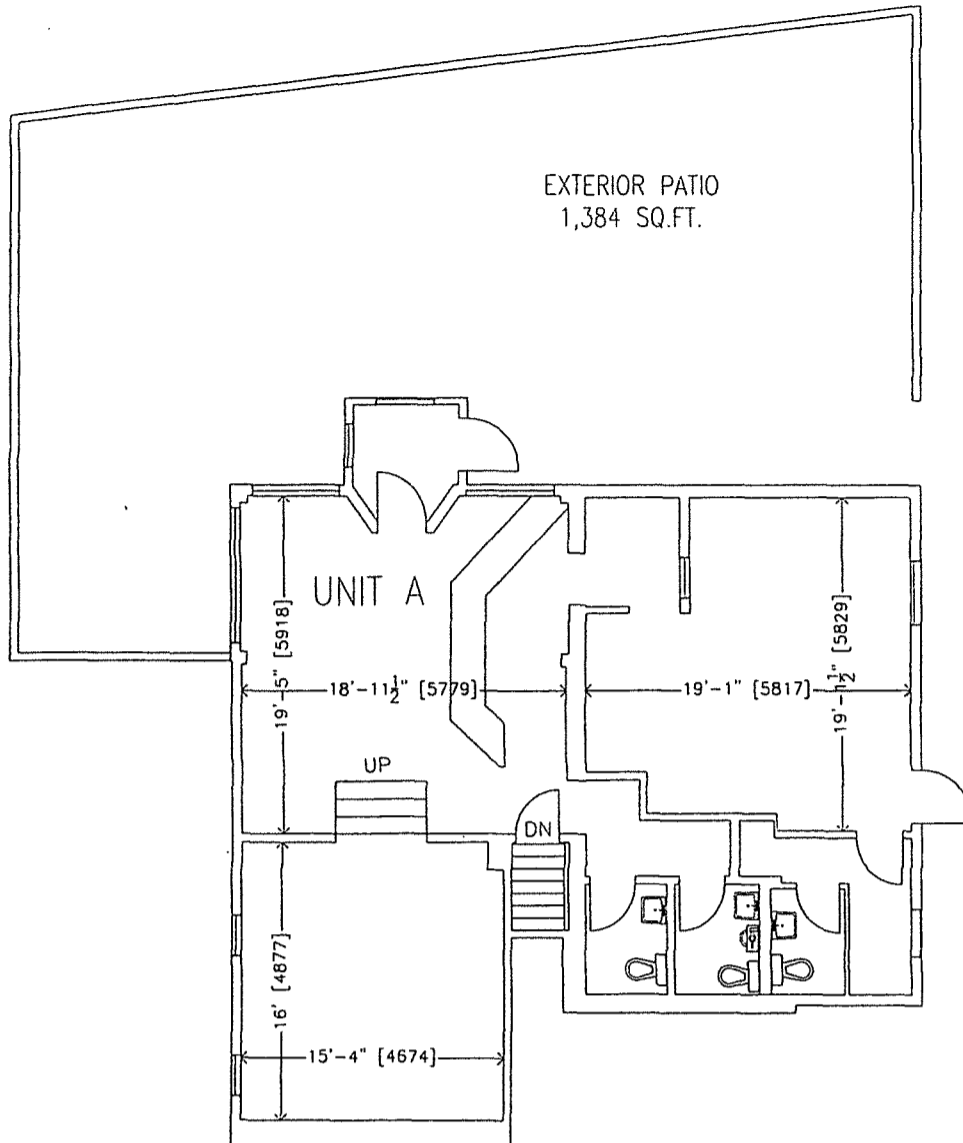
PERMIT Sign  
cm  
el  
2,036 SQ.FT.  
1,304 SQ.FT.  
579 SQ.FT.  
3,919 SQ.FT.

SS

Commercial



YORK DA



UNIT A  
 MAIN FLOOR: 1,343 SF  
 BASEMENT LEVEL: 579 SF  
 TOTAL AREA: 1,922 SF  
 PATIO: 1,384 SF

*- 409.3 sq/m*

PREPARED BY:  
**MEASUREX**  
 (905) 628-1818  
 FAX: (905) 627-4154

LOCATION:  
 728 YORK ROAD  
 GUELPH, ONTARIO



PREPARED FOR: MASON REAL ESTATE  
 DATE: 28 AUGUST 2012  
 FILE: 728YORK.DWG  
 SCALE: NTS



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 7 Oak Street

**PROPOSAL:** The applicant is proposing to construct a 26.44 square metre sunroom addition to the rear of the existing residential dwelling.

## **BY-LAW**

**REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. A variance from Table 5.1.2 Row 8 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum rear yard setback of 7.5 metres or 20% of the lot depth [being 5.48 metres], whichever is less.

## **REQUEST:**

The applicant is seeking relief from the By-law requirements to permit a rear yard setback of 3.75 metres for the proposed addition to the rear of the existing dwelling.

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, April 12, 2018**

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

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

**APPLICATION NUMBER:** **A-30/18**

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

## **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 **April 5, 2018 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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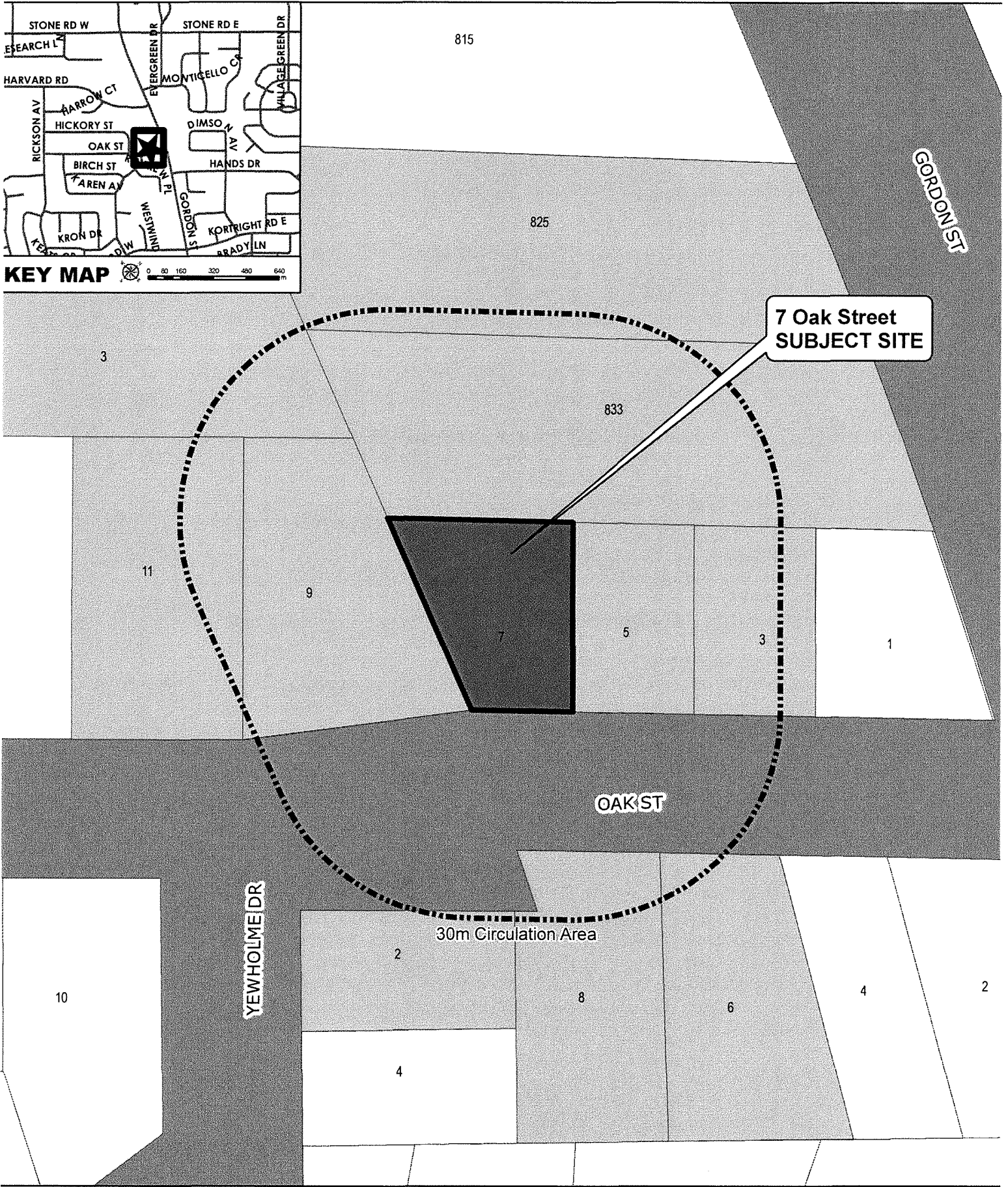
## **ADDITIONAL INFORMATION**

Agendas and comments related to this application will be available online at: [www.guelph.ca](http://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.

Dated this 23<sup>rd</sup> day of March, 2018.



**30m CIRCULATION AREA**  
**7 Oak Street**  
**File No.: A-30/18**



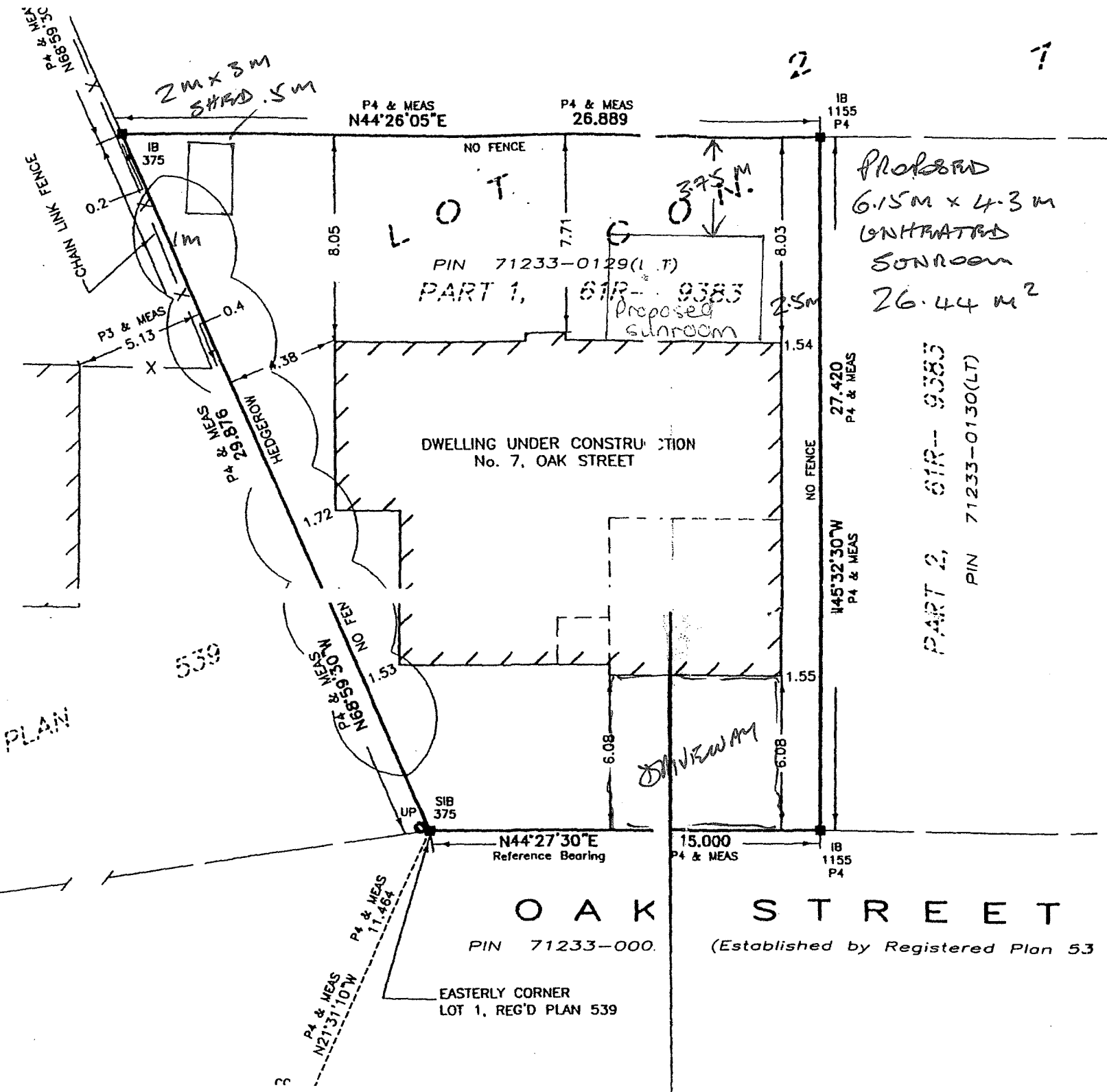
Date: Mar 12/18



**Municipal Freedom of Information and Protection of Privacy Act  
 Copyright Notification**

Pursuant to the federal Copyright Act, Section 32.1(1)(a), disclosure of a record pursuant to the Municipal Freedom of Information and Protection of Privacy Act - is not a violation of copyright. An applicant may receive one copy of a plan, survey, drawing or report covered by copyright. An applicant is then bound by copyright (Section 32.1(2)) and cannot make further copies of the plan, survey, drawing or report or use it as documentary evidence in a separate submission to the municipality without permission of the holder of the copyright. Accordingly, pursuant to the above noted Acts, we are permitted to provide you with a copy of the plan, survey, drawing or report for the address of \_\_\_\_\_ but subsequent use of the copy is restricted by copyright.

LOT 1  
 PIN 71233-0054



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 51 Troy Crescent

**PROPOSAL:** The applicant is proposing to construct an 18.16 square metre sunroom addition to the rear of the existing residential dwelling.

**BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. A variance from Table 5.1.2 Row 8 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum rear yard setback of 7.5 metres or 20% of the lot depth [being 5.82 metres], whichever is less.

**REQUEST:** The applicant is seeking relief from the By-law requirements to permit a rear yard setback of 4.31 metres for the proposed addition to the rear of the existing dwelling.

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, April 12, 2018

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

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

**APPLICATION NUMBER:** A-31/18

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

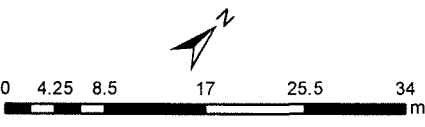
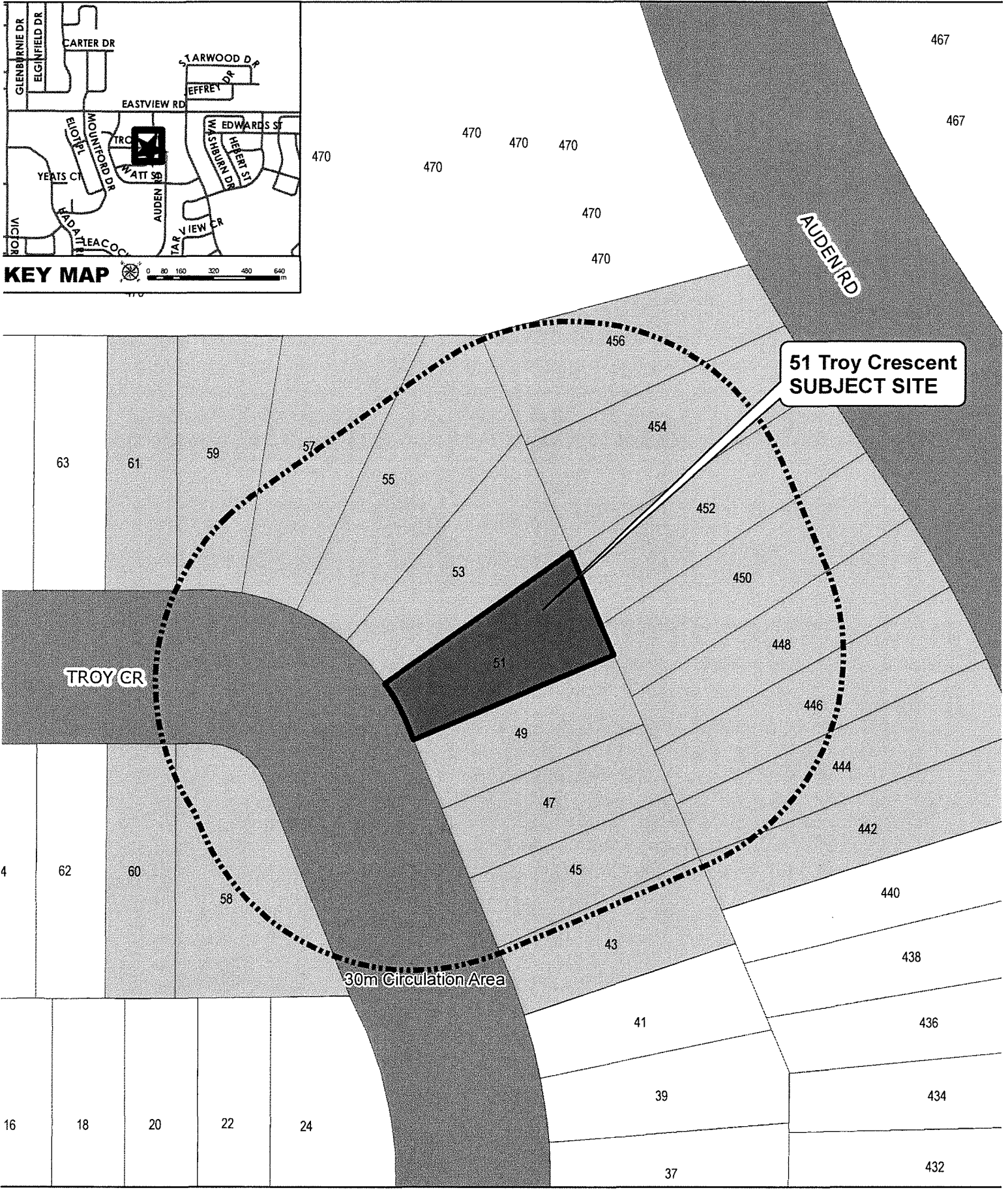
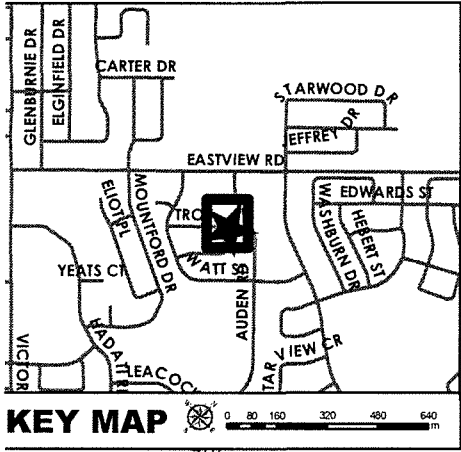
**PROVIDING COMMENTS**  
Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **April 5, 2018 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.

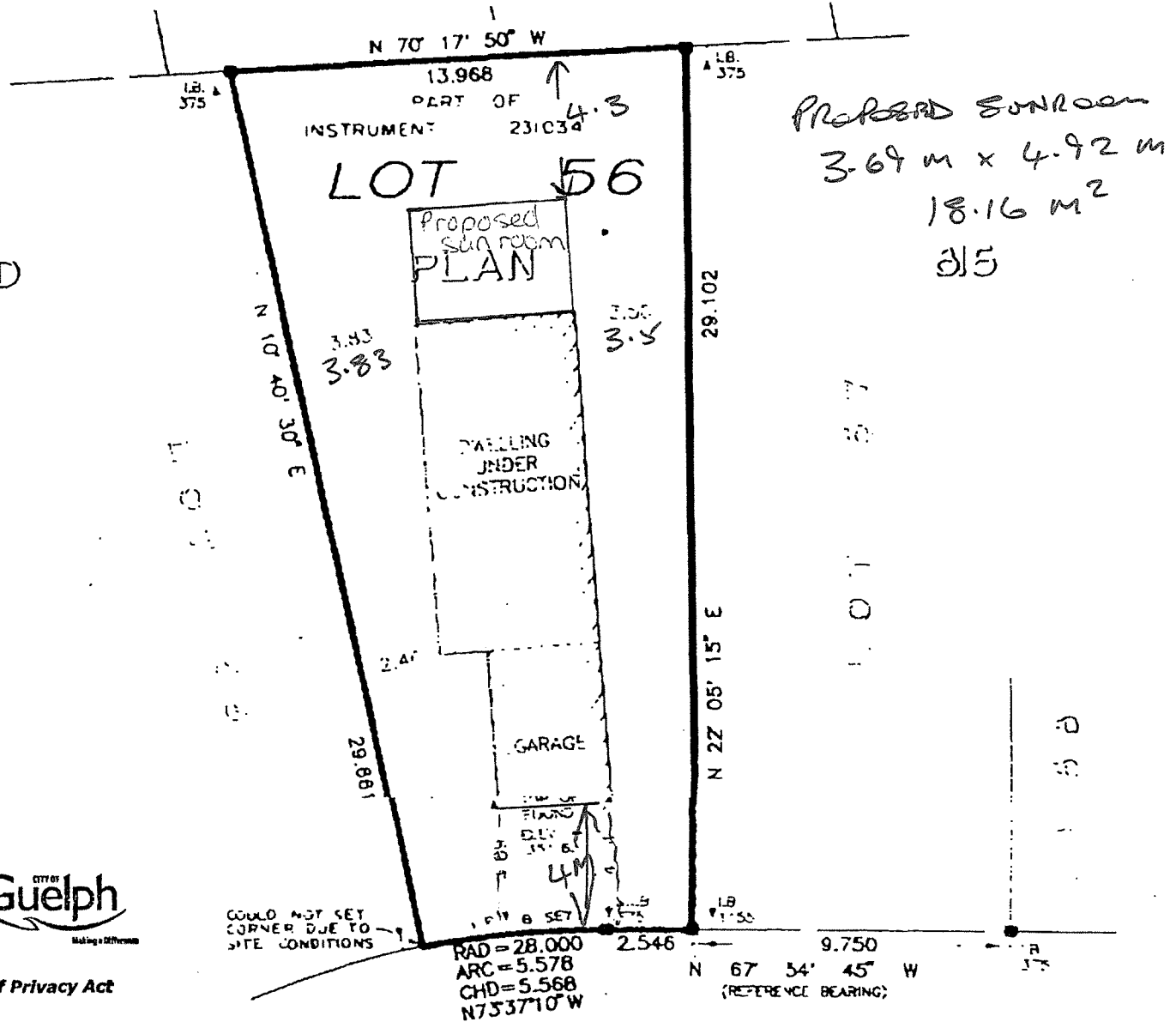
Dated this 23<sup>rd</sup> day of March, 2018.



**30m CIRCULATION AREA**  
**51 Troy Crescent**  
**File No.: A-31/18**



EXIST 8M  
 SUNROOM 3.69  
 RELIEF 4.31  
 REGISTERED



PROPOSED SUNROOM  
 3.69 m x 4.92 m  
 18.16 m<sup>2</sup>  
 315

Nov 12/18



**Municipal Freedom of Information and Protection of Privacy Act  
 Copyright Notification**

Pursuant to the federal Copyright Act, Section 32.1(1)(a), disclosure of a record pursuant to the Municipal Freedom of Information and Protection of Privacy Act - is not a violation of copyright. An applicant may receive one copy of a plan, survey, drawing or report covered by copyright, however, the applicant is then bound by copyright (Section 32.1(2)) and cannot make further copies of the plan, survey, drawing or report or use it as documentary evidence in a separate submission to the Municipality without permission of the holder of the copyright. Accordingly, pursuant to the above Acts, we are permitted to provide you with a copy of the plan, survey, drawing or report for the purposes of the Act, but subsequent use of the copy is restricted by copyright.

8M FRONTAGE

TROY

CRESCENT

(Established by Reg'd Plan B15)

(20.1 Metres Wide)

0.000 (PLAN & HEAT)  
 N 22° 05' 15" E

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 14 Mayfair Court

**PROPOSAL:** The applicant is proposing to construct a 92 square metre accessory apartment in the basement of the existing residential dwelling.

**BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. A variance from 4.15.1.5 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that an accessory apartment shall not exceed 45% of the total floor area of the building, and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser.

**REQUEST:** The applicant is seeking relief from the By-law requirements to permit an accessory apartment size of 92 square metres, or 38.6% of the total floor area of the building.

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, April 12, 2018  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street  
**APPLICATION NUMBER:** A-32/18

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

### PROVIDING COMMENTS

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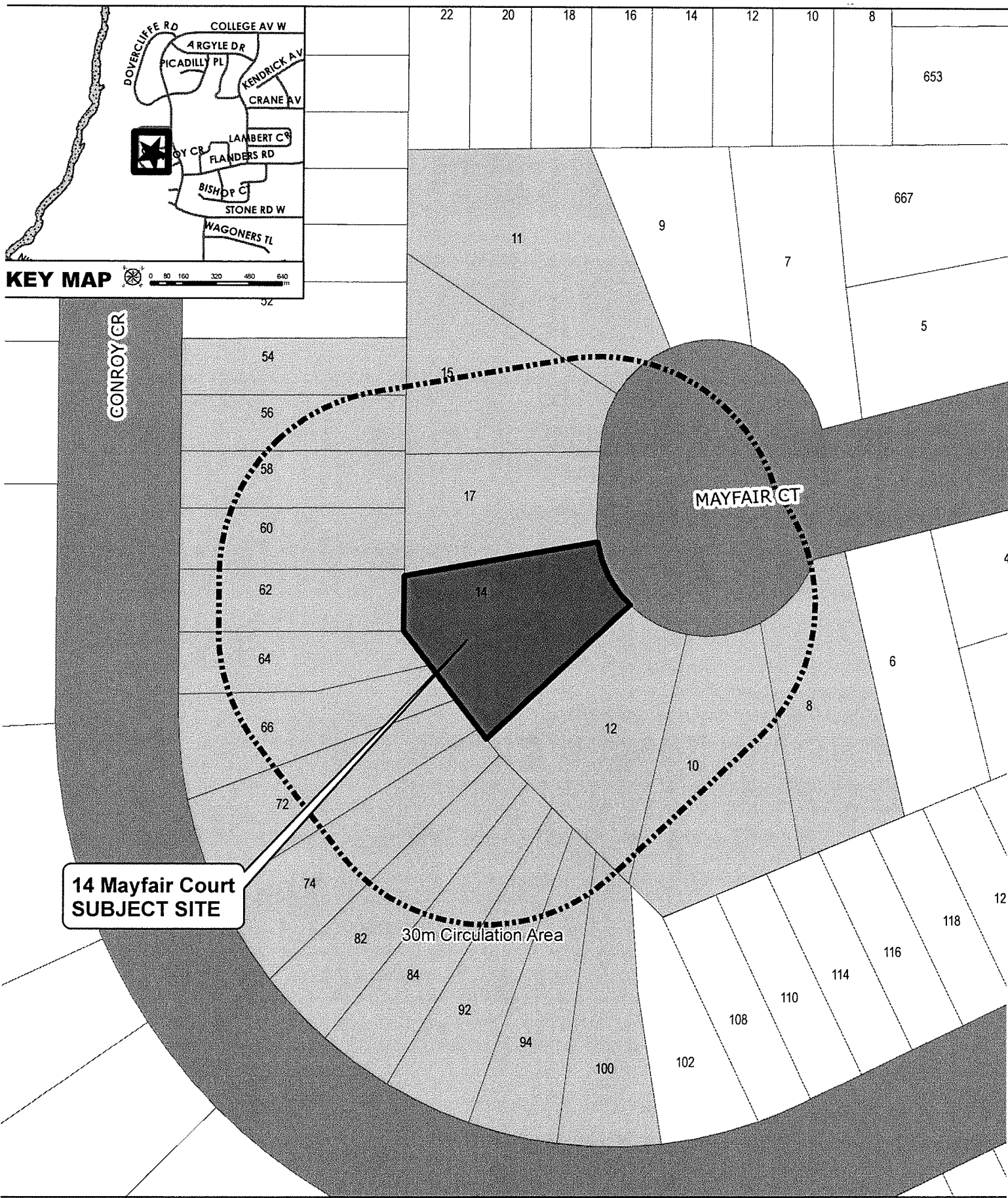
### NOTICE OF THE DECISION

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.

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

Dated this 23<sup>rd</sup> day of March, 2018.



14 Mayfair Court  
SUBJECT SITE

30m Circulation Area

MAYFAIR CT



0 5 10 20 30 40 m

30m CIRCULATION AREA  
14 Mayfair Court  
File No.: A-32/18





**GENERAL NOTES**

- UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FOLLOWING NOTES SHALL GOVERN.
- ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2012 ONTARIO BUILDING CODE (OBC 2012), ANY LOCAL REGULATIONS AND BYLAWS, AND THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT (OHS) AND CURRENT REGULATIONS FOR CONSTRUCTION PROJECTS. ALL CODES AND STANDARDS SHALL BE THOSE REFERENCED IN OBC 2012.
- ALL STANDARDS ARE TO BE THE YEAR, EDITIONS, DOCUMENT NUMBERS, ETC AS PER OBC 2012 DIVISION B, T.1.3.1.2. WHERE DISCREPANCIES EXIST BETWEEN OUR DRAWINGS AND T.1.3.1.2, THE TABLE SHALL GOVERN UNLESS NOTED OTHERWISE.
- THIS SET OF DRAWINGS SUPERCEDES AND REPLACES ALL PREVIOUS DRAWINGS.
- READ THESE DRAWINGS IN CONJUNCTION WITH ALL RELATED CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE SITE AND VERIFY ALL DIMENSIONS GIVEN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS. REPORT TO THE ENGINEER ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE PROJECT BEFORE PROCEEDING WITH THE WORK.
- IF ANY STRUCTURAL DISCREPANCIES ON THE DRAWINGS EXIST, THE MOST STRINGENT SHALL APPLY.
- DRAWINGS ARE NOT TO BE SCALED.
- CONSTRUCTION LOADINGS SHALL NOT EXCEED THE SPECIFIED DESIGN LOADS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR CONSTRUCTION LOADS AND TEMPORARY BRACING TO KEEP STRUCTURE PLUMB AND IN TRUE ALIGNMENT AT ALL PHASES OF CONSTRUCTION. ANY BRACING MEMBERS SHOWN ON THE DRAWINGS ARE REQUIRED FOR THE FINISHED STRUCTURE AND MAY NOT BE SUFFICIENT FOR ERECTION PURPOSES.
- NEW BASEMENT UNIT TO MEET THE REQUIREMENTS OF TABLE 2.1.1.10

**WOOD CONSTRUCTION**

- ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23. U.N.O. ON THE DRAWINGS.
- LUMBER SHALL BE SPF No. 1/2 OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS.
- LUMBER SHALL NOT BE NOTCHED OR DRILLED IN THE FIELD WITHOUT PERMISSION OF TACOMA ENGINEERS.
- THICKNESS AND TYPE OF SUBFLOOR, ROOF SHEATHING AND WALL SHEATHING SHALL CONFORM TO 9.23.14., 9.23.15., AND 9.23.16 RESPECTIVELY.
- BOLTED CONNECTIONS SHALL BE MADE USING GRADE A307 BOLTS, UNLESS NOTED OTHERWISE.
- WOOD IS NOT PERMITTED TO BEAR DIRECTLY ON MASONRY OR CONCRETE WITHOUT PROTECTION. PROVIDE EITHER PRESSURE TREATED LUMBER, SUITABLE WOOD PRESERVATIVE OR 6 MIL (0.152mm) POLYETHYLENE SHEET.
- SOLID HORIZONTAL BRIDGING SHALL BE PROVIDED AT 1200mm (4'-0") O.C. IN THE FIRST TWO JOIST SPACES ADJACENT TO THE EXTERIOR WALLS. BRIDGING SHALL BE ATTACHED TO THE EXTERIOR WALL TO PROVIDE LATERAL STABILITY.
- PROVIDE 38mm x 38mm (2X2) DIAGONAL CROSS BRIDGING OR SOLID BLOCKING AT MAXIMUM 2.1m (82") O.C. FOR ALL SAWN JOIST LOCATIONS.
- PROVIDE SOLID WOOD HORIZONTAL BLOCKING AT MAXIMUM 3.0m (10'-0") O.C. FOR ALL FRAMED WALLS. INSTALL MORE FREQUENTLY WHEN SO NOTED ON THE ARCHITECTURAL OR STRUCTURAL WALL DRAWINGS (EG. FOR BLOCKING OF SHEAR WALLS, OR FOR LATERAL STUD SUPPORT).
- ALL NAILS USED SHALL CONFORM TO STEEL WIRE NAILS AND SPIKES AS DEFINED IN CSA STANDARD B111 "WIRE NAILS, SPIKES AND STAPLES" UNLESS NOTED OTHERWISE.
- ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED (TO CSA-G164) OR STAINLESS STEEL.
- FOR SOLID AND BUILT UP MEMBERS (TRUSSES, BEAMS, LINTELS) PROVIDE A BUILT UP POST WITH AN EQUAL OR GREATER THICKNESS UNLESS NOTED OTHERWISE. ALL BUILT UP POSTS TO BE CONTINUOUS (INCLUDING TRANSFER BLOCKING AT FLOORS) DOWN TO THE FOUNDATIONS.
- ALL BUILT UP MEMBERS TO BE FASTENED TOGETHER WITH TWO 75mm (3") SPIRAL NAILS AT 300mm (12") O.C. FOR EVERY PLY UNLESS NOTED OTHERWISE. MULTI-PLY ENGINEERED LUMBER BEAMS TO BE FASTENED AS PER THE MANUFACTURER'S SPECIFICATIONS.
- ALL PRE-ENGINEERED STEEL CONNECTORS (EG. SIMPSON STRONG TIE) ARE TO HAVE THE CORRECT NUMBER AND SIZE OF FASTENERS, AS PER THE MANUFACTURER'S PRODUCT CATALOGUE.
- PROVIDE SOLID BLOCKING OR MECHANICAL CONNECTIONS AT THE TOP AND BOTTOMS OF BEAMS AT BEARING POINTS TO PREVENT MOVEMENT OR ROTATION.

**BUILDING CODE NOTES:**

**SEPARATION OF SUITES:**

SUITES:  
 REQUIRED = SUITES SEPARATED FROM ANOTHER SUITE BY A 45 MIN. F.R.R AS PER 9.10.9.14  
 PROVIDED = 30 MIN. F.R.R ON CEILING AS PER PART 11 - F130

**EGRESS WINDOW:**

THE EGRESS WINDOW IS A 30" (0.762m) x 19" (0.482m) WITH AN AREA OF 0.367m.sq. MEETING THE MIN. AREA REQUIREMENTS OF 0.35m.SQ AS PER 9.9.10.1.  
 THIS CASEMENT WINDOW TO OPEN AT 90° TO THE EXTERIOR, AND BE UNOBSTRUCTED

**NATURAL LIGHT:**

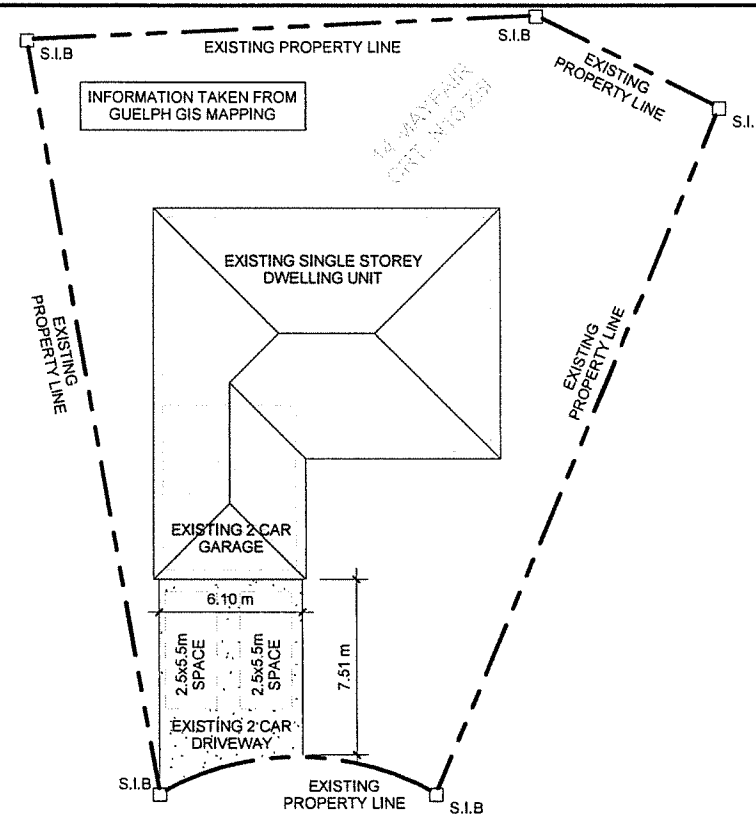
**BEDROOM #1:**  
 NEW 30" (0.762m) x 24" (0.609m) = 0.464m.sq.  
 BEDROOM AREA (174 SF.) = 16.17m.sq  
 PERCENTAGE = 2.87% MEETING THE REQUIREMENTS OF 9.7.2.3 AND PART 11 C107

**BEDROOM #2:**

NEW 30" (0.762m) x 19" (0.482m) = 0.367m.sq.  
 BEDROOM AREA (174 SF.) = 13.56m.sq  
 PERCENTAGE = 2.70% MEETING THE REQUIREMENTS OF 9.7.2.3 AND PART 11 C107

**LIVING/DINING:**

EXISTING 120" (3.048) x 24" (0.609m) = 1.856m.sq  
 NEW 30" (0.762m) x 19" (0.482m) = 0.367m.sq.  
 LIVING/DINING AREA (379 SF.) = 35.21m.sq  
 PERCENTAGE = 6.31% MEETING THE REQUIREMENTS OF 9.7.2.3 AND PART 11 C107



**1 EXISTING SITE PLAN**  
 SCALE: 1" = 20'-0"

MAYFAIR CRT.

**WALL SCHEDULE**

<b>W1</b>	<b>NEW EXTERIOR WALL</b> 1/2" DRYWALL 2"x4" WOOD STUDS AT 16" O.C R 20 SPRAY INSULATION (VAPOUR BARRIER) EXISTING FOUNDATION WALL	<b>W3</b>	<b>NEW INTERIOR SEPARATION WALL (W1e) - 45 MIN. F.R.R</b> 1/2" TYPE X DRYWALL EXISTING STUDS AT MIN. 16" O.C 1/2" TYPE X DRYWALL
<b>W2</b>	<b>NEW INTERIOR WALL</b> 1/2" DRYWALL 2"x4" WOOD STUDS AT 16" O.C 1/2" DRYWALL	<b>W4</b>	<b>NEW INTERIOR MECH. SEPARATION WALL (W1d) - 1 HR. F.R.R</b> 5/8" TYPE X DRYWALL EXISTING STUDS AT MIN. 16" O.C 5/8" TYPE X DRYWALL

\* NOTE: KEEP EXISTING 1/2" GYPSUM BOARD AND ADD NEW 1/2" TYPE X GYPSUM BOARD. NEW GYPSUM BOARD TO RUN FROM FINISHED FLOOR TO U/S OF CEILING

\* NOTE: KEEP EXISTING 1/2" GYPSUM BOARD AND ADD NEW 5/8" GYPSUM BOARD. NEW GYPSUM BOARD TO RUN FROM FINISHED FLOOR TO U/S OF CEILING

**CEILING NOTES:**

- NEW CEILING TO BE ADDED TO UNDERSIDE OF JOISTS IN THE FULL BASEMENT : F8d - (30 MIN. F.R.R AND 50 S.T.C)
  - EXISTING SUBFLOOR AND JOISTS TO REMAIN
  - BATT INSULATION
  - RESILIENT METAL CHANNELS @ 24" O.C
  - 1 LAYERS OF 5/8" GYPSUM, LAPPED
- NEW CEILING TO BE ADDED TO UNDERSIDE OF JOISTS IN THE MECH. ROOM: F9c - (1 hr F.R.R AND 52 S.T.C)
  - EXISTING SUBFLOOR AND JOISTS TO REMAIN
  - BATT INSULATION
  - RESILIENT METAL CHANNELS @ 16" O.C
  - 2 LAYERS OF 5/8" GYPSUM, LAPPED

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No.	Date	Issue
2	02.27.18	REVISED AS PER CITY COMMENTS

**TACOMA ENGINEERS**  
 176 Speedvale Avenue West  
 Guelph, Ontario N1H 1C3  
 Tel: 519.763.2000 Fax: 519.824.2000  
 www.tacomengineers.com

LICENSED PROFESSIONAL ENGINEER  
 B.J. STROYAN  
 100199661  
 March 12, 2018  
 TE-28323-16  
 PROVINCE OF ONTARIO

**BRUCE WYSE**  
 14 Mayfair Ct, Guelph, ON N1G 2S1

**NEW BASEMENT APARTMENT**

**SCHEDULES / NOTES AND SITE PLAN**

Scale: As indicated Dwg. # **S1**  
 Date: AUG. 2016  
 Drawn by: J.KELLY  
 Project No.: TE-28323-16



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



**An Application for Consent [Long Term Lease/Easements/Partial Discharge] has been filed with the Committee of Adjustment.**

**LOCATION:** 69 Bayberry Drive (Village by the Arboretum)

**PROPOSAL:** Reid's Heritage Homes Ltd. currently has a long term lease with the University of Guelph (the "Head Lease") for the lands known as Village by the Arboretum. As the final building of Phase 5, construction is being completed on a four storey 93 residential unit leasehold condominium building on part of the Head Lease lands being Parts 1 to 14, and 21 on Plan 61R-20949 (see attached plan) and Parts 2, 4 and 15 on Plan 61R-10127 (part of the underground parking garage). The applicant is requesting consent in order to break out the said lands from the Head Lease in order to create a new leasehold parcel. As per the Planning Act, any lease in excess of 21 years requires the approval of the Committee of Adjustment.

**BY-LAW REQUIREMENTS:** The property is located in the Retirement Residential Zone 2 (RR.2) Zone.

**REQUEST:** The applicant is requesting the following:

File B-11/18:

- a) Approval to break out the said lands from the Head Lease to create a new leasehold parcel for the 93 residential unit condominium building which would result from a new lease between University of Guelph and VBA Apartments Inc. to July 1, 2059 (the "Breakout Lease 5"); and
- b) Approval to grant various specific easements within the Breakout Lease 5 for ingress and egress over other lands owned by the University of Guelph.

File B-12/18:

- a) Approval for a Partial Determination and Surrender of the said lands from the original Head Lease dated September 12, 1996 and the amended and restated Head Lease dated November 7, 2003; and
- b) Approval for a Partial Discharge of the existing mortgage from the lands as it relates to the Head Lease.

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, April 12, 2018  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street,  
**APPLICATION NUMBERS:** B-11/18 & B-12/18

**If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.**

**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 **April 5, 2018 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](mailto: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](http://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).

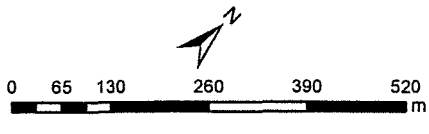
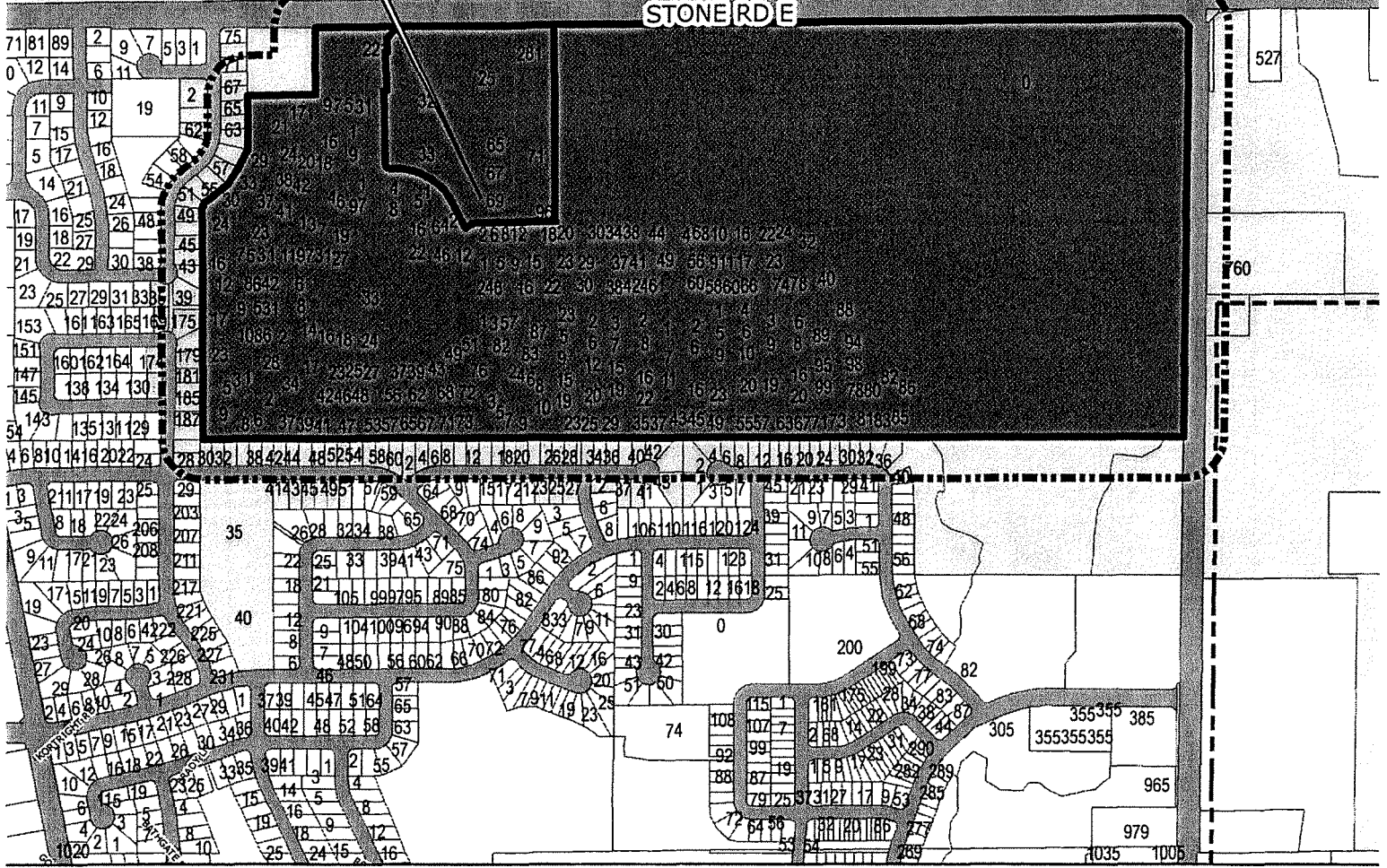
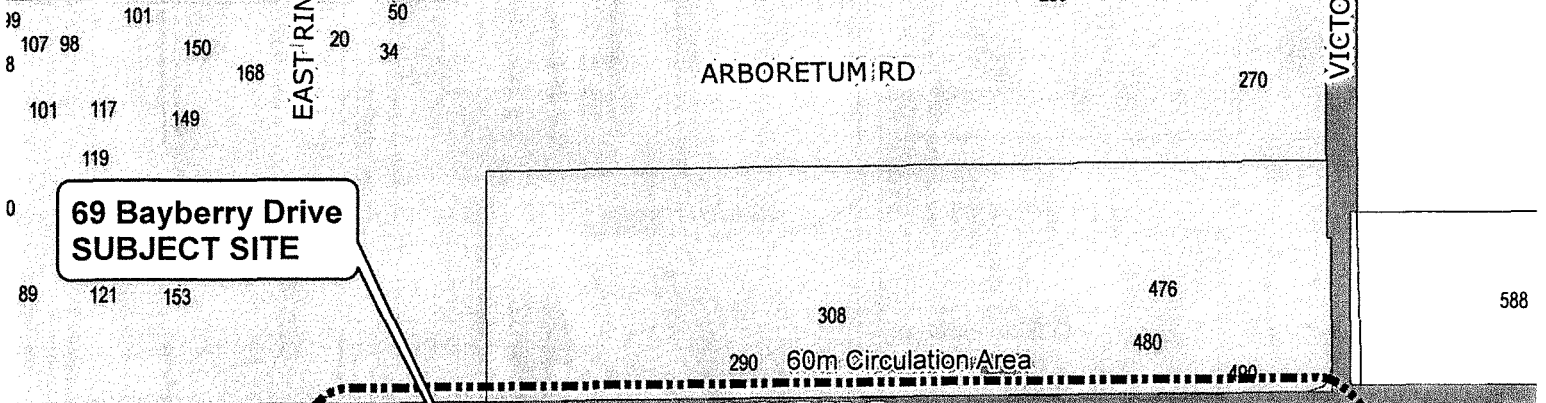
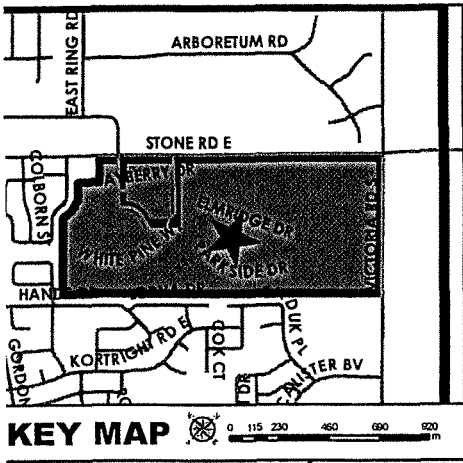
**NOTICE OF THE DECISION**

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

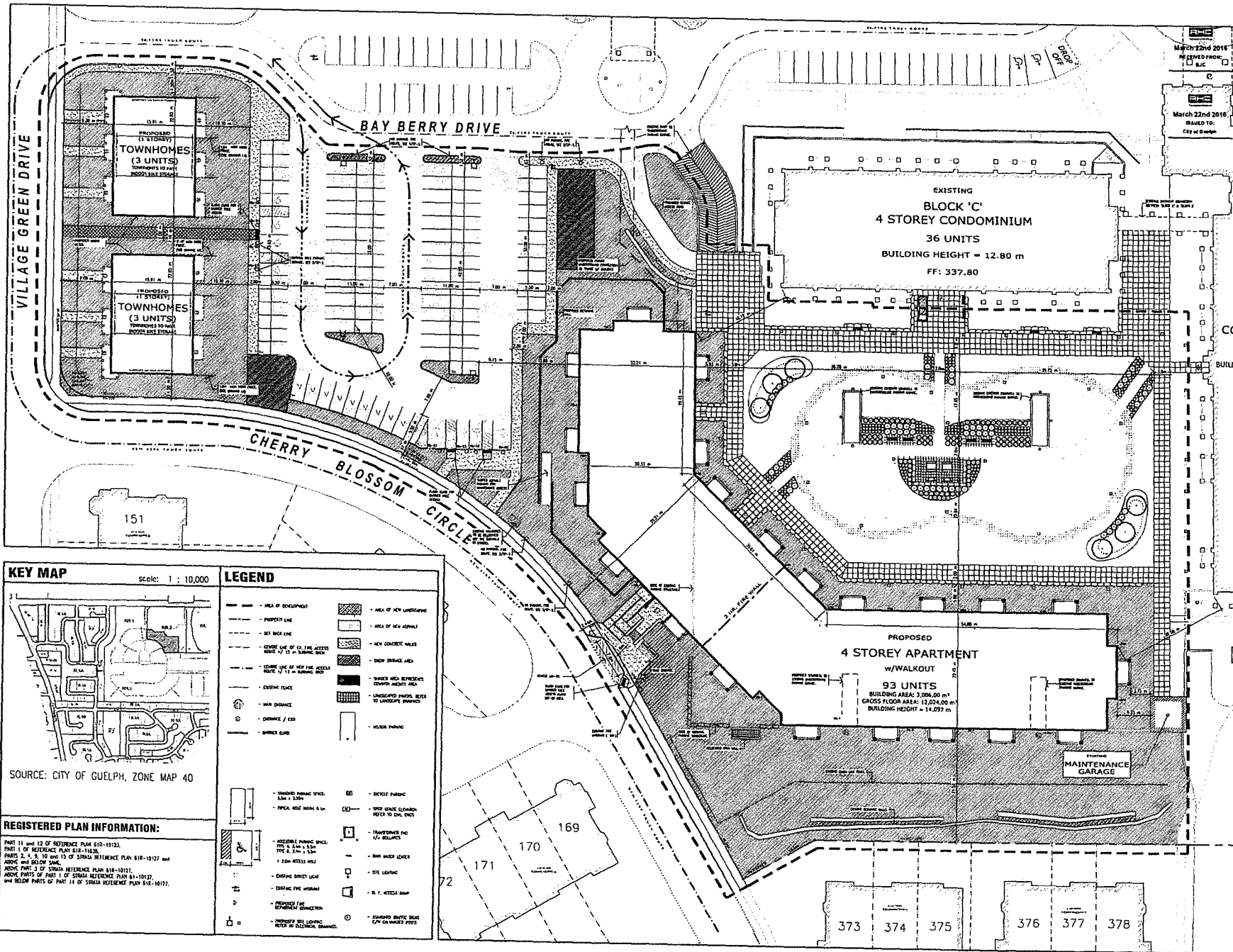
Dated this 23<sup>rd</sup> day of March, 2018.



**60m CIRCULATION AREA**  
**69 Bayberry Drive**  
**File No.: B-11/18 & B-12/18**



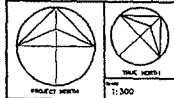
produced by the City of Guelph  
 Committee of Adjustment



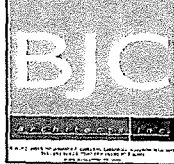
March 22nd 2016  
 RECEIVED FROM:  
 BJC

March 22nd 2016  
 DRAWN TO:  
 City of Guelph

NO.	REVISION	DATE
01	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.01.21
02	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.02.26
03	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.03.11
04	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.03.26
05	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.04.01
06	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.04.16
07	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.04.31
08	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.05.16
09	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.05.31
10	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.06.16
11	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.06.31
12	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.07.16
13	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.07.31
14	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.08.16
15	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.08.31
16	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.09.16
17	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.09.31
18	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.10.16
19	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.10.31
20	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.11.16
21	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.11.31
22	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.12.16
23	ISSUED FOR SITE PLAN APPROVAL (EXHIBITION 02)	2016.12.31



PROFESSIONAL ASSOCIATION OF ARCHITECTS  
 2016.01.18  
 BRU  
 2016.03.21

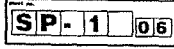


client  
**RHC DESIGN BUILD**  
 6783 WELLINGTON ROAD #34  
 CAMBRIDGE ONTARIO

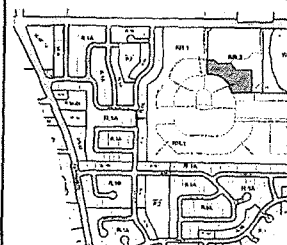
project  
**VILLAGE BY THE ARBORETUM**  
 GUELPH  
 221 STONE ROAD EAST,  
 33 VILLAGE GREEN DRIVE  
 GUELPH ONTARIO

drawing title  
**SITE PLAN**

Site Plan File No: SP150312  
 project no: 14-193  
 sheet number: 06



**KEY MAP** scale: 1 : 10,000



SOURCE: CITY OF GUELPH, ZONE MAP 40

**LEGEND**

- AREA OF DEVELOPMENT
- PROPERTY LINE
- SET BACK LINE
- GENERAL LINE OF 12.5% GRADE (NOTE: 1/2" = 10' IN PLANNING AREA)
- GENERAL LINE OF NEW FINE ACCESS (NOTE: 1/2" = 11' IN PLANNING AREA)
- EXISTING CURVE
- NEW CURVE
- PERMANENT / EXIST
- BARRETT CLAD
- AREA OF NEW LANDSCAPING
- AREA OF NEW ASPHALT
- NEW CONCRETE WALKS
- NEW DRIVEWAYS
- SHARED AREA BETWEEN ADJACENT AREAS
- LANDSCAPED PAVED AREA TO ADJACENT DRIVEWAYS
- WALKWAY PAVING
- STANDARD PARKING SPACE: 3.0m x 5.50m
- BIPOLE HOSE WAGON 4.5m
- ACCESSIBLE PARKING SPACE: 3.0m x 5.50m (TYPE A) 3.0m x 5.50m (TYPE B)
- 1.20m ACCESS WALK
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT CONNECTION
- PROPOSED FIRE LANDING (NOTE: IN ALLIANCE, CHANGING)
- BIPOLE PARKING (1/2" = 10')
- BIPOLE WALK (CLEARANCE: 2.10m TO CURB EDGE)
- HANDICAPPED PAV. (1/2" = 10')
- NEW WATER LEADER
- SITE LIGHTING
- S. T. ACCESS ROAD
- STANDARD BUNNY BEAM (1/2" = 10')
- STANDARD BUNNY BEAM (1/2" = 10')

**REGISTERED PLAN INFORMATION:**

PART 11 and 12 OF REFERENCE PLAN 618-10123.  
 PART 11 OF REFERENCE PLAN 618-10123.  
 PARTS 2, 4, 5, 10 and 15 OF STRATA REFERENCE PLAN 618-10127 and ABOVE AND BELOW SAME.  
 ABOVE PART 3 OF STRATA REFERENCE PLAN 618-10127.  
 ABOVE PARTS OF PART 11 OF STRATA REFERENCE PLAN 61-10127 AND BELOW PARTS OF PART 15 OF STRATA REFERENCE PLAN 618-10127.

**STONE ROAD** PIN 71233 - 8002

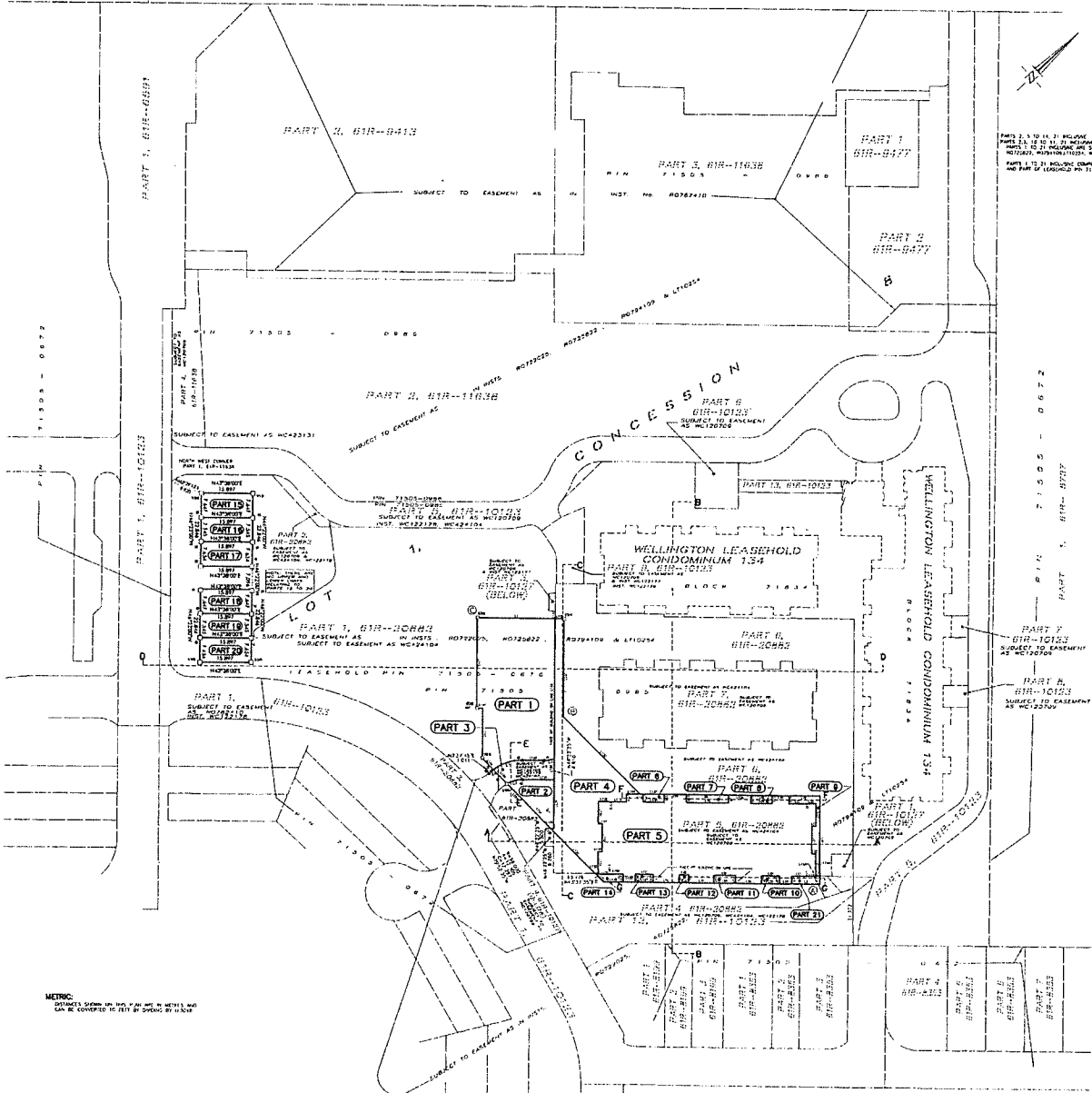
ORIGINAL ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIPS OF GUELPH AND PUSLINCH  
 PART 4, NEW-24, ACQUIRED BY INST. M-87056 AND ESTABLISHED AS STONE ROAD BY BY-LAW (1970)-244, INST. M-87251

PLAN VIEW AT ELEVATION 341.5

**SCHEDULE**

PART	CONVEYANCE	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		

PLAN 61R-20449  
 PREPARED AND EXPOSED  
 DATE OCT 13 2014  
 DATE DRAWN 12 2014  
 SHEET 1 OF 2 SHEETS  
 PLAN OF SURVEY  
 PART OF LOT 1, CONCESSION 8  
 GEOGRAPHIC TOWNSHIP OF PUSLINCH  
 CITY OF GUELPH  
 COUNTY OF WELLINGTON  
 SCALE 1 : 500  
 VAN HARTEN SURVEYING INC.



**BEARING AND COORDINATE NOTE:**  
 1. ALL DISTANCES ARE IN METERS AND BEARINGS ARE IN DECIMAL DEGREES.  
 2. BEARINGS ARE GIVEN AS EITHER TRUE OR MAGNETIC AS INDICATED.  
 3. DISTANCES GIVEN ON THIS PLAN ARE QUANTITY GRADE DIMENSIONS AND ARE TO BE CORRECTED TO UNDISTURBED GRADE BY AN APPROPRIATE SCALE FACTOR OF UNDOUBTED ACCURACY.  
 4. DIMENSIONS OF THE ROAD AND THE TIME OF THE ROAD OPENING DIMENSIONS ARE TO BE CORRECTED TO UNDISTURBED GRADE BY A FACTOR OF UNDOUBTED ACCURACY.  
 5. DIMENSIONS OF THE ROAD AND THE TIME OF THE ROAD OPENING DIMENSIONS ARE TO BE CORRECTED TO UNDISTURBED GRADE BY A FACTOR OF UNDOUBTED ACCURACY.

**LINE COORDINATES (METERS)**

LINE	NORTHING	EASTING
A	142858.123	170271.543
B	142858.123	170271.543
C	142858.123	170271.543
D	142858.123	170271.543
E	142858.123	170271.543
F	142858.123	170271.543
G	142858.123	170271.543
H	142858.123	170271.543
I	142858.123	170271.543
J	142858.123	170271.543
K	142858.123	170271.543
L	142858.123	170271.543
M	142858.123	170271.543
N	142858.123	170271.543
O	142858.123	170271.543
P	142858.123	170271.543
Q	142858.123	170271.543
R	142858.123	170271.543
S	142858.123	170271.543
T	142858.123	170271.543
U	142858.123	170271.543
V	142858.123	170271.543
W	142858.123	170271.543
X	142858.123	170271.543
Y	142858.123	170271.543
Z	142858.123	170271.543

**SURVEYOR'S CERTIFICATE**  
 I, JAMES LAWS, a Professional Surveyor, do hereby certify that I have examined the above described plan and that the same is a true and correct copy of the original plan as shown to me by the person or persons named therein.

**SURVEYOR'S CERTIFICATE**  
 I, JAMES LAWS, a Professional Surveyor, do hereby certify that I have examined the above described plan and that the same is a true and correct copy of the original plan as shown to me by the person or persons named therein.

**BENCHMARK:** ELEVATIONS ARE GIVEN IN DECIMAL DEGREES. 1984 ADJUSTMENT BASED ON GPS CORRECTION TO THE CANADIAN DATUM 1984. ALL DISTANCES ARE IN METERS.

**NOTE:** ALL DIMENSIONS ARE IN METERS AND BEARINGS ARE IN DECIMAL DEGREES.

**LINE TABLE:**

LINE NO.	FROM	TO	BEARING	DISTANCE (M)	MARKING
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...

**CURB TABLE:**

LINE NO.	FROM	TO	BEARING	DISTANCE (M)	MARKING
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...

**METRIC:** DISTANCES GIVEN ON THIS PLAN ARE IN METERS AND BEARINGS ARE IN DECIMAL DEGREES.

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