

# COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, April 13, 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 - MARCH 9, 2017 REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

#### CURRENT APPLICATIONS

- a) **A-18/17** Owner: Willow Court Ltd.  
Agent: Nancy Shoemaker, Shoemaker, Black, Robinson & Donaldson Limited  
Request: Variance for permitted use  
Location: 47-79 Willow Road
- b) **A-19/17** Owner: Carbrid Enterprises Limited  
Agent: Nancy Shoemaker, Shoemaker, Black, Robinson & Donaldson Limited  
Request: Variance for permitted use  
Location: 190 Nicklin Road
- c) **A-20/17** Owner: Rohan Johnson  
Agent: N/A  
Request: Variance for fence height  
Location: 21 Milson Crescent
- d) **A-21/17** Owner: Kristen Alves  
Agent: N/A  
Request: Variance for driveway width  
Location: 8 Kearney Street
- e) **A-22/17** Owner: Chester Stone Properties  
Agent: Glen Wellings, Wellings Planning Consultants  
Request: Variances for garage and covered front porch additions  
Location: 267 Exhibition Street
- f) **A-8/17** Owner: Susan Yates & Ahti Aavasalmi  
Agent: William Spira  
Request: Variance for interior side yard setback  
Location: 82 Division Street
- g) **A-23/17** Owner: Highstreet Parkwood Apartments Ltd.  
Agent: Dwaine Scheerer, WSP  
Request: Variance for rear yard setback  
Location: 3 Candlewood Drive
- h) **B-6/17** Owner: Anna Mrowca  
Agent: N/A  
Request: Consent for severance to create a new lot  
Location: 14 Forbes Avenue

- i) **A-24/17** Owner: Guelph Land Holdings Inc.  
Agent: Bobby Gauthier, WSP Canada Inc.  
Request: Variance for permitted use  
Location: 35 Cooper Drive
- j) **A-25/17** Owner: Andree Lapointe  
Agent: Graeme Kabayashi, Catalyst General Contracting  
Request: Variance for size of home occupation  
Location: 35 Brighton Street
- k) **A-26/17** Owner: Steeves & Rozema  
Agent: Corinne Maloney, Grinham Architects  
Request: Variance for off-street parking  
Location: 2 Quebec Street
- l) **A-27/17** Owner: Terra View Construction Ltd.  
Agent: Tracy Lesperance, Van Harten Surveying Inc.  
Request: Variance for driveway width  
Location: 216 Carrington Drive

**OTHER BUSINESS**

**ADJOURNMENT** – next regular hearing May 11, 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



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

**LOCATION:** 47-79 Willow Road

**PROPOSAL:** The applicant is proposing to establish a 344 square metre English as a Second Language (ESL) school at 47 Willow Road, located within the existing commercial plaza.

**BY-LAW**

**REQUIREMENTS:** The property is located in the Community Shopping Centre (CC) Zone. A variance from Section 6.2.1.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses in the CC Zone, but does not currently permit a school.

**REQUEST:**

The applicant is seeking relief from the By-law requirements to permit a school as an additional permitted use on the 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 13, 2017  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street  
**APPLICATION NUMBER:** A-18/17

**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 **April 6, 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](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).

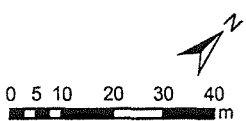
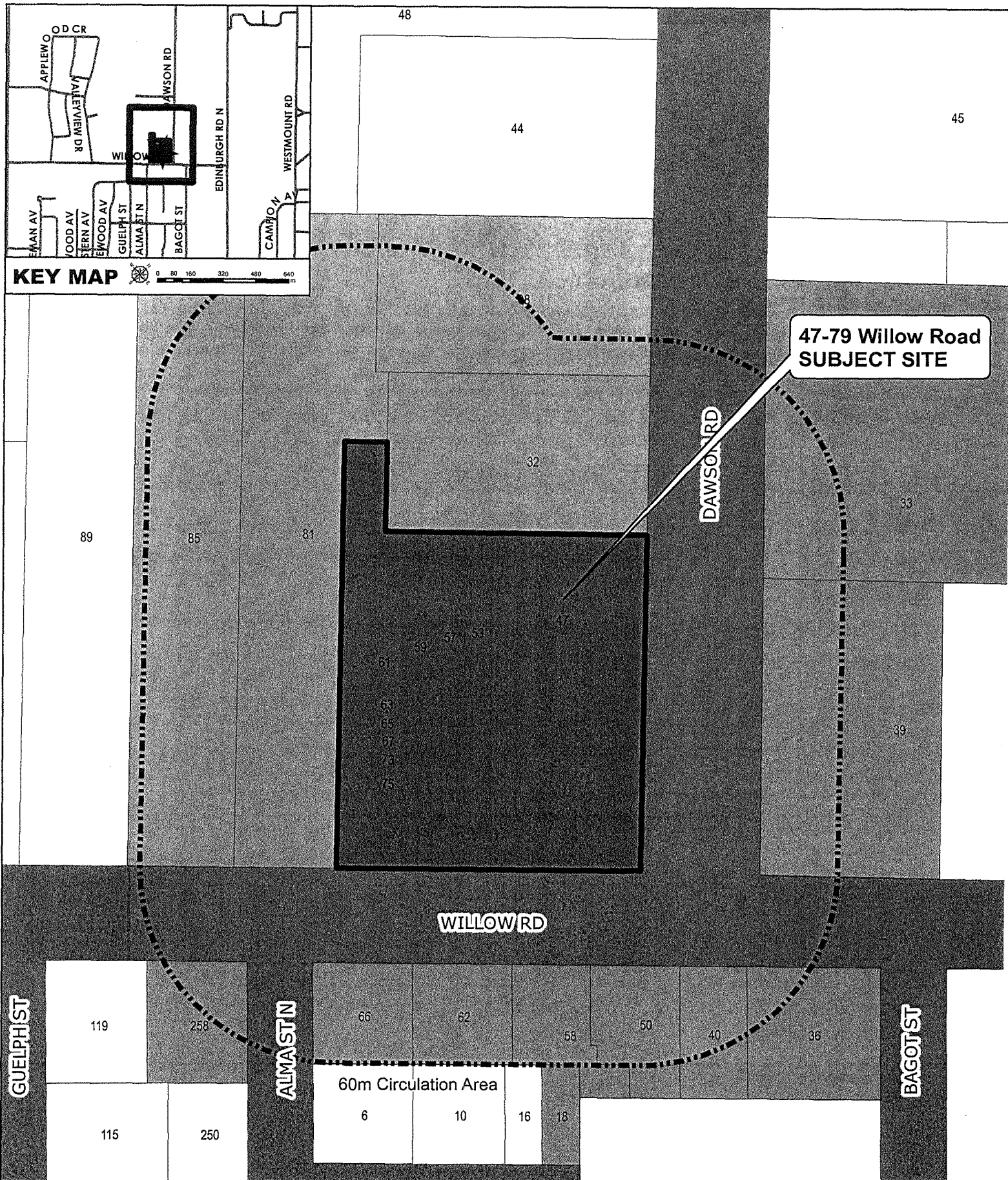
**NOTICE OF THE DECISION**

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.

*Trista Di Lullo*

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

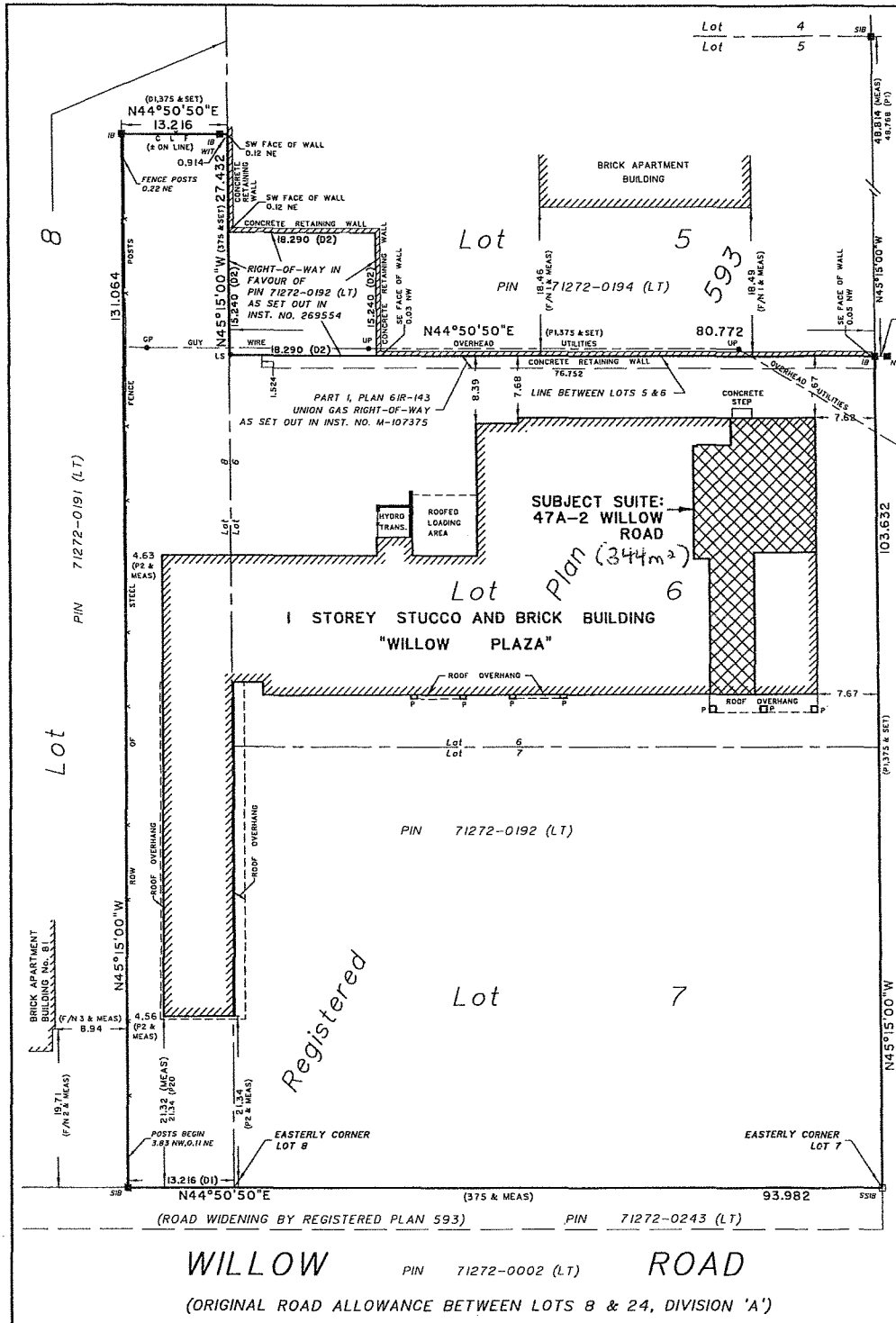
Dated this 24<sup>th</sup> day of March, 2017.



**60m CIRCULATION AREA**  
**47-79 Willow Road**  
**File No.: A-18/17**



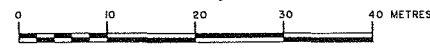




**SURVEYOR'S REAL PROPERTY REPORT, PART I**  
**PLAN OF SURVEY OF**  
**LOTS 6 & 7 AND PART OF LOT 8,**  
**REGISTERED PLAN 593**  
**CITY OF GUELPH**  
**COUNTY OF WELLINGTON**

KERRY F. HILLIS - Ontario Land Surveyor

SCALE 1 : 500



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

**NOTES:**

- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF WILLOW ROAD AS BEING N44°50'50"E IN ACCORDANCE WITH REGISTERED PLAN 593.
- UNLESS OTHERWISE NOTED ALL BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES.
- PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- x- DENOTES FENCE
- C L F DENOTES CHAIN LINK FENCE
- 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD., O.L.S.
- UP DENOTES UTILITY POLE
- GP DENOTES GUY POLE
- LS DENOTES LIGHT STANDARD
- P DENOTES BRICK PILLAR
- P1 DENOTES REGISTERED PLAN 593
- P2 DENOTES 375 PROJECT 93-8967
- D1 DENOTES INST. NO. 541701 - PIN 71272-0191 (LT)
- D2 DENOTES INST. NO. 269554
- F/N 1 DENOTES 375 FIELD NOTE PAGE 122-167
- F/N 2 DENOTES 375 FIELD NOTE PAGE 68-227
- F/N 3 DENOTES 375 FIELD NOTE PAGE 62-429

**PART 2**

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED SEPT. 6, 2005

THIS REPORT WAS PREPARED FOR P GOSLING AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 16TH DAY OF AUGUST, 2005.

SEPTEMBER 6, 2005

KERRY F. HILLIS  
 ONTARIO LAND SURVEYOR

© COPYRIGHT 2005: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

**BSR&D** Ontario Land Surveyors  
 Urban and Rural Planners

351 Speedvale Avenue West Guelph, Ontario N1H 1C6 FAX: (519) 822-1220 TEL: (519) 822-4031

DATE: SEPTEMBER 6, 2005 KH PROJECT 00-3284-16

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 190 Nicklin Road

**PROPOSAL:** The applicant is proposing to establish a 297 square metre office use within the existing building.

## BY-LAW

**REQUIREMENTS:** The property is located in the Specialized Highway Service Commercial (SC.2-4) Zone. A variance from Section 6.4.3.2.4.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses in the SC.2-4 Zone, but does not currently permit an office as a stand-alone use.

## REQUEST:

The applicant is seeking relief from the By-law requirements to permit an office as an additional permitted stand-alone use on the 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 13, 2017**

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

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

**APPLICATION NUMBER:** **A-19/17**

## 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 **April 6, 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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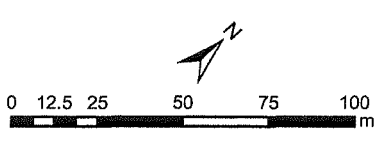
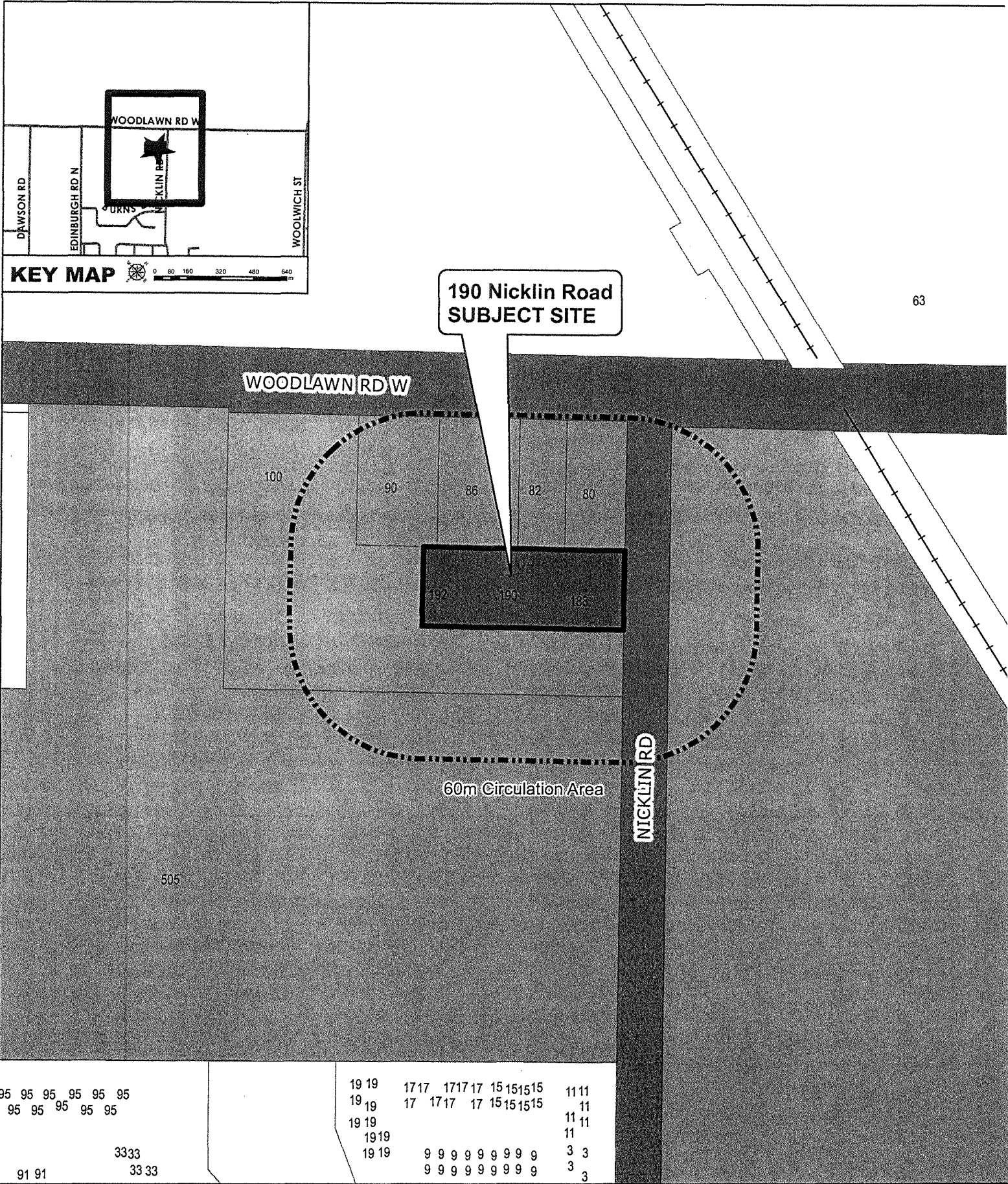
## ADDITIONAL INFORMATION

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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.

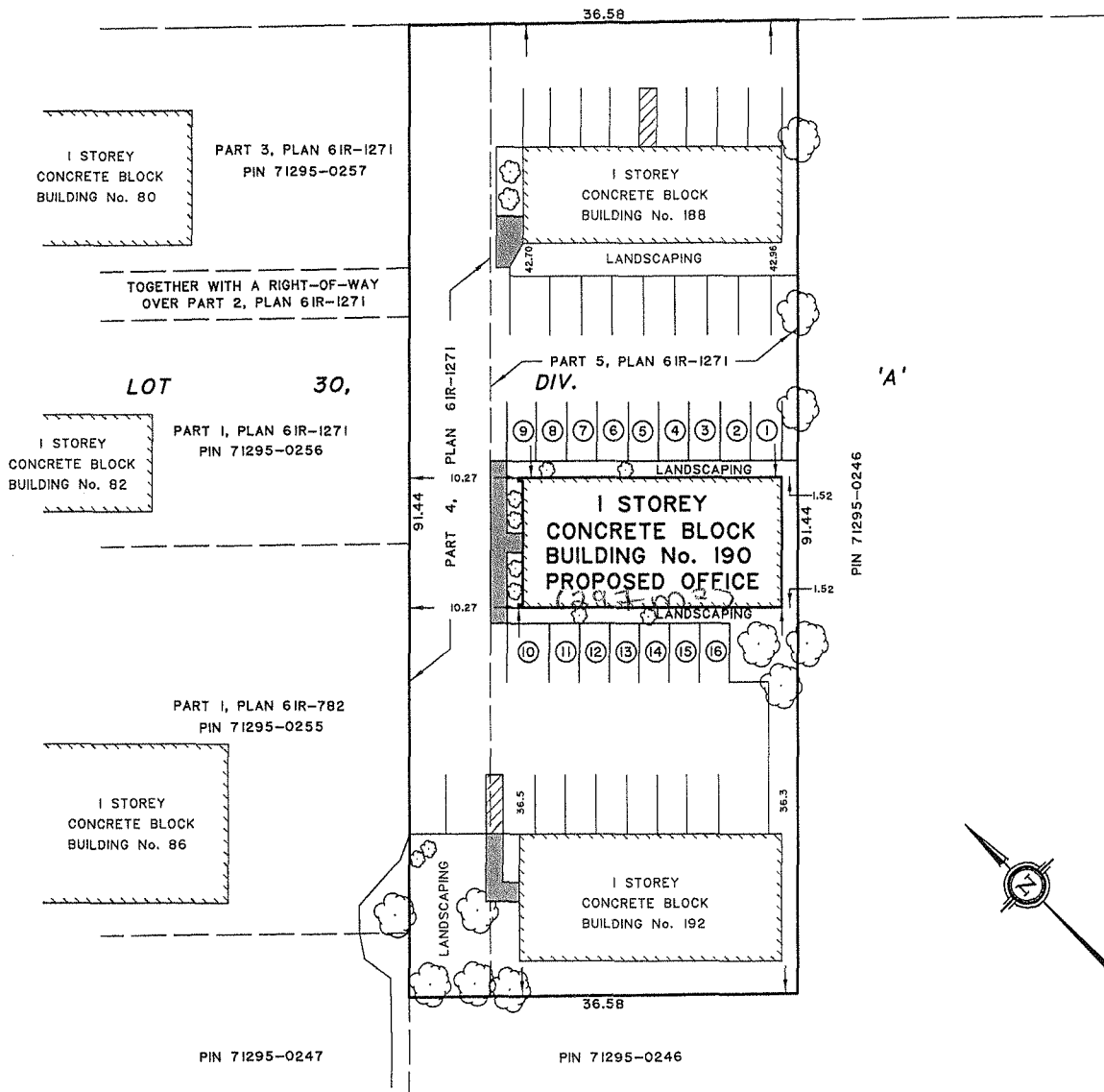
Dated this 24<sup>th</sup> day of March, 2017.



**60m CIRCULATION AREA**  
**190 Nicklin Road**  
**File No.: A-19/17**



NICKLIN ROAD  
PIN 71302-0042



SITE PLAN FOR USE VARIANCE

SCALE 1:400

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

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED



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

351 Speedvale Avenue West  
Guelph, Ontario N1H 1G6  
TEL: (519) 822-4031  
FAX: (519) 822-1220  
WWW.BSRD.COM

DATE:  
MARCH 16, 2017  
DRAWN BY: KS  
PROJECT  
17-14-305-00

# COMMITTEE OF ADJUSTMENT REVISED NOTICE OF PUBLIC HEARING



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

**This notice has been revised to indicate that the request is to seek relief for fence height in the front and left side yard.**

**LOCATION:** 21 Milson Crescent

**PROPOSAL:** The applicant is proposing to maintain a 2.15 metre high existing fence in the front and left side yard of the subject property.

## **BY-LAW**

**REQUIREMENTS:** The property is located in the Residential Single Detached (R.1C) Zone. Variances from Sections 4.20.9 and 4.20.11 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that:

- a) a fence located in the front yard shall not exceed 0.8 metres in height; and
- b) a fence located in the interior side yard shall not exceed 1.9 metres in height.

## **REQUEST:**

The applicant is seeking relief from the By-law requirements to permit a fence located in the front and **left** side yard to be 2.15 metres high.

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 13, 2017

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

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

**APPLICATION NUMBER:** A-20/17

## **PROVIDING COMMENTS**

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## **ADDITIONAL INFORMATION**

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## **NOTICE OF THE DECISION**

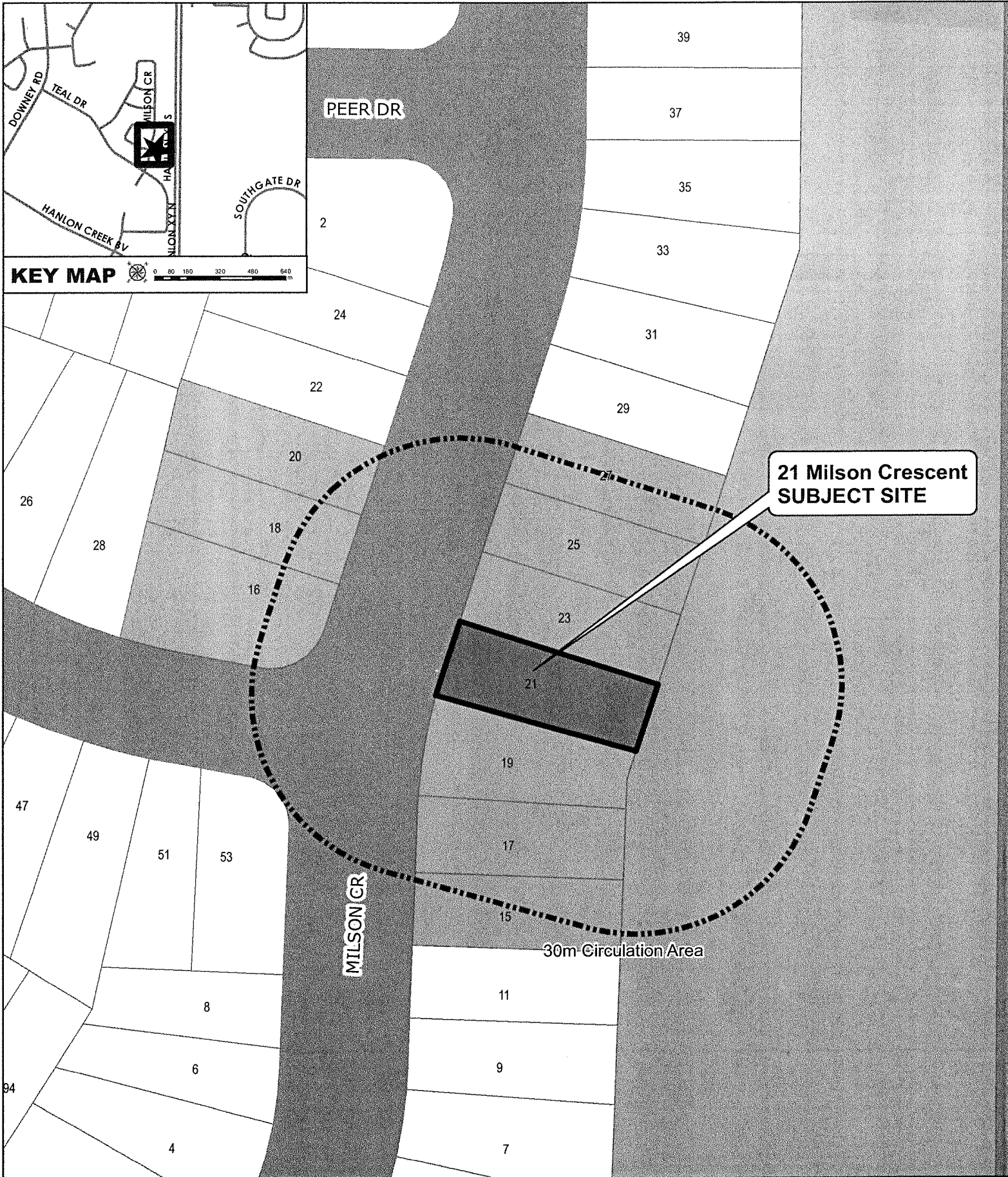
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in



respect of the proposed 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*  
Trista Di Lullo, ACST(A)  
Secretary-Treasurer, Committee of Adjustment

Dated this 31<sup>st</sup> day of March, 2017.



**30m CIRCULATION AREA**  
**21 Milson Crescent**  
**File No.: A-20/17**



**SKETCH FOR BUILDING PERMIT APPLICATION**  
**LOT 32, REGISTERED PLAN 61M-55**  
**CITY OF GUELPH**

SCALE: 1 - 250

- CAUTION:**
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
  - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.
  - Ⓢ - THIS SKETCH IS PROTECTED BY COPYRIGHT.
  - THIS LOT MAY CONTAIN STRUCTURAL FILL.

**NOTE:** LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-55 AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

**ZONE R1.C**

FRONT YARD = 8.0m MIN.  
 SIDE YARD = 1.2m MIN.  
 REAR YARD = 7.5m MIN.

LOT AREA = 414.8 m<sup>2</sup> / 4465.0 sq. ft.

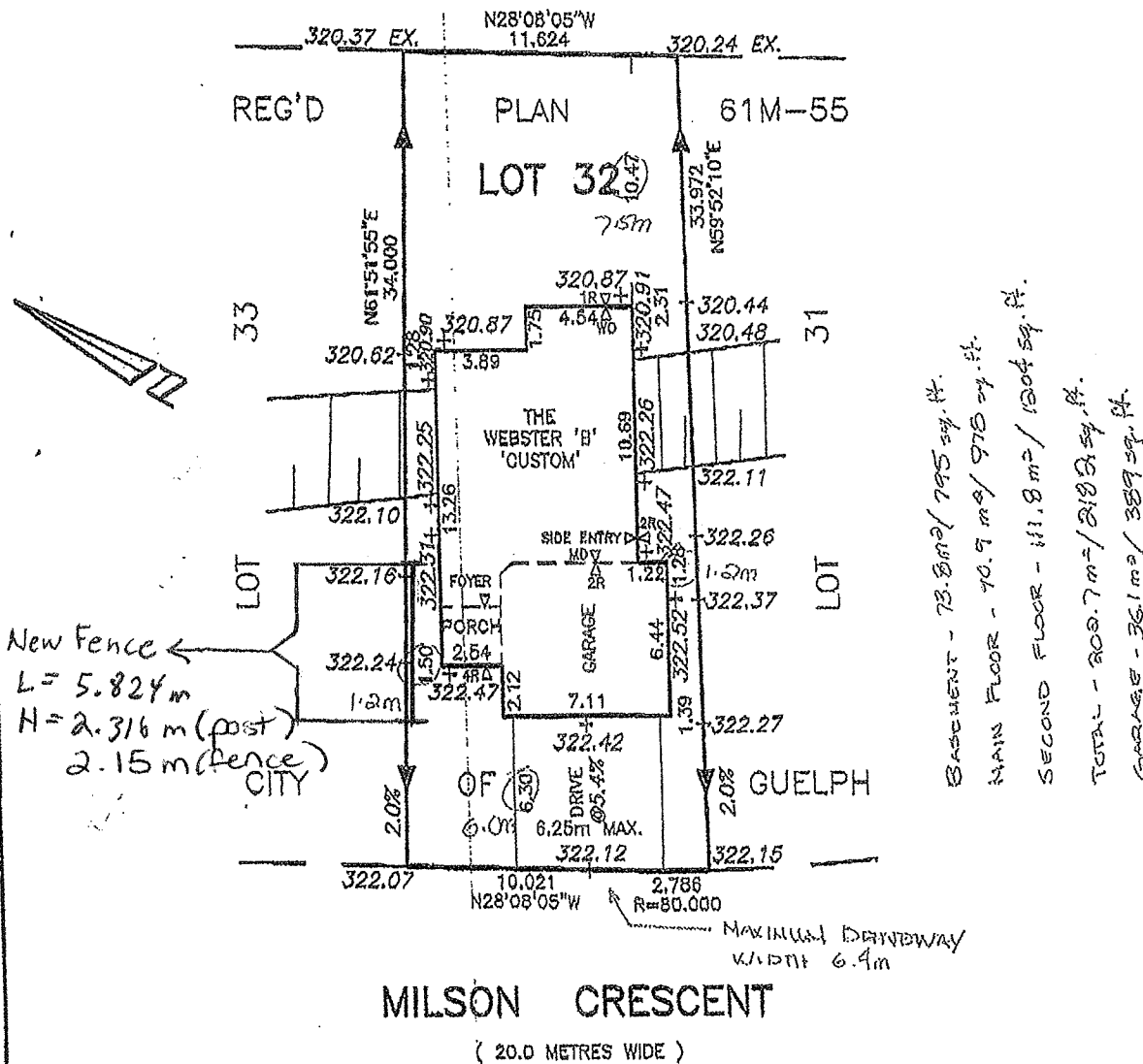
WIDTH = 12.2m / 40.0ft.

DEPTH = 34.0m / 111.5ft.

SODDED AREA  
= 235.5 m<sup>2</sup>

TOP OF FOUNDATION @  
 GARAGE SIDE = 322.81  
 GARAGE FRONT = 322.62  
 FOYER = 323.01  
 TOP OF FOUNDATION = 323.31  
 UNDERSIDE OF FOOTING = 320.79  
 BASEMENT FLOOR = 321.02  
 FINISHED FLOOR = 323.61  
 SIDE ENTRY = 322.87  
 FOYER = 323.26  
 GARAGE CUT = 0.20

BLOCK 163



New Fence  
 L = 5.824 m  
 H = 2.316 m (post)  
 2.15 m (fence)  
 CITY

BASEMENT - 73.8 m<sup>2</sup> / 795 sq. ft.  
 MAIN FLOOR - 40.9 m<sup>2</sup> / 439 sq. ft.  
 SECOND FLOOR - 11.8 m<sup>2</sup> / 127 sq. ft.  
 TOTAL - 126.5 m<sup>2</sup> / 1361 sq. ft.  
 GARAGE - 36.1 m<sup>2</sup> / 389 sq. ft.

THIS IS NOT  
 AN ORIGINAL COPY  
 UNLESS  
 EMBOSSED WITH  
 SEAL

P52	AMENDED (HOUSE PLANS CHANGED): APRIL 15, 2003	WH
FOR:	REID'S HERITAGE HOMES LTD.	
VAN HARTEN SURVEYING INC.	PROJECT NO. 14817-01	
ONTARIO LAND SURVEYORS		

# COMMITTEE OF ADJUSTMENT REVISED NOTICE OF PUBLIC HEARING



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

**LOCATION:** 8 Kearney Street

**PROPOSAL:** The applicant is proposing to register an existing accessory apartment in the basement of the semi-detached dwelling. A total of three (3) parking spaces are required for the existing dwelling and accessory apartment. The applicant is proposing to widen the driveway to accommodate the required parking spaces. **This notice has been revised to accurately reflect the proposal for this application. No construction is proposed to the existing dwelling.**

### BY-LAW

**REQUIREMENTS:** The property is located in the Specialized Residential Semi-Detached/Duplex (R.2-6B) Zone. A variance from Section 4.13.7.2.3 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a maximum driveway width of 3.5 metres.

### REQUEST:

The applicant is seeking relief from the By-law requirements to permit a driveway width of 5 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, April 13, 2017  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street  
**APPLICATION NUMBER:** A-21/17

### PROVIDING COMMENTS

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**NOTICE OF THE DECISION**

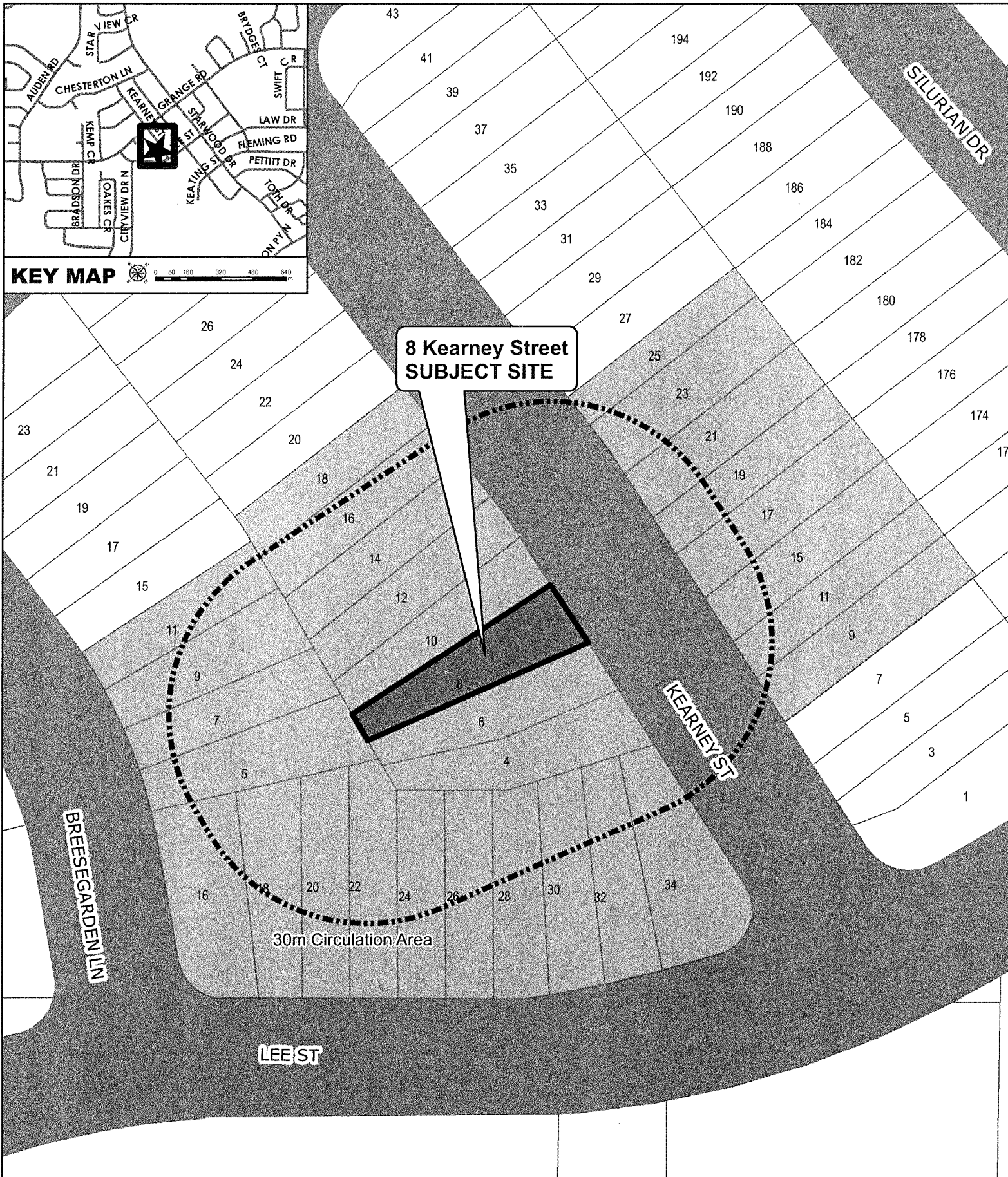
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*Trista Di Lullo*

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 31<sup>st</sup> day of March, 2017.



**30m CIRCULATION AREA**  
**8 Kearney Street**  
**File No.: A-21/17**

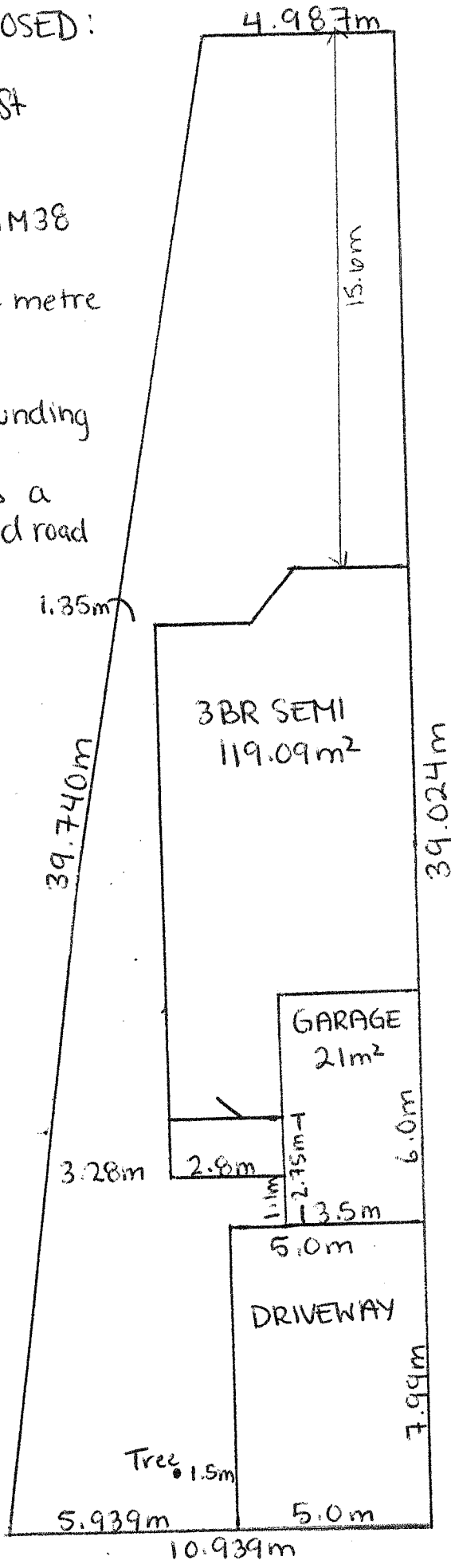


PROPOSED:

8 Kearney St  
 Guelph, ON  
 N1E 7H2  
 PT LT 108, PL 61M38

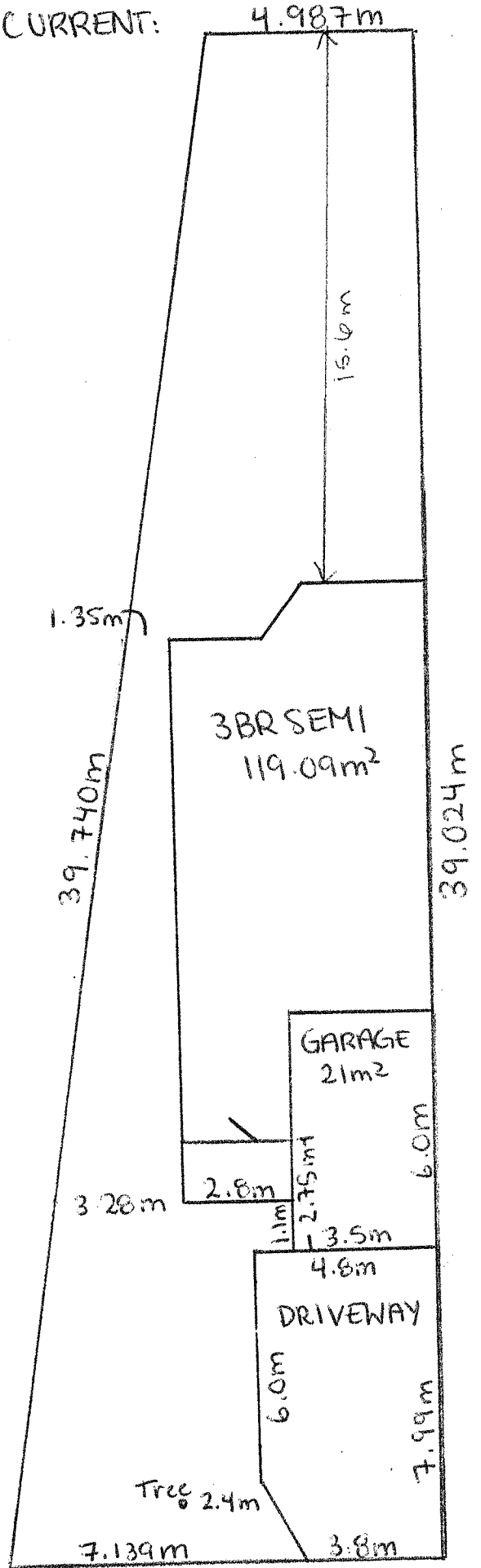
Scale: 1/4" = 1 metre

\*all residential  
 properties surrounding  
 lot  
 \*Kearney St is a  
 public travelled road



← Kearney St (7.925m wide) →

CURRENT:



← Kearney St (7.925m wide) →



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 267 Exhibition Street

**PROPOSAL:** The applicant is proposing to construct a 27 square metre garage and 5.8 square metre covered porch addition to the existing dwelling.

## **BY-LAW**

**REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Rows 6 and 14, 5.1.2.7(i), Table 4.7 Row 3, and Section 4.13.2.1 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum front yard setback of 6 metres;
- b) for those lots located within the boundaries indicated on Defined Area Map Number 66, attached garages shall not project beyond the main front wall of the building;
- c) that an open, roofed porch not exceeding 1 storey in height project a maximum of 2.4 metres into the required exterior side yard; and
- d) 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) a front yard setback of 5.9 metres;
- b) the garage to project beyond the main front wall of the building;
- c) an open roofed porch not exceeding 1 storey in height to project 3.5 metres into the required exterior side yard; and
- d) a parking space to be 5.9 metres from the street line.

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 13, 2017

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

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

**APPLICATION NUMBER:** A-22/17

## **PROVIDING COMMENTS**

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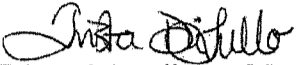
## **ADDITIONAL INFORMATION**

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).

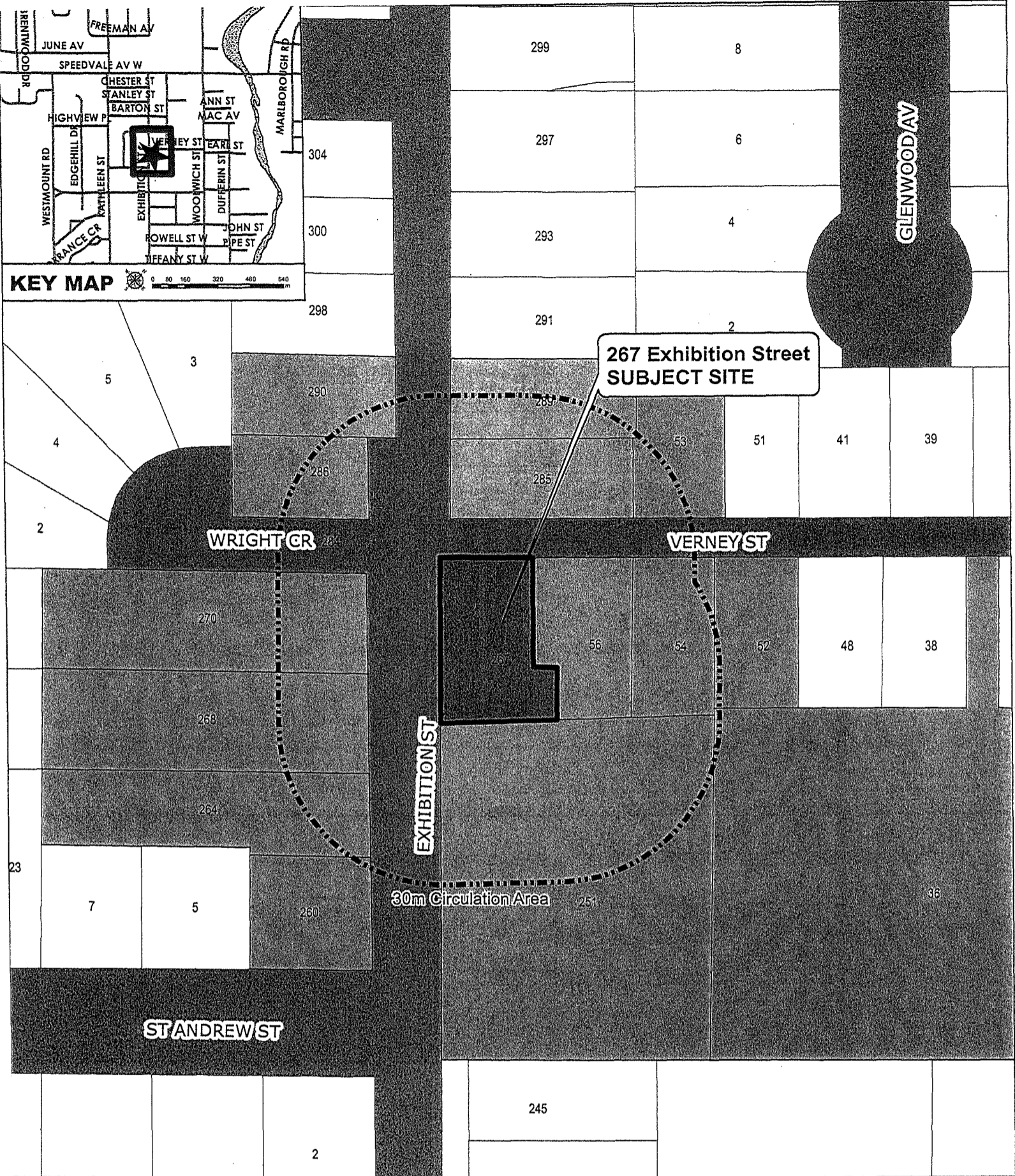
**NOTICE OF THE DECISION**

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.

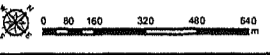
  
Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 24<sup>th</sup> day of March, 2017.



**KEY MAP**



**WRIGHT CR**

**VERNEY ST**

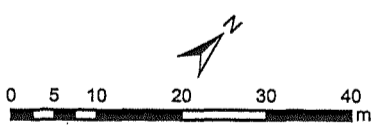
**EXHIBITION ST**

**ST ANDREW ST**

**GLENWOOD AV**

30m Circulation Area

267 Exhibition Street  
SUBJECT SITE

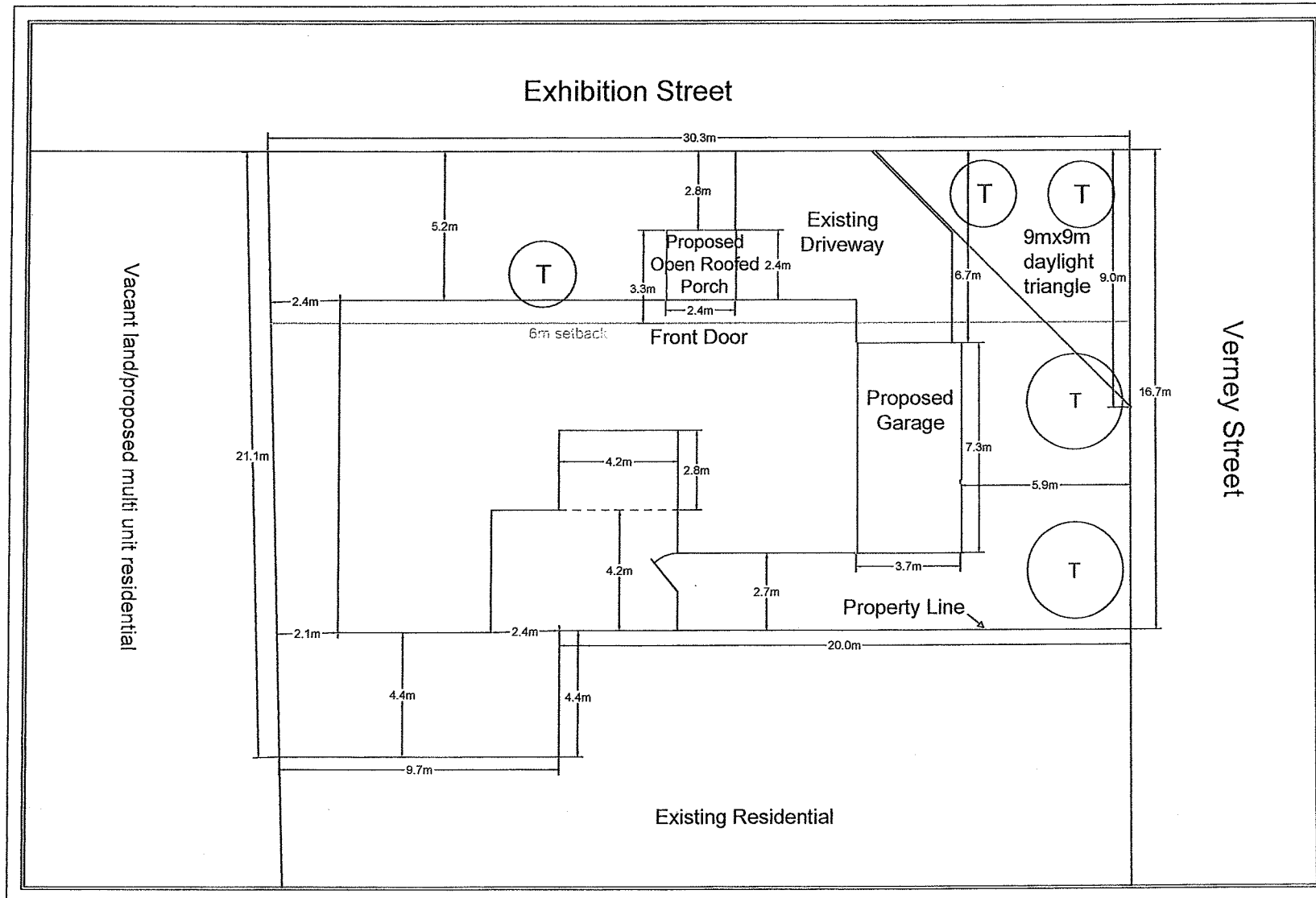


**30m CIRCULATION AREA**  
**267 Exhibition Street**  
**File No.: A-22/17**



Produced by the City of Guelph  
Committee of Adjustment

# Site Plan - 267 Exhibition Street



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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 27.36 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 Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a 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 0.9 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, April 13, 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 **April 6, 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**

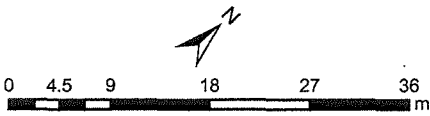
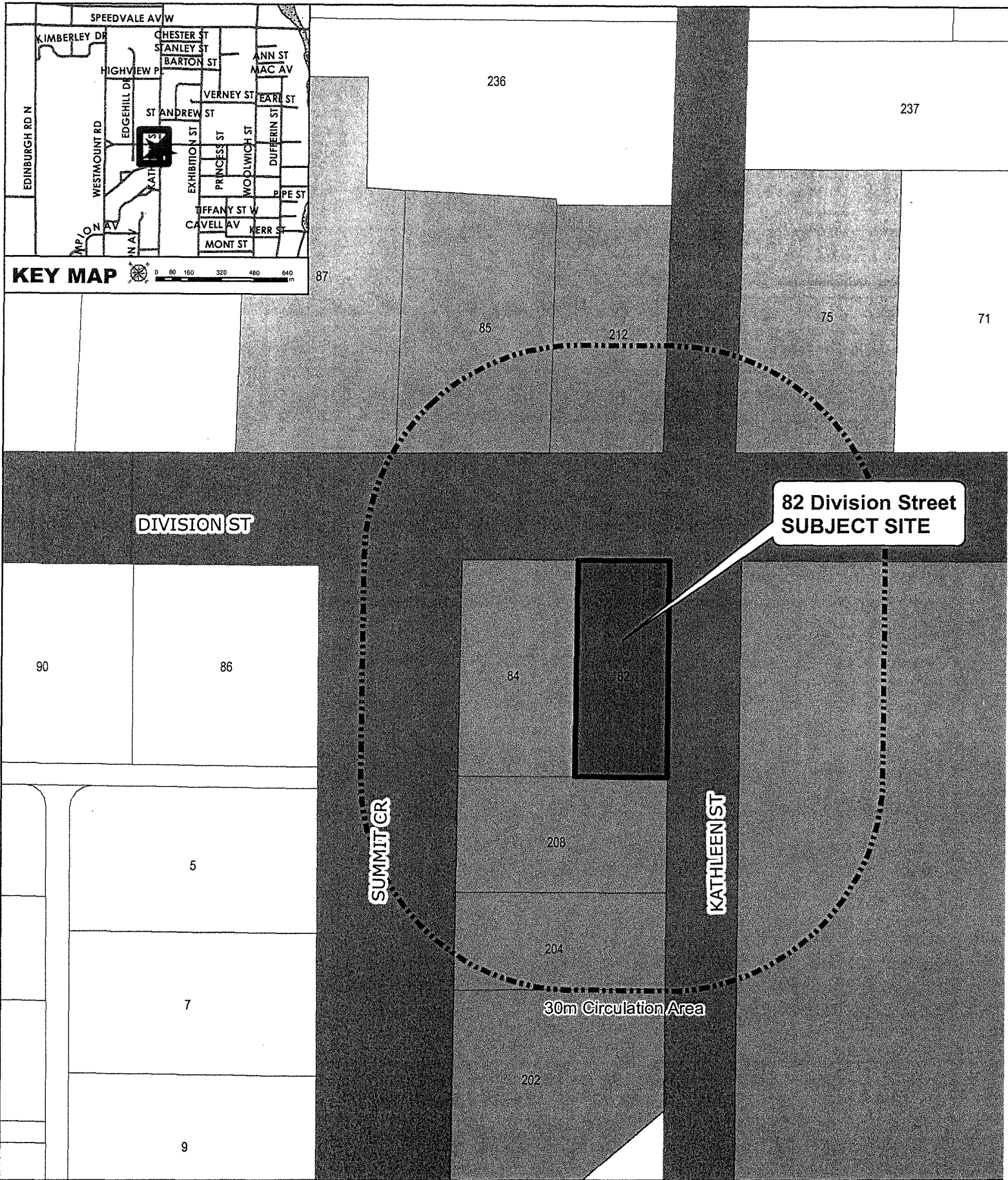
Agendas and comments related to this application will be available online at: [www.guelph.ca](http://www.guelph.ca) > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, 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 24<sup>th</sup> day of March, 2017.



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





# COMMITTEE OF ADJUSTMENT REVISED NOTICE OF PUBLIC HEARING



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

The circulation map attached to this notice has been revised to reflect the property boundaries.

**LOCATION:** 3 Candlewood Drive

**PROPOSAL:** The applicant is proposing to construct two four-storey apartment buildings with a total of 94 units. Building A is proposed to be 3,780 square metres with 40 units and Building B is proposed to be 5,648 square metres with 54 units.

#### BY-LAW

**REQUIREMENTS:** The property is located in the Residential Apartment (R.4A) Zone. A variance from Table 5.4.2 Row 9 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum rear yard setback equal to 20% of the lot depth or one-half of the building height, whichever is greater, but in no case less than 7.5 metres.

#### REQUEST:

The applicant is seeking relief from the By-law requirements to permit a rear yard setback of 7 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, April 13, 2017  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street  
**APPLICATION NUMBER:** A-23/17

#### 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 **April 6, 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

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).

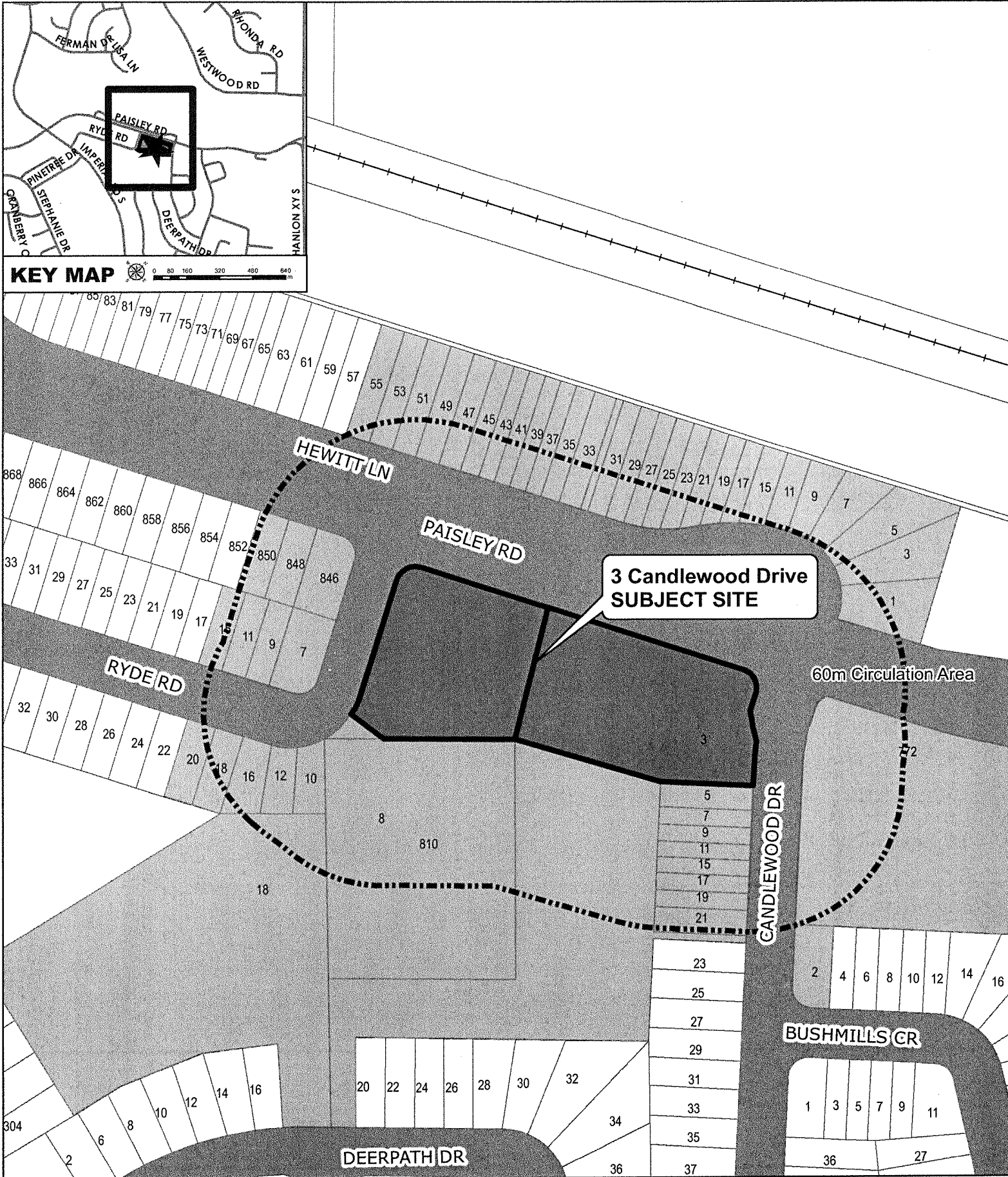


**NOTICE OF THE DECISION**

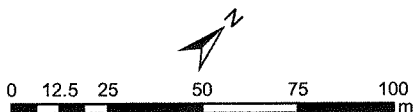
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*Trista Di Lullo*  
Trista Di Lullo, ACST(A)  
Secretary-Treasurer, Committee of Adjustment

Dated this 31<sup>st</sup> day of March, 2017.



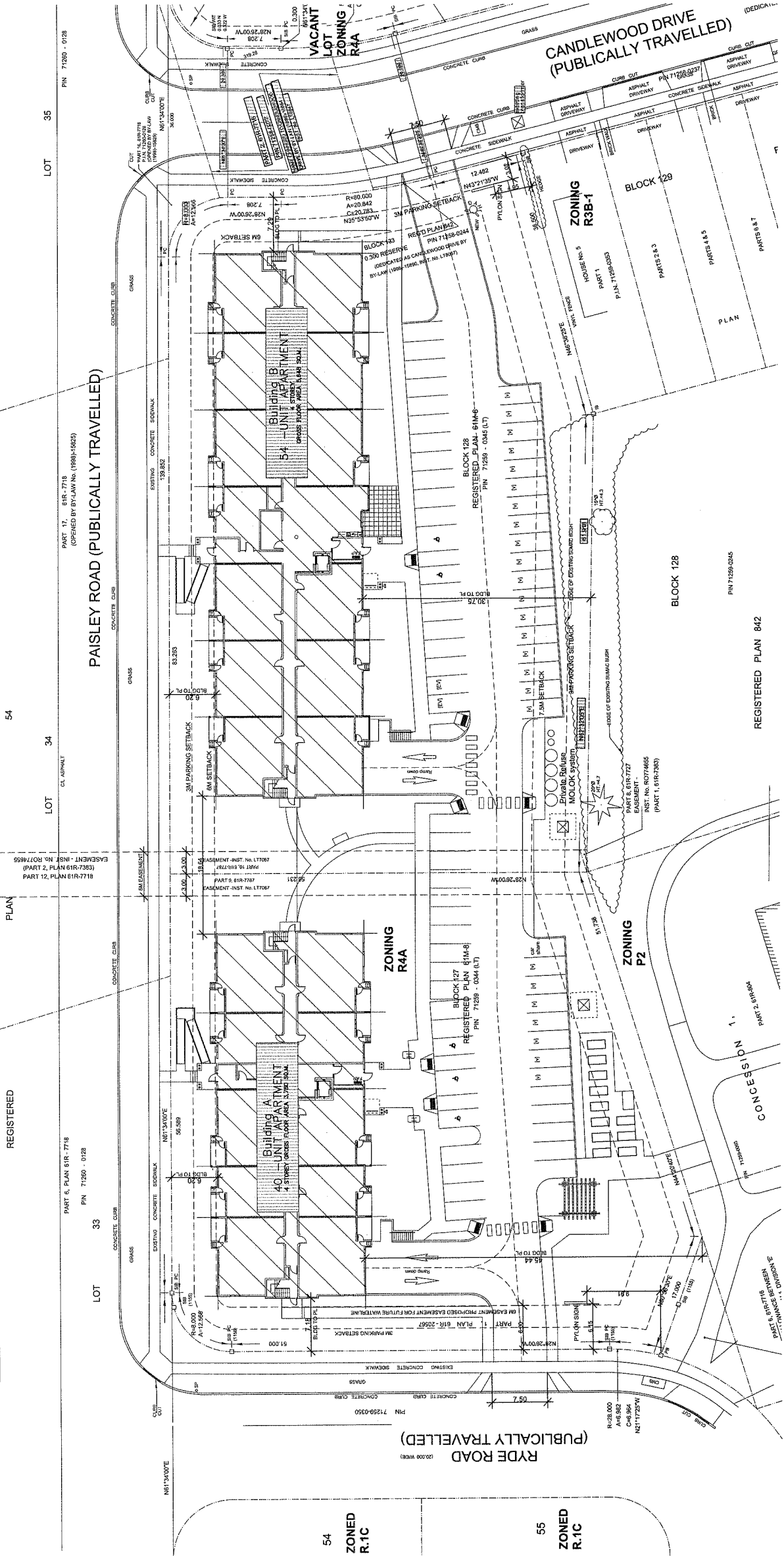
**60m CIRCULATION AREA**  
**3 Candlewood Drive**  
**File No.: A-23/17**



HEWITT LANE (PUBLICALLY TRAVELLED)

BOULEVARD

HEWITT LANE  
ZONED R.1D  
(PUBLICALLY TRAVELLED)



**HIGH STREET**

# SKETCH FOR MINOR VARIANCE

3 CANDLEWOOD DRIVE

SCALE: 1:500

702-1708 DOLPHIN AVENUE  
KELOWNA, BC V1Y 9S4  
778-484-5567



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

**LOCATION:** 14 Forbes Avenue

**PROPOSAL:** The applicant is proposing to sever the property to create a new residential lot. A previous consent application for this property (B-12/16) was approved at the March 10, 2016 Committee of Adjustment meeting and lapsed on March 15, 2017.

**BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone, and is within the Brooklyn and College Hill Heritage Conservation District.

**REQUEST:** The applicant proposes to sever a parcel with frontage along Forbes Avenue of 19.3 metres, a depth of 40.3 metres, and an area of 777.8 square metres. The severance would allow for construction of a new residential dwelling on the severed parcel.

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 11, 2017**

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

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

**APPLICATION NUMBER:** **B-6/17**

## **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 **April 6, 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**

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**

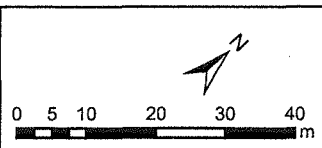
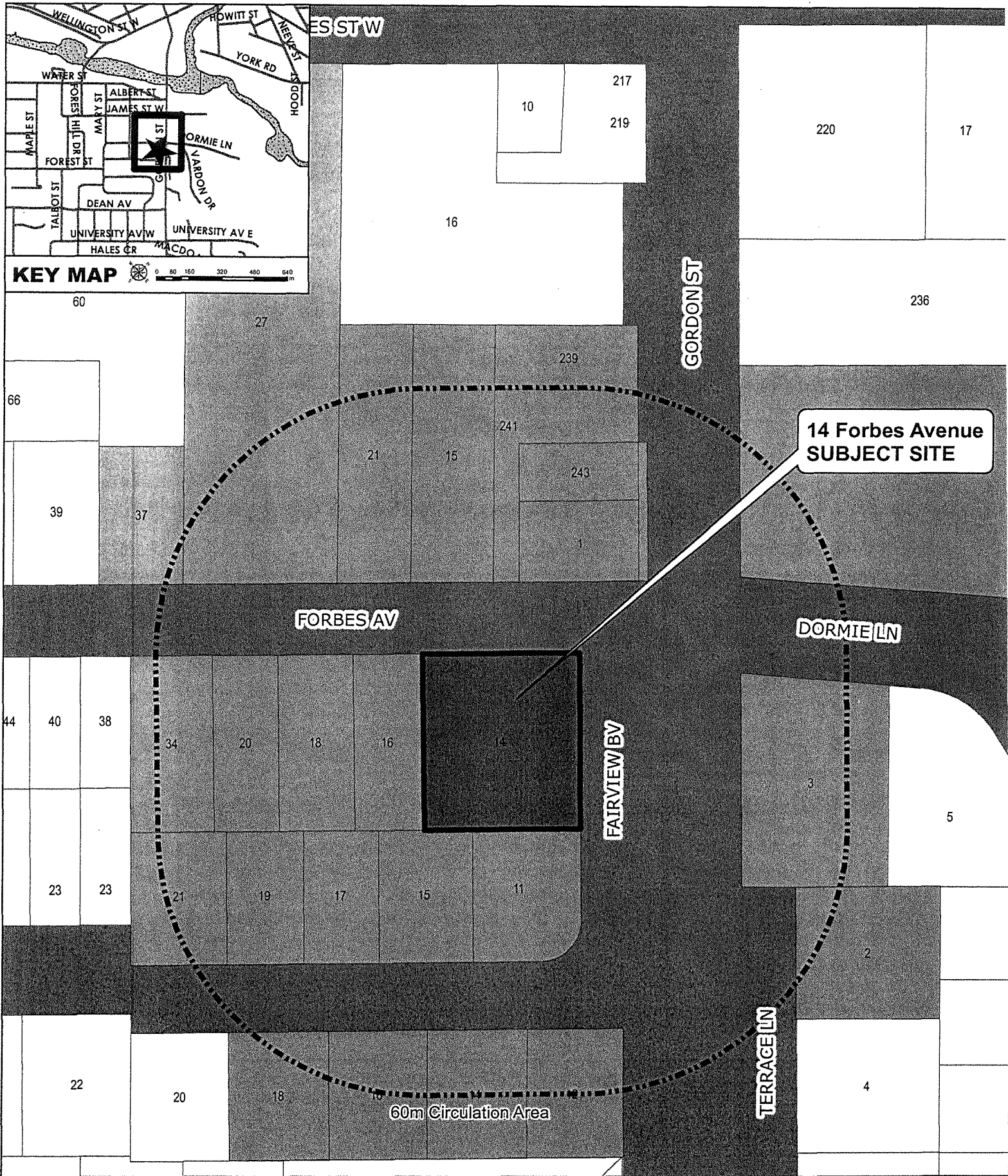
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

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

Dated this 24<sup>th</sup> day of March, 2017.



**60m CIRCULATION AREA**  
**14 Forbes Avenue**  
**File No.: B-6/17**



Produced by the City of Guelph  
Committee of Adjustment

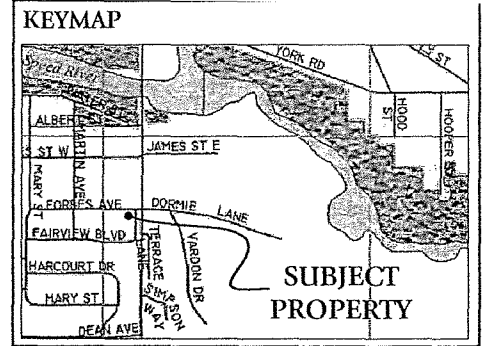
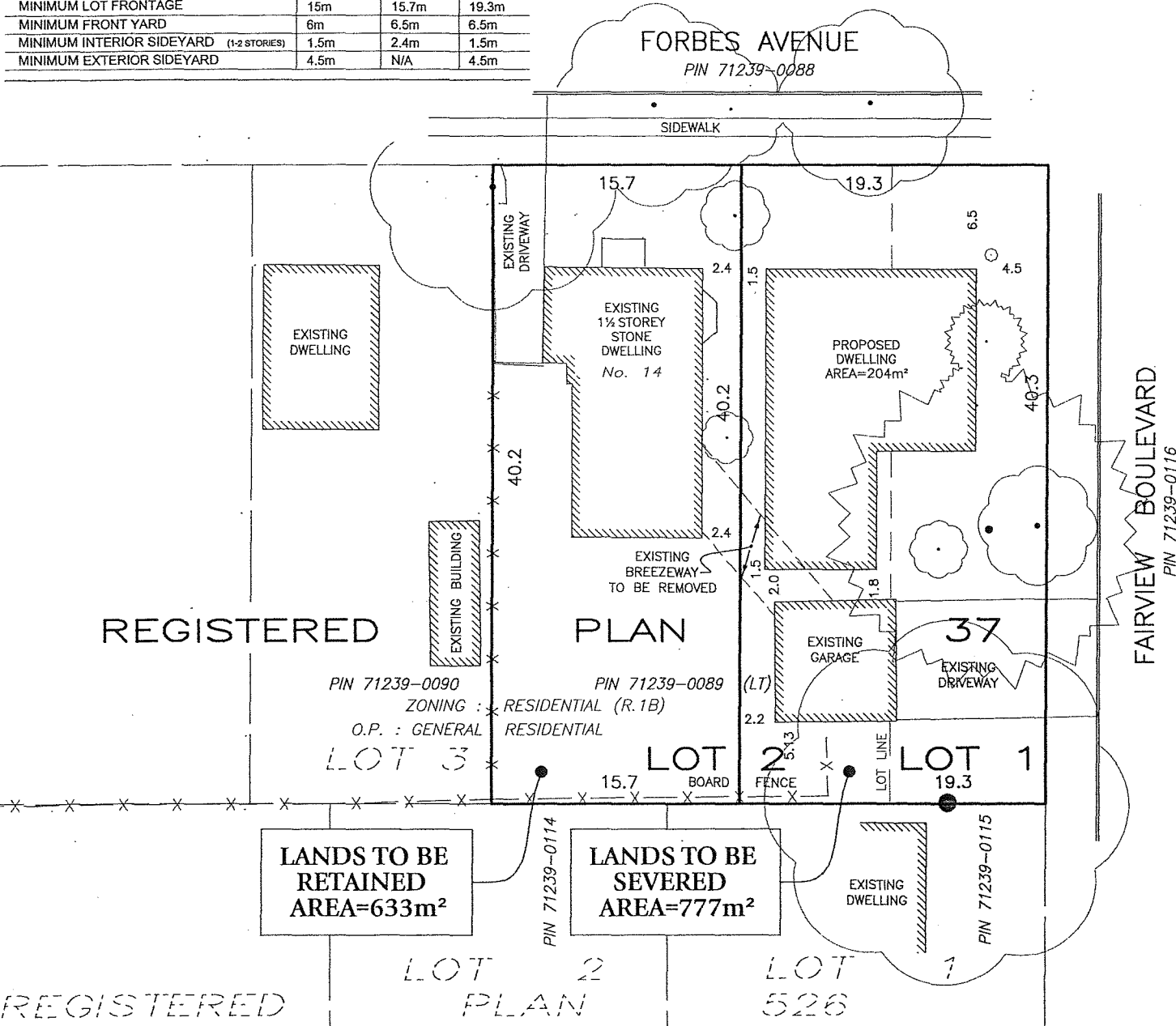
REGISTERED LOT PLAN 16 37

ZONING : RESIDENTIAL (R.1B)  
PIN 71239-0087      PIN 71239-0086

71239  
-0084      PIN 71239-0120

ZONING DESIGNATION : RESIDENTIAL (R.1B)

ITEM	REQUIRED	RETAINED	SEVERED
MINIMUM LOT AREA	460m <sup>2</sup>	633m <sup>2</sup>	777m <sup>2</sup>
MINIMUM LOT FRONTAGE	15m	15.7m	19.3m
MINIMUM FRONT YARD	6m	6.5m	6.5m
MINIMUM INTERIOR SIDEYARD (1-2 STOREYS)	1.5m	2.4m	1.5m
MINIMUM EXTERIOR SIDEYARD	4.5m	N/A	4.5m



SEVERANCE SKETCH  
PART OF LOT 1 AND ALL OF LOT 2  
REGISTERED PLAN 37  
CITY OF GUELPH  
COUNTY OF WELLINGTON

SCALE: 1 - 300  
0 5 10 15 metres  
VAN HARTEN SURVEYING INC.

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 A O.P. DESIGNATION OF GENERAL RESIDENTIAL.
3. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
4. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
5. SEE SITE PLAN BY VAN HARTEN SURVEYING INC.
6. SEE TREE PRESERVATION PLAN BY ABOUD & ASSOCIATES INC.

THIS SKETCH WAS PREPARED  
ON THE 27th DAY OF JANUARY, 2016

*Jeffrey E. Buisman*  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 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
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DRAWN BY: JAM    CHECKED BY: JEB    PROJECT No. 23146-15

Jan 28, 2016-1:39pm  
G:\GUELPH\037\Acad\SEV PT1 (14 FORBES) UTM 2010 NR.dwg

# COMMITTEE OF ADJUSTMENT REVISED NOTICE OF PUBLIC HEARING



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

The circulation map attached to this notice has been revised to reflect the property boundaries.

**LOCATION:** 35 Cooper Drive

**PROPOSAL:** The applicant is proposing to establish a 16,673.31 square metre multi-level hydroponic growing facility within the industrial building currently under construction on the subject property.

## BY-LAW

**REQUIREMENTS:** The property is located in the Specialized Industrial (B.2-6) Zone. A variance from Section 7.3.2.6.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses in the B.2-6 Zone, but does not currently permit a hydroponic growing facility.

## REQUEST:

The applicant is seeking relief from the By-law requirements to permit a hydroponic growing facility as an additional permitted use on the 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 13, 2017

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

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

**APPLICATION NUMBER:** A-24/17

## 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 **April 6, 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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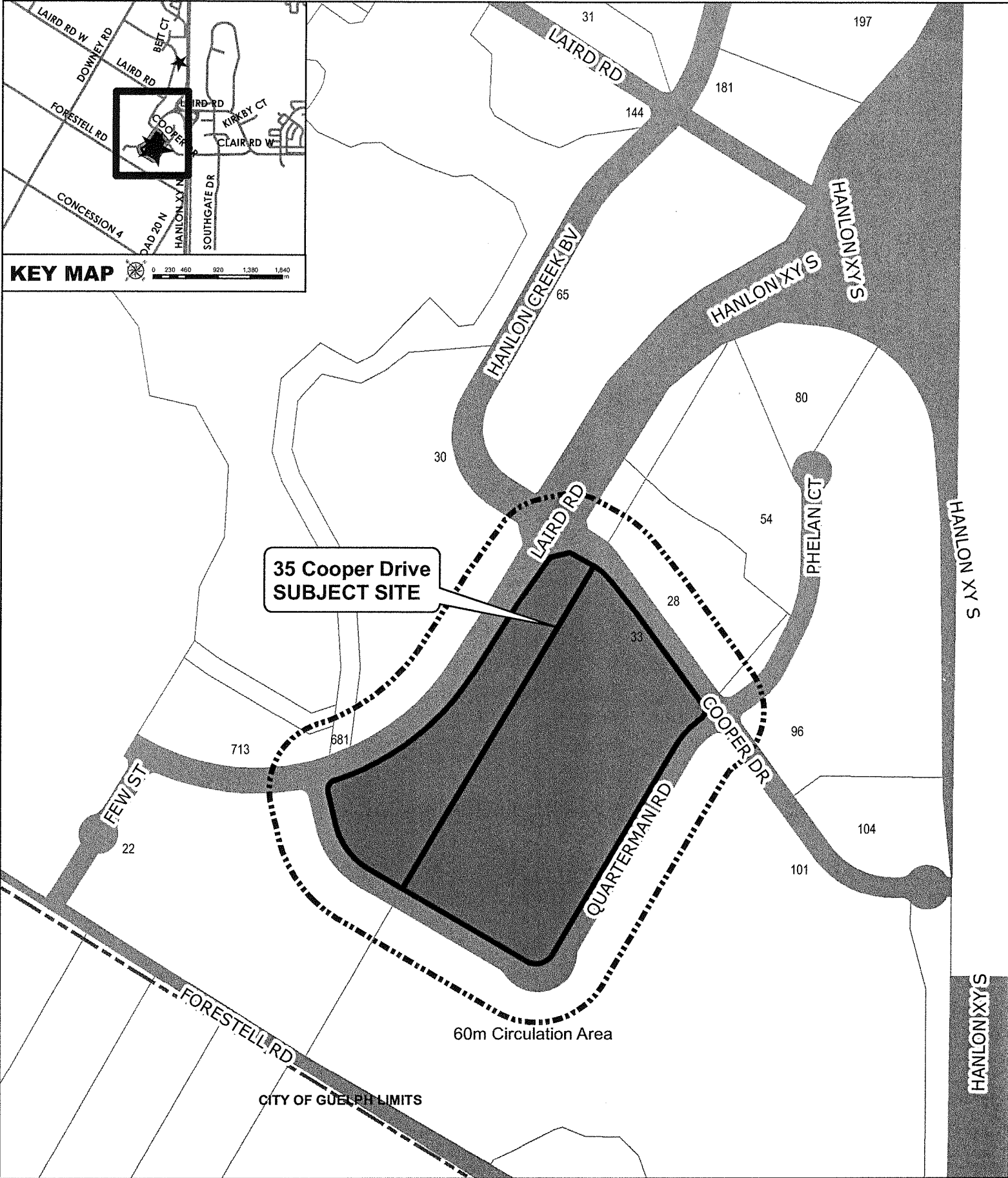


**NOTICE OF THE DECISION**

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.

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

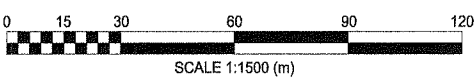
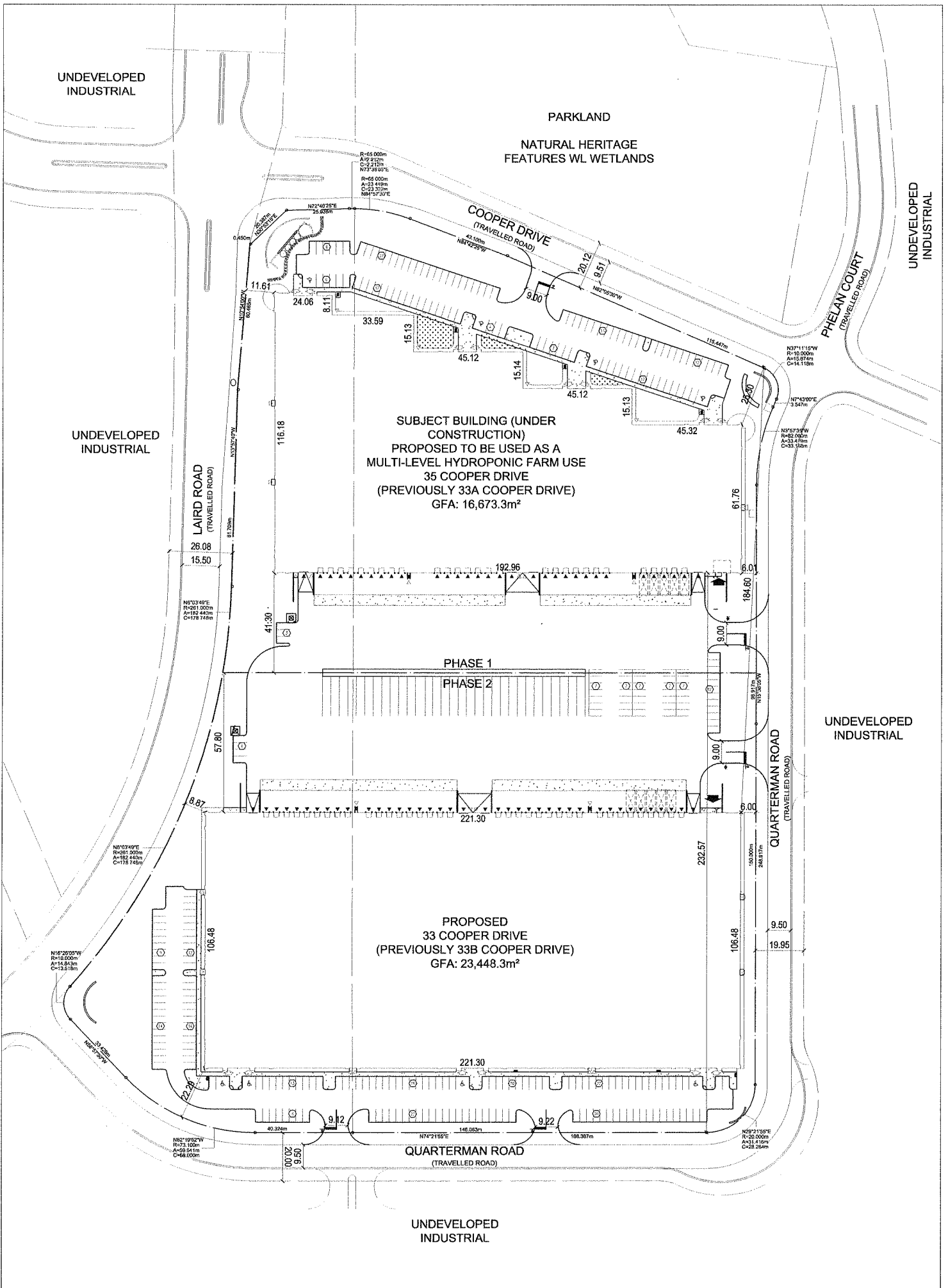
Dated this 31<sup>st</sup> day of March, 2017.



**60m CIRCULATION AREA**  
**35 Cooper Drive**  
**File No.: A-24/17**







Client:	TruLeaf		
Title:	Minor Variance Figure (35 Cooper Drive)		
Prepared by:			
17F-00005-00	Scale: 1:1500	Review: BG	
Date: March 10, 2017	Figure: 1		

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 35 Brighton Street

**PROPOSAL:** The applicant is proposing to establish a 15.36 square metre vegan bakery as a home occupation within the basement of the existing single-detached dwelling.

## **BY-LAW**

**REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.19.1 (ii) of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that where the home occupation has a non-resident employee, partner or associate, a maximum of 10% of the floor area of the basement may be occupied by a home occupation, to a maximum of 33 square metres.

## **REQUEST:**

The applicant is seeking relief from the By-law requirements to permit a 15.36 square metre bakery in the 94.19 square metre basement, which equals 16.31% of the basement floor area.

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 13, 2017**

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

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

**APPLICATION NUMBER:** **A-25/17**

## **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 **April 6, 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**

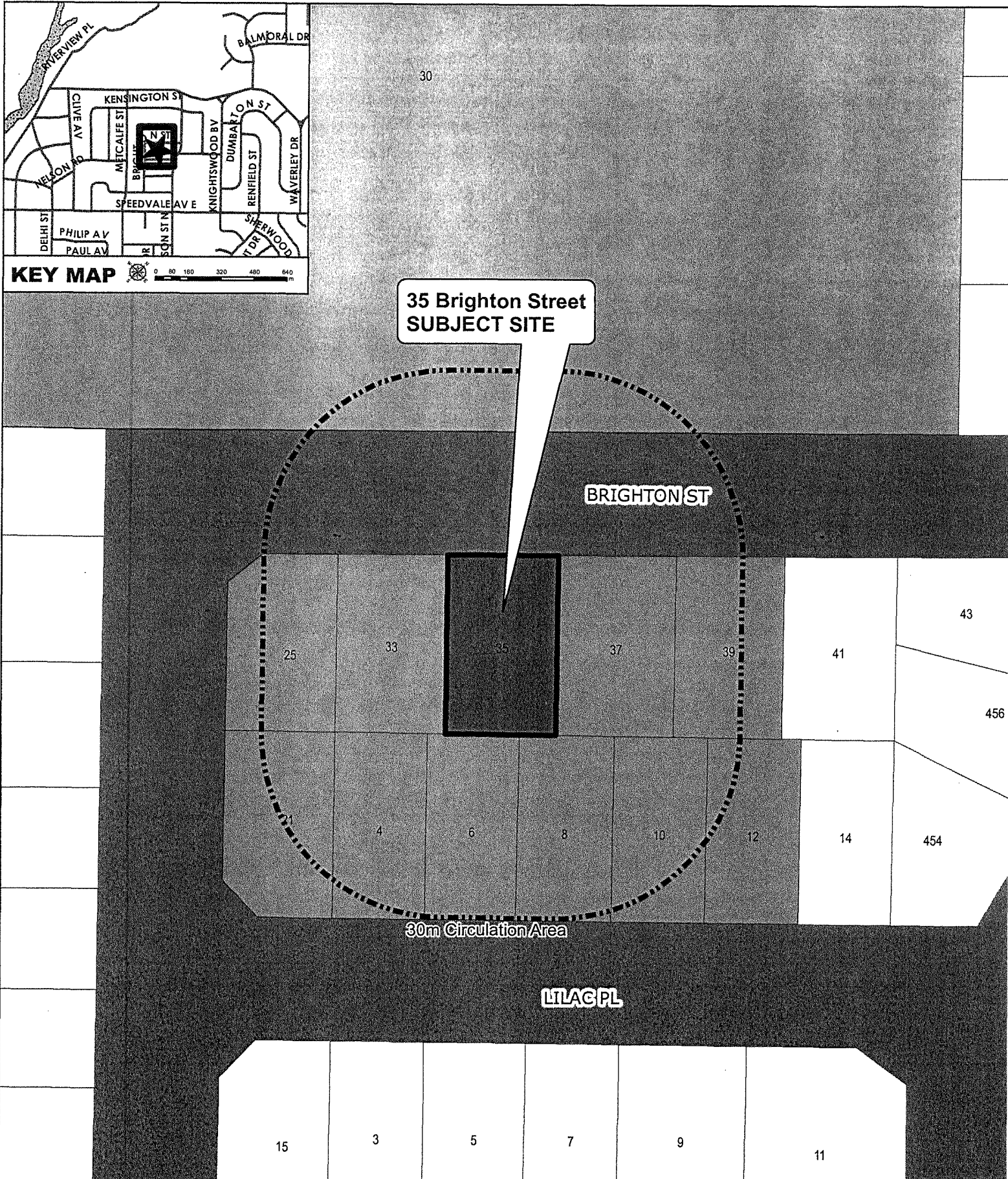
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*Trista Di Lullo*

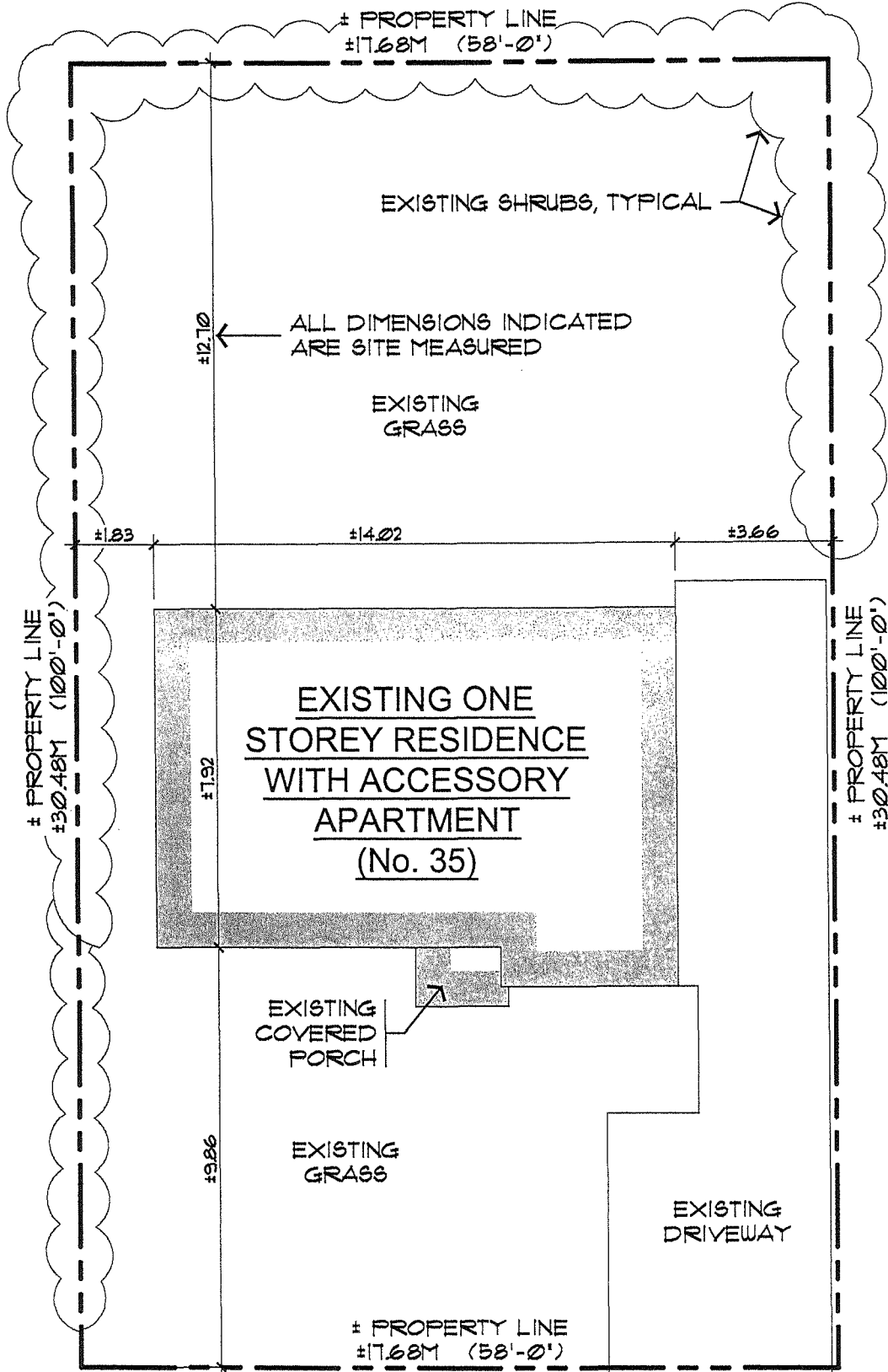
Trista Di Lullo, ACST(A)  
Secretary-Treasurer, Committee of Adjustment

Dated this 24<sup>th</sup> day of March, 2017.



**30m CIRCULATION AREA**  
**35 Brighton Street**  
**File No.: A-25/17**





EXISTING SIDEWALK

EXISTING CONCRETE CURB

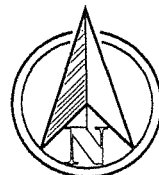
# BRIGHTON STREET

## SITE SKETCH - NO PROPOSED SITE CHANGES

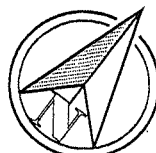
1:150

(NOT A LEGAL SITE PLAN / SITE SURVEY,  
FOR ZONING INFORMATION ONLY)

LOT SIZE OBTAINED FROM HOME OWNER AND SITE MEASUREMENTS PROVIDED BY CONTRACTOR. VERIFY ALL DIMENSIONS WITH OFFICIAL REGISTERED PLAN.



PROJECT NORTH



ACTUAL NORTH





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 2 Quebec Street

**PROPOSAL:** The applicant is proposing to construct an additional 14 residential units to replace the existing office spaces on the second floor of the existing 13 storey building. There are currently 90 existing underground parking spaces for the existing units.

**BY-LAW**

**REQUIREMENTS:** The property is located in the Specialized Central Business District (CBD.1-2) Zone. A variance from Section 6.3.3.1.2.1.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that any additional dwelling units created after January 1, 1974 shall require parking spaces at the rate of 1 space per dwelling unit.

**REQUEST:**

The applicant is seeking relief from the By-law requirements to permit zero additional parking spaces.

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 13, 2017  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street  
**APPLICATION NUMBER:** A-26/17

**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 **April 6, 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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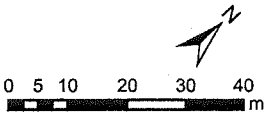
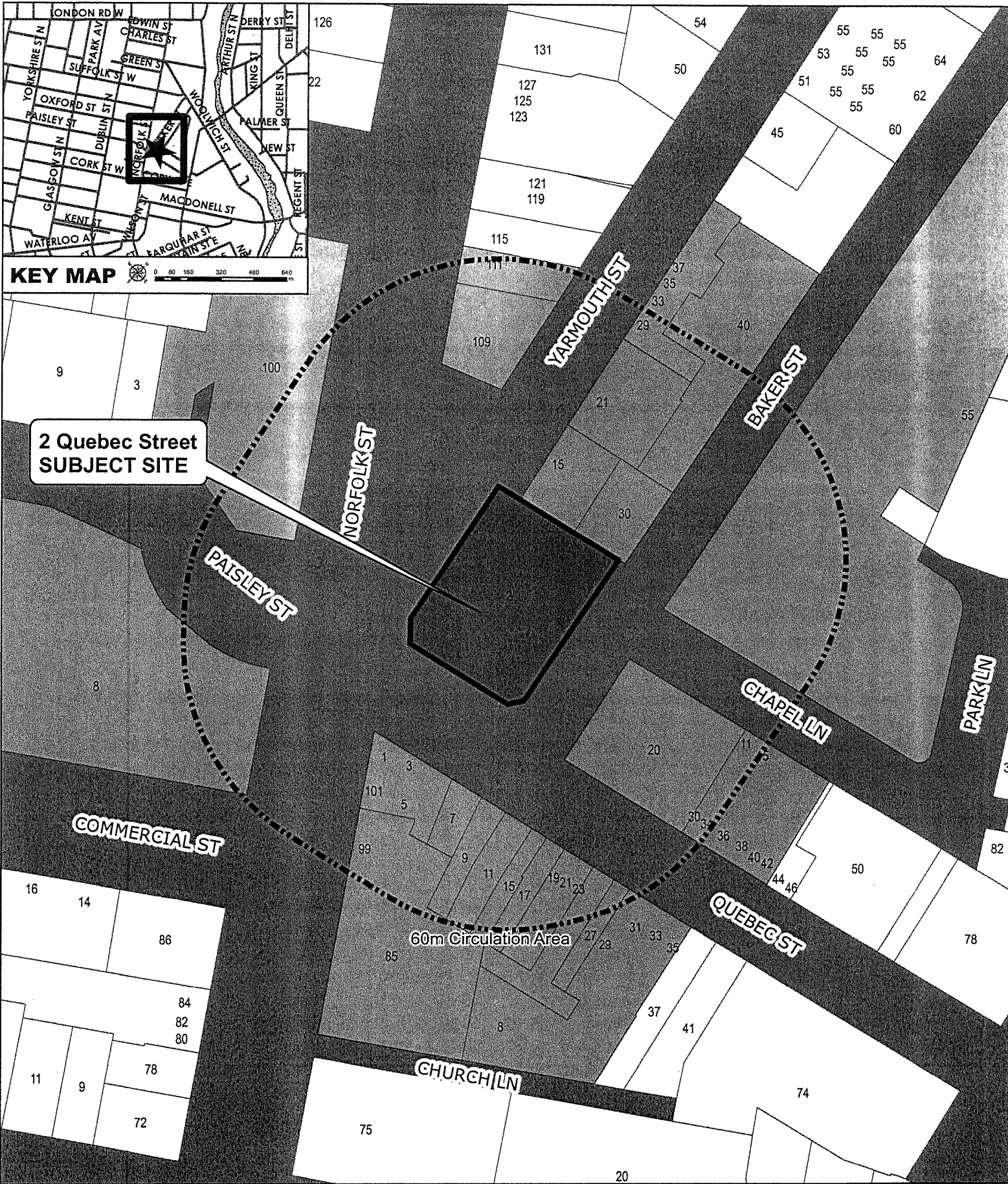
**ADDITIONAL INFORMATION**

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 24<sup>th</sup> day of March, 2017.



**60m CIRCULATION AREA**  
**2 Quebec Street**  
**File No.: A-26/17**



15 YARMOUTH STREET  
2 STOREY BRICK  
OFFICE BUILDING  
CBD.1

BAKER STREET  
1.5 STOREY  
STONE BUILDING  
"LE PETITE SPA"  
CBD.1

N 78° 27' 40" E 37.957

YARMOUTH STREET STOPPED  
UP BY BYLAW (1970)-7270  
INST. NO. M92266  
(REFER TO SURVEY PLAN)

RAMP DOWN TO  
UNDERGROUND PARKING

ENTRANCE TO  
PARKING GARAGE

ENTRANCE TO  
LOADING DOCK

OVERHEAD  
DOOR

ROAD WIDENED BY BYLAW (1970)-7538  
INST. NO. M101037  
(REFER TO SURVEY PLAN)

SITE PLAN BASED ON  
BLACK, SHOEMAKER, ROBINSON & DONALDSON  
ONTARIO LAND SURVEYOR'S PLAN DATED  
MARCH 18, 2011 FOR  
SURVEYOR'S REAL PROPERTY REPORT, PART 1  
PLAN OF PART OF  
LOTS 81 AND 87  
AND PART OF YARMOUTH STREET  
REGISTERED PLAN B  
CANADA COMPANY SURVEY  
CITY OF GUELPH  
COUNTY OF WELLINGTON

Y A R M O U T H  
S T R E E T

42.550

N 11° 30' 00" W

2 QUEBEC STREET  
13 STOREY BRICK AND CONCRETE  
APARTMENT BUILDING WITH COMMERCIAL AND  
OFFICE SPACE  
CBD.1-2  
(14,465 S.M. GFA)  
SITE AREA: 1,807 S.M.

45.223

N 10° 43' 00" W

B A K E R  
S T R E E T

BUILDING  
ENTRANCE

SIDEWALK

AIR INTAKE GRILLE

SIDEWALK

.474

N 44° 17' 30" W

7.3.5

0.711

N 33° 28' 20" E

4.267

.890

N 77° 35' 30" E 30.370

BUILDING  
ENTRANCE

SIDEWALK

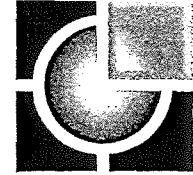
ROAD WIDENED BY BYLAW (1970)-7538  
INST. NO. M101037  
(REFER TO SURVEY PLAN)

Q U E B E C  
S T R E E T

SITE PLAN

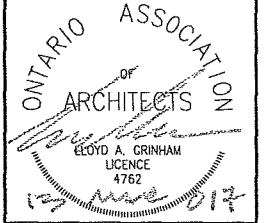
1:200

1  
A-1



**GRINHAM  
ARCHITECTS**

15 Yarmouth Street  
Guelph, Ontario, N1H 4G2  
Tel: 519.766.1580  
Fax: 519.766.1377  
Email: info@grinham.ca  
Web: www.grinham.ca

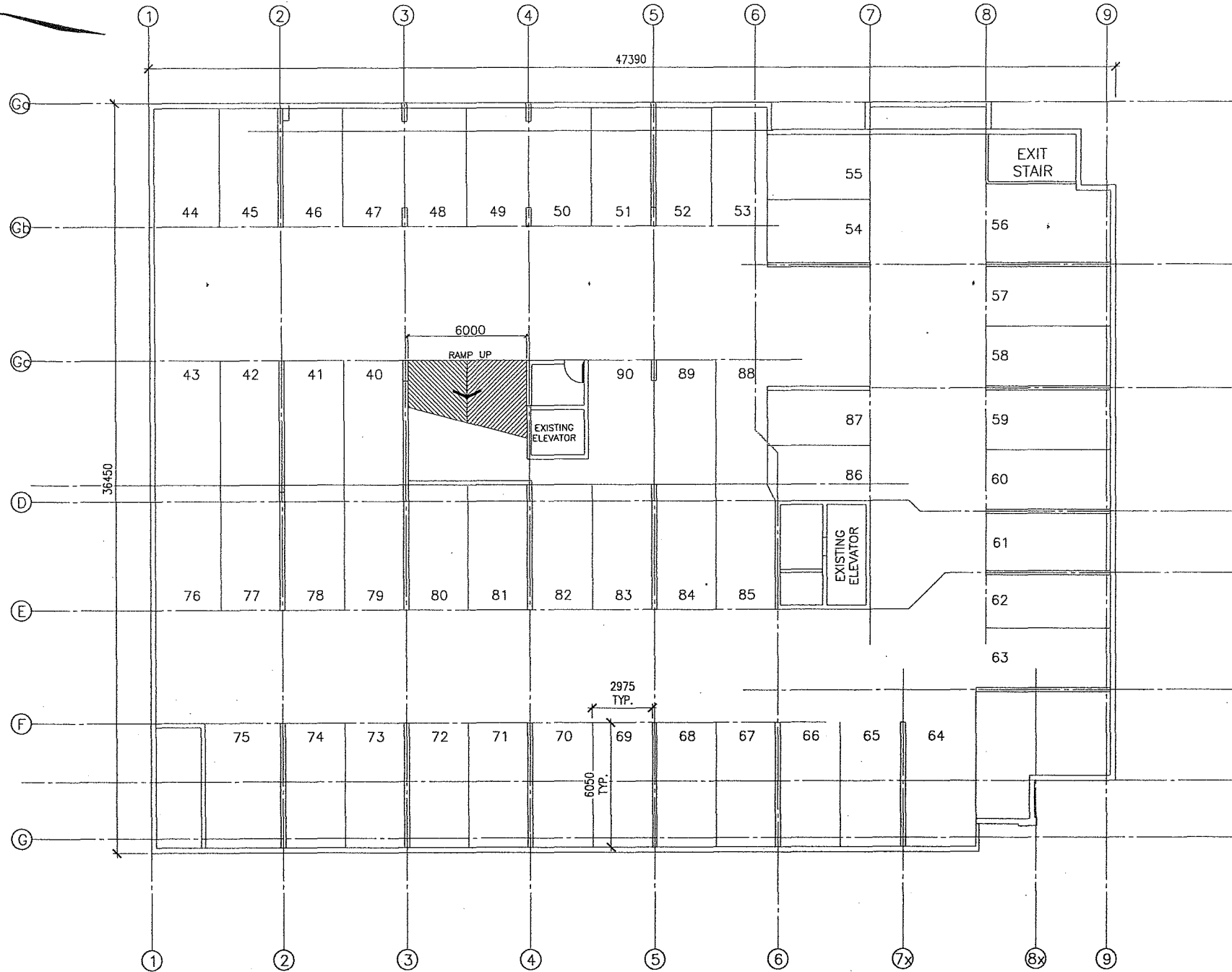


NO.	DATE	REVISIONS
1	13-MAR-17	ISSUED FOR C OF A

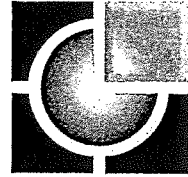
**INTERIOR  
RENOVATIONS**  
2 QUEBEC ST, GUELPH, ONTARIO

**SITE PLAN**

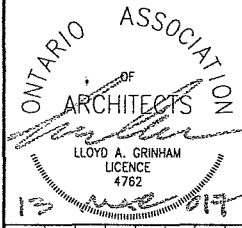
SCALE: AS NOTED
DATE: 13-MAR-2017
DRAWN: CM
CHECKED: LAG
STATUS: C OF A
JOB NO: 1670
<b>A-1</b>



EXISTING SUBGRADE LOWER LEVEL PARKING PLAN 1  
 1:200 A-3



**GRINHAM ARCHITECTS**  
 15 Yarmouth Street  
 Guelph, Ontario, N1H 4G2  
 Tel: 519.766.1580  
 Fax: 519.766.1377  
 Email: info@grinham.ca  
 Web: www.grinham.ca



NO	DATE	REVISIONS
1	13-MAR-17	ISSUED FOR C OF A

**INTERIOR RENOVATIONS**  
 2 QUEBEC ST, GUELPH, ONTARIO  
**EXISTING SUB-GRADE LOWER LEVEL PARKING**

SCALE: AS NOTED
DATE: 13-MAR-2017
DRAWN: CM
CHECKED: LAG
STATUS: C OF A
JOB NO: 1670
A-3







# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 216 Carrington Drive

**PROPOSAL:** The applicant is proposing to construct a 176 square metre single detached dwelling.

**BY-LAW**

**REQUIREMENTS:** The property is located in the Specialized Residential Single Detached (R.1D-2) Zone. A variance from Section 4.13.7.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a maximum driveway width of 5 metres in an R.1D Zone.

**REQUEST:**

The applicant is seeking relief from the By-law requirements to permit a driveway width of 6.5 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, April 13, 2017

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

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

**APPLICATION NUMBER:** A-27/17

**PROVIDING COMMENTS**

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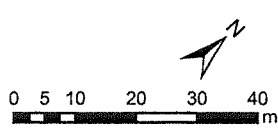
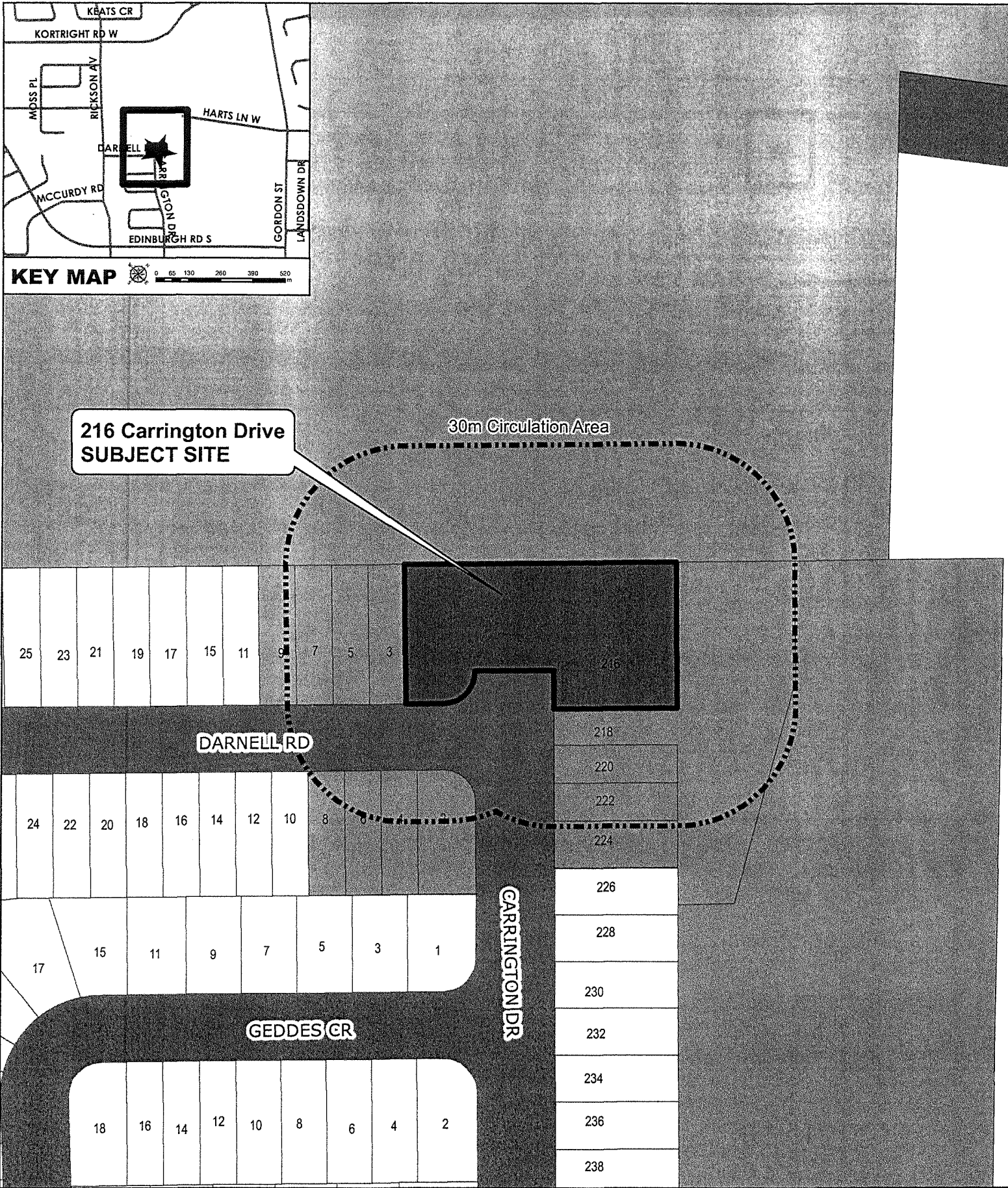
**ADDITIONAL INFORMATION**

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Dated this 24<sup>th</sup> day of March, 2017.



**30m CIRCULATION AREA**  
**216 Carrington Drive**  
**File No.: A-27/17**

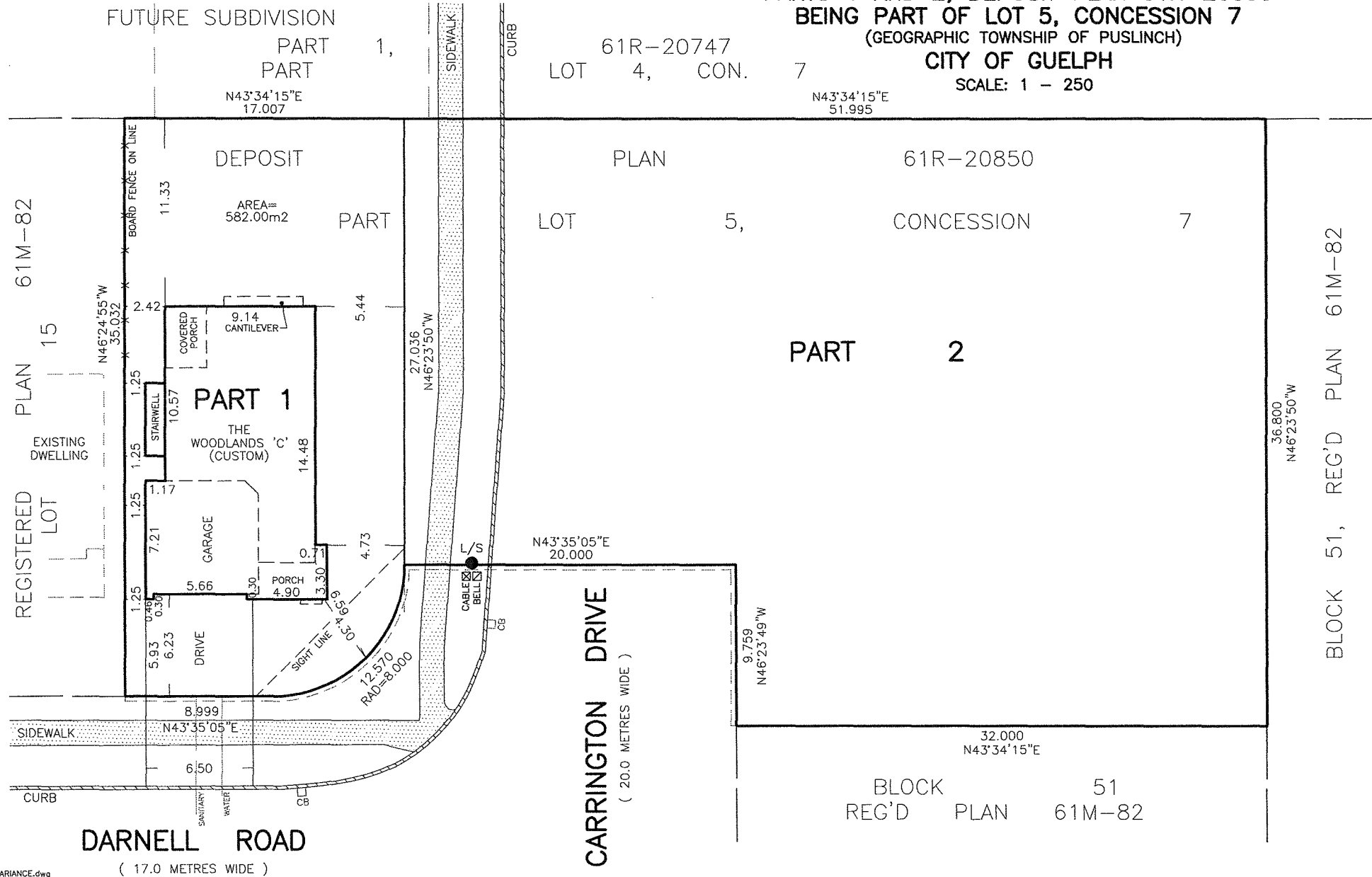
ZONING: R1D-2

FRONT YARD - 6.00 MIN.  
FRONT YARD - 3.60 MIN. TO PORCH  
SIDE YARD - 0.60 MIN.  
EXTERIOR SIDE YARD - 4.50 MIN.  
EXTERIOR SIDE YARD - 2.10 MIN. TO PORCH  
REAR YARD - 20% OF LOT DEPTH (7.01 MIN.)

MAXIMUM DRIVEWAY WIDTH ALLOWED IN AN R1D ZONE IS 5.00m.

MINOR VARIANCE TO TO ALLOW A 6.50m DRIVEWAY WIDTH. RELIEF REQUESTED IS 1.50m.

SKETCH FOR MINOR VARIANCE  
PARTS 1 AND 2, DEPOSIT PLAN 61R-20850  
BEING PART OF LOT 5, CONCESSION 7  
(GEOGRAPHIC TOWNSHIP OF PUSLINCH)  
CITY OF GUELPH  
SCALE: 1 - 250



Mar 13, 2017-1:16pm  
G:\000BASEPLANS\61M-HART FARM\ACAD\PART 1-SKETCH FOR MINOR VARIANCE.dwg

THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS AND ENGINEERS  
423 WOOLWICH STREET - GUELPH, ONTARIO  
PHONE (519) 821-2763 FAX 821-2770

FOR:  
**TERRA VIEW CUSTOM HOMES INC.**  
PROJECT NO. 24201-16  
DATE: MARCH 13, 2017  
PART 1 - SKETCH FOR MINOR VARIANCE T.M.L.

**CAUTION:** - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.  
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.  
© - THIS SKETCH IS PROTECTED BY COPYRIGHT.  
- THIS LOT MAY CONTAIN STRUCTURAL FILL.

**NOTE:** LOT DIMENSIONS ARE AS SHOWN ON DEPOSIT PLAN 61R-20850 AND HAVE NOT BEEN VERIFIED BY SURVEY.  
PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.