

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, December 7, 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 - NOVEMBER 9, 2017 REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

CURRENT APPLICATIONS

- a) **B-15/17** Owner: 1776410 Ontario Ltd.
Agent: Jamie Laws, Van Harten Surveying Inc.
Request: Consent for severance as a lot addition
Location: 561 York Road

- b) **B-16/17** Owner: Debrob Investments Ltd.
Agent: Robin-Lee Norris, Miller Thomson
Request: Consent for severance as a lot addition
Location: 55 and 75 Cityview Drive North

- c) **A-77/17** Owner: Debrob Investments Ltd. & 1449019 Ontario Inc.
Agent: Robin-Lee Norris, Miller Thomson
Request: Variances for driveway width and parking space location
Location: 128 Starwood Drive (with lot addition from a portion of 55 and 75 Cityview Drive North)

- d) **A-78/17** Owner: Debrob Investments Ltd.
Agent: Robin-Lee Norris, Miller Thomson
Request: Variance for driveway widths
Location: 55 and 75 Cityview Drive North

- e) **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

- e) **A-79/17** Owner: Erica Scime and Craig Sherwood
Agent: N/A
Request: Variance for side yard setback
Location: 11 Prospect Avenue

OTHER BUSINESS

ADJOURNMENT – next regular hearing January 11, 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] has been filed with the Committee of Adjustment.

LOCATION: 561 York Road

PROPOSAL: The applicant is proposing to sever a portion from 561 York Road as a lot addition to 587 York Road to allow for additional space to expand the existing gas station for a proposed car wash.

BY-LAW REQUIREMENTS: The property is located in the Specialized Highway Service Commercial (SC.2-12) and is within the flood fringe and locally significant wetlands.

REQUEST: The applicant proposes to sever an irregularly shaped parcel with an area of 1,700 square metres to be added to the abutting property known as 587 York Road.

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, December 7, 2017

TIME: 4:00 p.m.

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

APPLICATION NUMBER: B-15/17

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 **November 30, 2017 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

ADDITIONAL INFORMATION

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

NOTICE OF THE DECISION

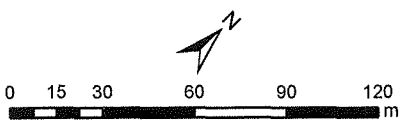
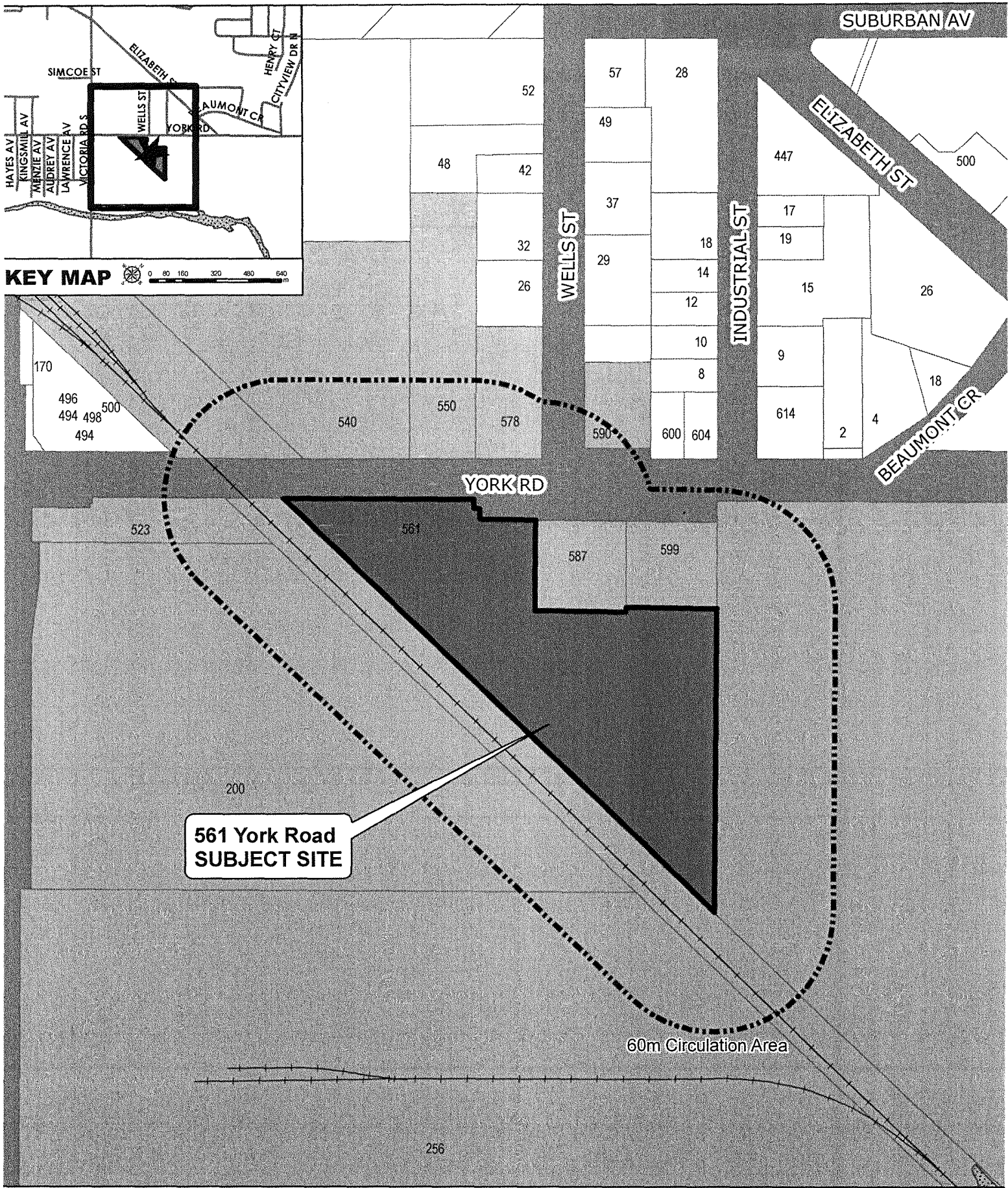
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

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

Trista Di Lullo

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

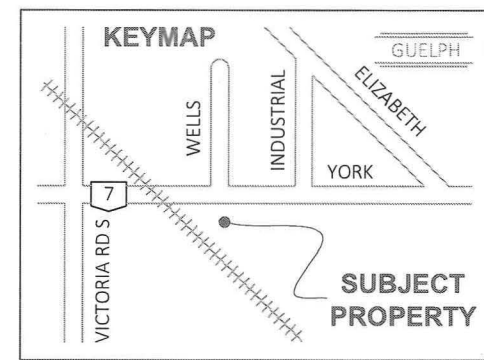
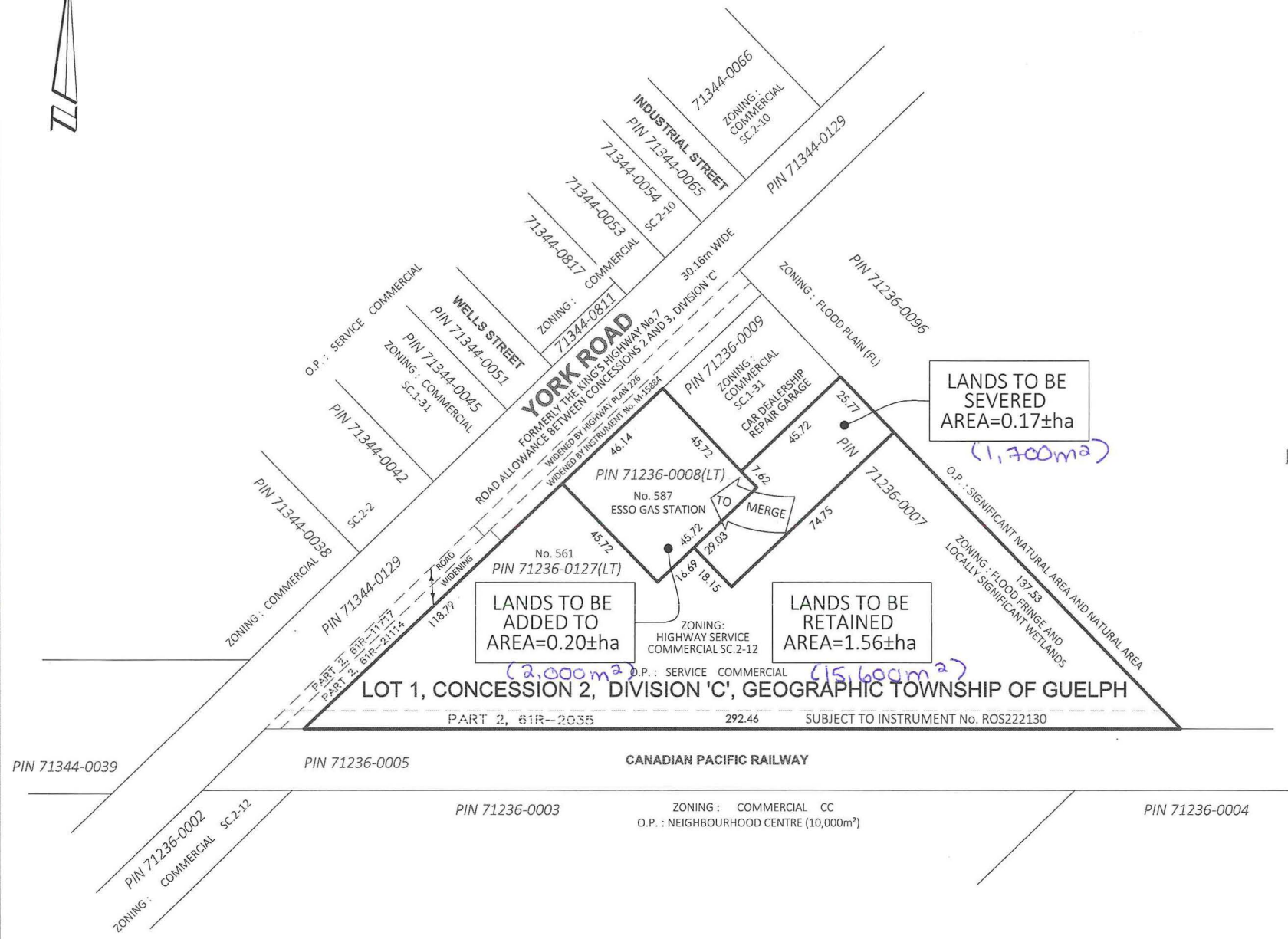
Dated this 17th day of November, 2017.



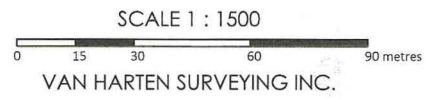
60m CIRCULATION AREA
561 York Road
File No.: B-15/17



Produced by the City of Guelph
Committee of Adjustment



SEVERANCE SKETCH
PART OF LOT 1
CONCESSION 2, DIVISION 'C'
 GEOGRAPHIC TOWNSHIP OF GUELPH
 CITY OF GUELPH
 COUNTY OF WELLINGTON



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 HIGHWAY SERVICE COMMERCIAL (SC 2-12) AND WITHIN THE FLOOD FRINGE AND LOCALLY SIGNIFICANT WETLANDS
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SERVICE COMMERCIAL, SIGNIFICANT NATURAL AREA AND NATURAL AREA.
4. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON OCTOBER 13, 2017

(Handwritten signature)
 JAMES M. LAWS
 ONTARIO LAND SURVEYOR

METRIC:

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

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: JAM	CHECKED BY: JML	PROJECT No. 25196-17

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

LOCATION: 55 and 75 Cityview Drive North

PROPOSAL: The applicant is proposing to sever a portion of 55 and 75 Cityview Drive North as a lot addition to a portion of 128 Starwood Drive. The proposed lot addition would allow for the creation of a new residential lot with frontage on Starwood Drive.

To facilitate further development of the lands, and as part of a requirement of the Holding Zone on the parcel to be enlarged (128 Starwood Drive), Parts 1 and 3 on the attached drawing are proposed to be transferred to the City for a future public road extension, Parts 2 and 4 are proposed to be transferred to the City for the purpose of 1 foot reserves and Part 6 is proposed to be transferred to the City for open space.

The retained lands (55 and 75 Cityview Drive North) are subject to an approved draft plan of subdivision (File 23T12501), which permits between 244-324 units in a variety of dwelling types, including single and semi-detached, townhouse and multiple dwelling units.

Minor variances from the requirements of the By-law are also being requested for a portion of the retained lands (File A-78/17, see attached) and for the new residential lot (File A-77/17, see attached).

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached and Specialized Residential Single Detached (R.1D, R.1D-47, R.1C-27) Zones, Specialized Residential Semi-Detached/Duplex (R.2-6) Zone, Residential On-Street Townhouse and Specialized Residential Cluster Townhouse (R.3B, R.3A-57) Zones, Specialized Residential Apartment (R.4A-48) Zone, Neighbourhood Park and Conservation Land (P.2, P.1) Zones and Wetland (WL) Zone.

REQUEST: The applicant proposes to sever an irregularly shaped parcel with an area of 272.1 square metres (shown as Part 7 on the attached drawing). The proposed severed parcel would be added to a portion of the abutting property known as 128 Starwood Drive, creating a new residential lot with frontage along Starwood Drive of 20.5 metres and a depth of 35.0 metres.

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

DATE: Thursday, December 7, 2017
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street,
APPLICATION NUMBER: B-16/17

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 **November 30, 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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NOTICE OF THE DECISION

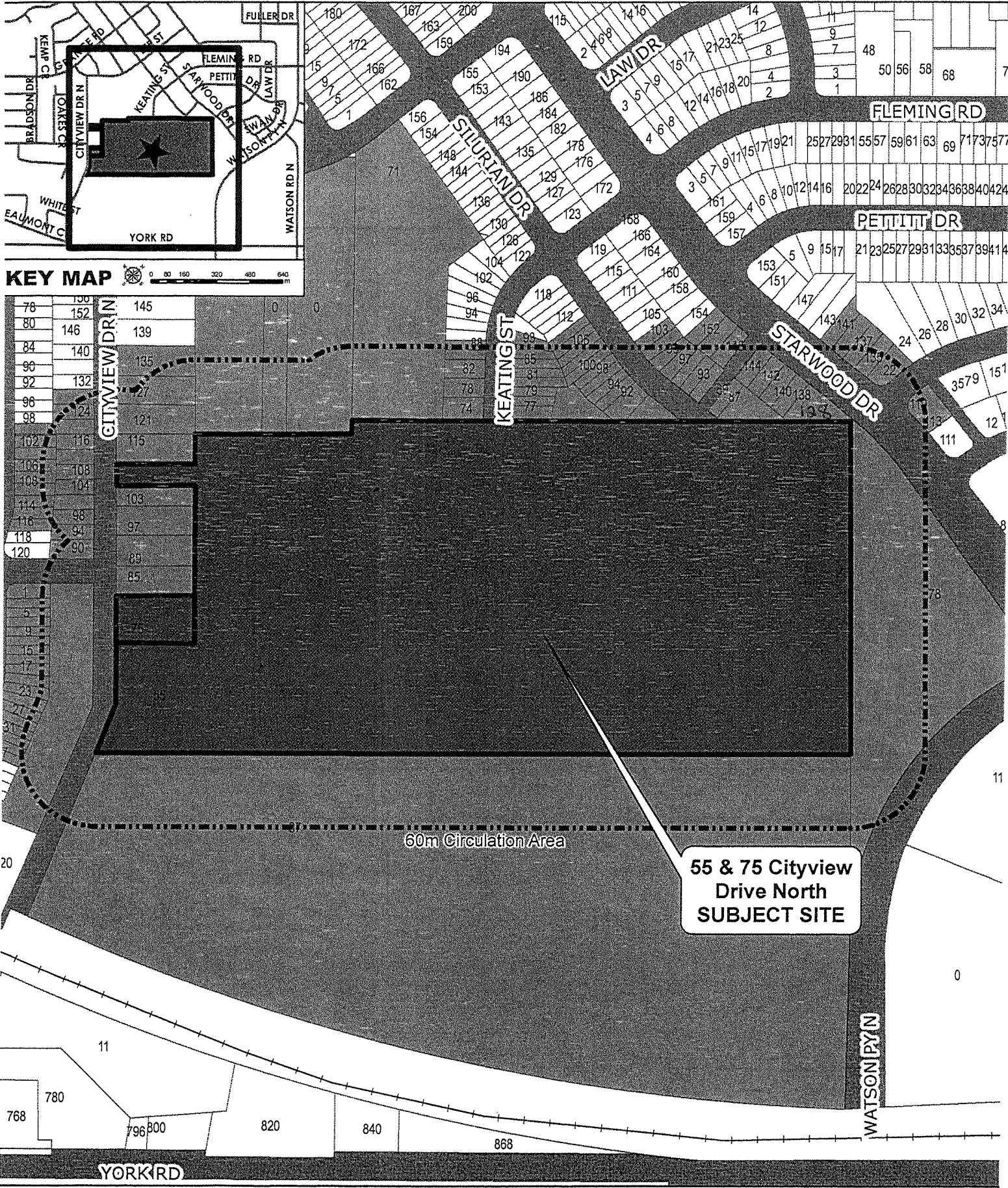
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Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

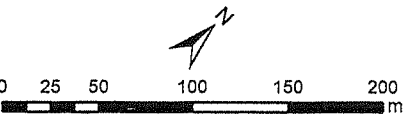
Dated this 17th day of November, 2017.



KEY MAP

78	152	145
80	146	139
84	140	
90		135
92	132	
96		127
98	124	
102	116	121
106	108	115
108	104	
114	98	103
116	94	97
118	90	89
120		85
1		
5		
9		
16		
17		
23		
27		
31		

**55 & 75 Cityview Drive North
SUBJECT SITE**



**60m CIRCULATION AREA
55-75 Cityview Drive North
File No.: B-16/17, A-77/17, A-78/17**



produced by the City of Guelph
Committee of Adjustment

SCHEDULE				
PART	LOT/BLOCK	CONCESSION/PLAN	PIN	AREA (sq.m.)
1				49.8
2				0.4
3				259.3
4	PART OF LOT 4	CONCESSION 3 DIVISION C	PART OF 71493-1414	12.5
5				446.7
6				118.1
7			PART OF 71493-2742	272.1
8			PART OF 71493-1407	3.1
9	PART OF BLOCK 231	REG. PLAN 6IM-18	PART OF 71493-1090	0.7

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: January 31/17

Kerry F. Hillis
KERRY F. HILLIS
ONTARIO LAND SURVEYOR

PLAN 6IR-21038
RECEIVED AND DEPOSITED

FILED 21 2017
DATE

N. Kelalis
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION
OF WELLINGTON No. 81

PART 8 IS SUBJECT TO AN EASEMENT AS DESCRIBED IN INST. NO. 744892

PLAN OF SURVEY
OF PART OF
BLOCK 231
REGISTERED PLAN 6IM-18
AND PART OF
LOT 4
CONCESSION 3, DIVISION C
Geographic Township of Guelph
CITY OF GUELPH
COUNTY OF WELLINGTON

KERRY F. HILLIS - Ontario Land Surveyor
2017
SCALE 1 : 200

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

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) HADSB (CSRS) (897.0).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99960333.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS) (897.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.Reg. 216/10.		
POINT ID	NORTHING	EASTING
ORP A	4823994.91	563633.92
ORP B	4824021.80	563361.23

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 31st Day of January, 2017

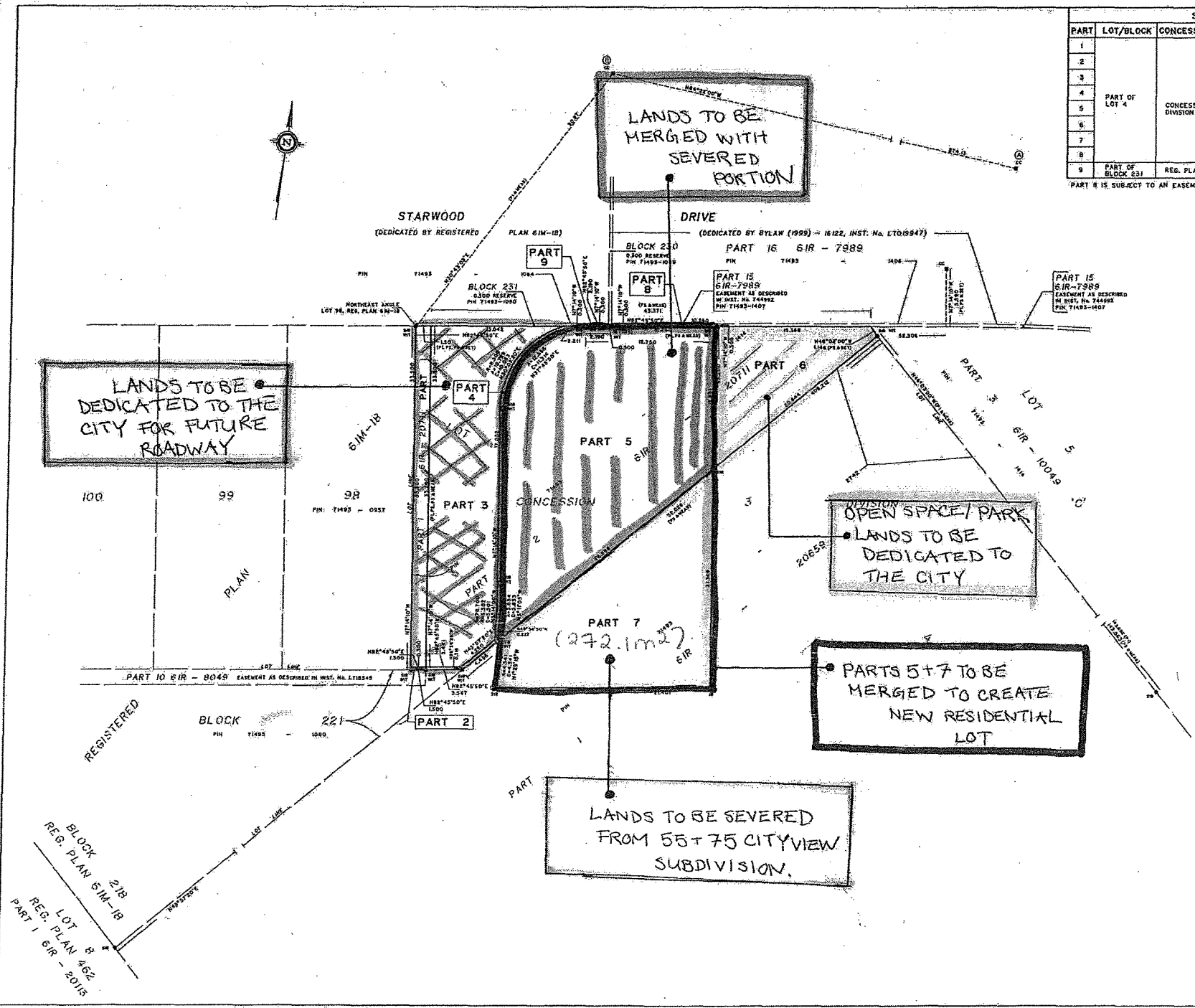
DATE: January 31/17

Kerry F. Hillis
KERRY F. HILLIS
ONTARIO LAND SURVEYOR

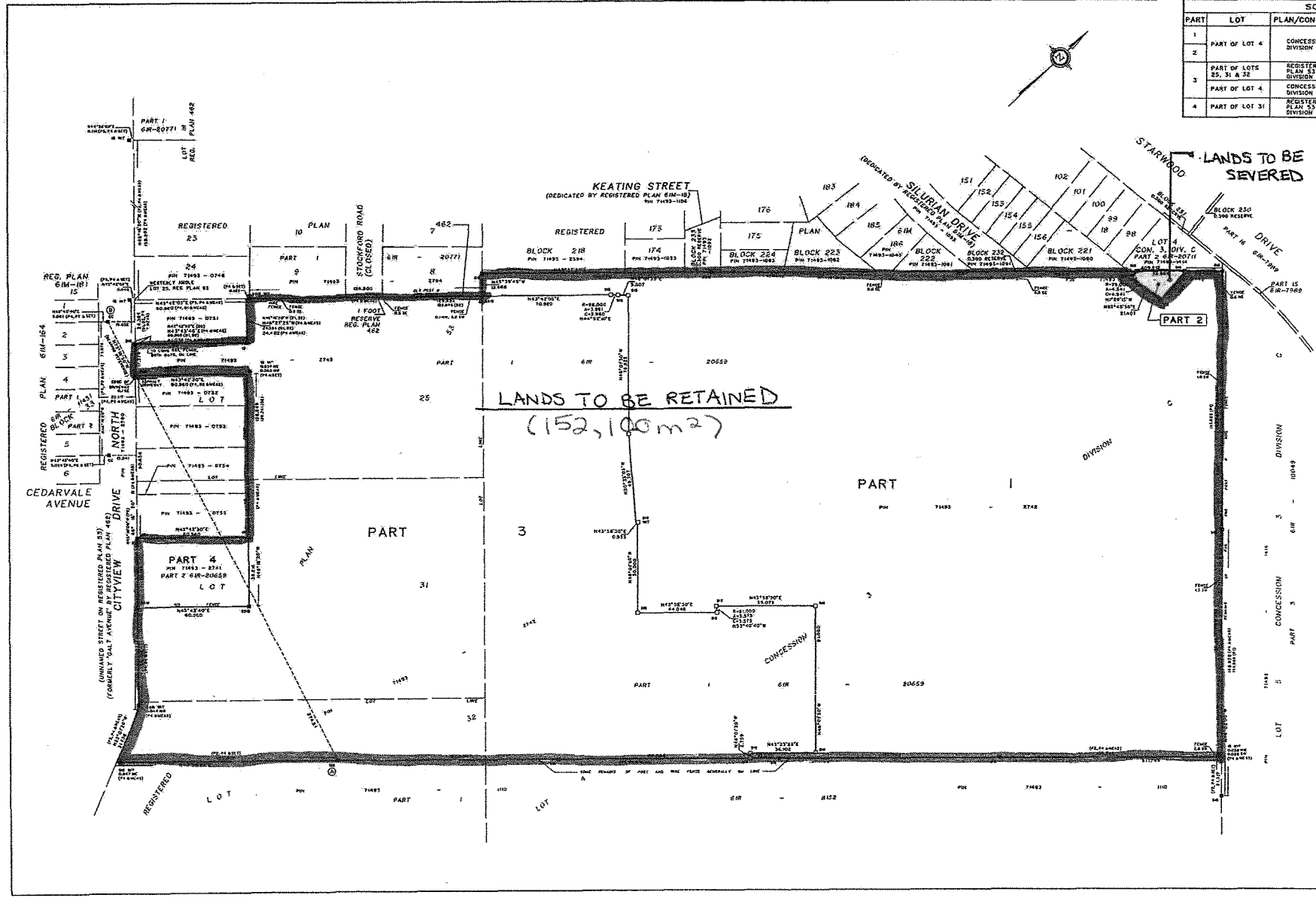
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
- SSIR DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- CC DENOTES CUT CROSS
- IB DENOTES IRON BAR
- 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED O.L.S.'s
- WIT DENOTES WITNESS
- P1 DENOTES DEPOSITED PLAN 6IR-10049
- P2 DENOTES DEPOSITED PLAN 6IR-8049
- P3 DENOTES DEPOSITED PLAN 6IR-20711

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
551 Speedvale Avenue West
Guelph, Ontario N1H 1G6
TEL: (519) 822-1020 FAX: (519) 822-4031

DATE: JAN. 31, 2017
DRAWN BY: DM
PROJECT: 14-9929-16



55+75 CITYVIEW SUBDIVISION



SCHEDULE					I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	PLAN 61R-2103Z RECEIVED AND DEPOSITED
PART	LOT	PLAN/CONCESSION	PIN	AREA		
1				0.255 ha	DATE: <u>January 31, 2017</u>	DATE: <u>Feb-16/17</u>
2	PART OF LOT 4	CONCESSION 3 DIVISION C	ALL OF 71493-2742	0.027 ha		
3	PART OF LOTS 25, 31 & 32	REGISTERED PLAN 25 DIVISION C		ALL OF 71493-2741	8.904 ha	
4	PART OF LOT 31	CONCESSION 3 DIVISION C	0.233 ha			

PLAN OF SURVEY
 OF PART OF
 LOTS 25, 31 and 32
 REGISTERED PLAN 53, DIVISION C
 AND PART OF
 LOT 4
 CONCESSION 3, DIVISION C
 (Geographic Township of Guelph)
CITY OF GUELPH
 COUNTY OF WELLINGTON

KERRY F. HILLIS - Ontario Land Surveyor
 2017
 SCALE 1:1000

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) MAGRS (CGRS) (1997.0).
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99960037.
 FOR BEARING COMPARISONS, A ROTATION OF "FOUR" COUNTERCLOCKWISE CAN BE APPLIED TO BEARINGS ON 25 TO CONVERT TO UTM GRID BEARINGS.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GPS OBSERVATIONS USING THE CANADIAN NETWORK AND ARE REFERRED TO UTM ZONE 17, MAG 83 (CGRS) (1997.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG. 216/10.		
POINT ID	NORTHING	EASTING
ORP A	4823460.77	563244.83
ORP B	4823298.65	562982.32

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 31st Day of January 2017
 DATE: January 31, 2017
 KERRY F. HILLIS
 ONTARIO LAND SURVEYOR

- DENOTES SURVEY MONUMENT PLANTED
- +— DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
- S— DENOTES SHORT STANDARD IRON BAR
- S0 DENOTES STANDARD IRON BAR
- C— DENOTES CUT CROSS
- W— DENOTES IRON BAR
- 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED G.L.S.'S
- WIT DENOTES WITNESS
- P1 DENOTES DEPOSITED PLAN 61R-10049
- P2 DENOTES DEPOSITED PLAN 61R-8152
- P3 DENOTES DEPOSITED PLAN 61R-20773
- P4 DENOTES DEPOSITED PLAN 61R-100559
- P5 DENOTES REGISTERED PLAN 33
- P6 DENOTES PLAN BY 375, PROJECT NO. 10-8590-23, DATED JAN. 4/11
- P7 DENOTES PLAN BY 375, PROJECT NO. 10-8590-16, DATED NOV. 10/10
- P8 DENOTES REGISTERED PLAN 61A-64
- P1 DENOTES PIN 71493-075 (INST. NO. 818444)
- P2 DENOTES PIN 71493-2742 (INST. NO. 1592456)

BLACK, SHOEMAKER, ROBINSON & DONALDSON Ontario Land Surveyors Urban and Rural Planners	351 Spenceville Avenue West Guelph, Ontario N1H 6C6 Phone: (519) 822-1820 Fax: (519) 822-1820 Toll: (519) 822-4031	DATE: JAN. 31, 2017 DRAWN BY: DM PROJECT 14-0920-22
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 128 Starwood Drive (with lot addition from a portion of 55 and 75 Cityview Drive North)

PROPOSAL: The applicant is proposing to utilize the new residential lot created via the lot addition proposed by File B-16/17 (see attached) as a model home. The model home is proposed to have a double car garage which will be temporarily used as a sales office for the subdivision proposed for 55 and 75 Cityview Drive North.

A minor variance from the requirements of the By-law is also being requested for a portion of the Phase 1 lots of the Cityview Subdivision at 55 and 75 Cityview Drive North (File A-78/17, see attached).

BY-LAW

REQUIREMENTS: The area of the property subject to this application is located in the Residential Single Detached – Holding Zone (R.1D[H28]). Variances from Section 4.13.7.2.1 iv) and 4.13.2.1 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that a residential driveway in the R.1D Zone shall have a maximum width of 5.0 metres; and
- b) that in a R.1 Zone, every required parking space shall be located a minimum of 6.0 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) the driveway of the proposed model home to have a maximum driveway width of 6.5 metres; and
- b) the required parking space to be located 0.5 metres from the street line and to the front of the front wall of the main 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, December 7, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-77/17

PROVIDING COMMENTS

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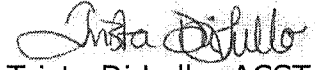
822-1260 ext. 2605.

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, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 17th day of November, 2017.

NOTES:

1. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED LOT GRADING PLAN.
2. LOT DIMENSIONS ARE AS SHOWN ON DEPOSITED PLAN 6IR-2103B AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.
3. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
4. ELEVATIONS SHOWN HEREON ARE IN ACCORDANCE WITH THE LOT GRADING PLAN FOR DEPOSITED PLAN 6IR-2103B AND ARE PROPOSED.

300.00 DENOTES PROPOSED GRADE BY BSR&D
300.00 DENOTES PROPOSED ELEVATION
 DENOTES DIRECTION OF DRAINAGE
 DENOTES IRON PIN TO BE SET ON SITE

F.F. DENOTES FINISHED FLOOR
 T.F. DENOTES TOP OF FOUNDATION
 U.S.F. DENOTES UNDERSIDE OF FOOTINGS
 B.F. DENOTES BASEMENT FLOOR
 S.F. DENOTES STRUCTURAL FILL

SKETCH

PREPARED FOR BUILDING PERMIT APPLICATION
 SCALE 1 : 250



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.

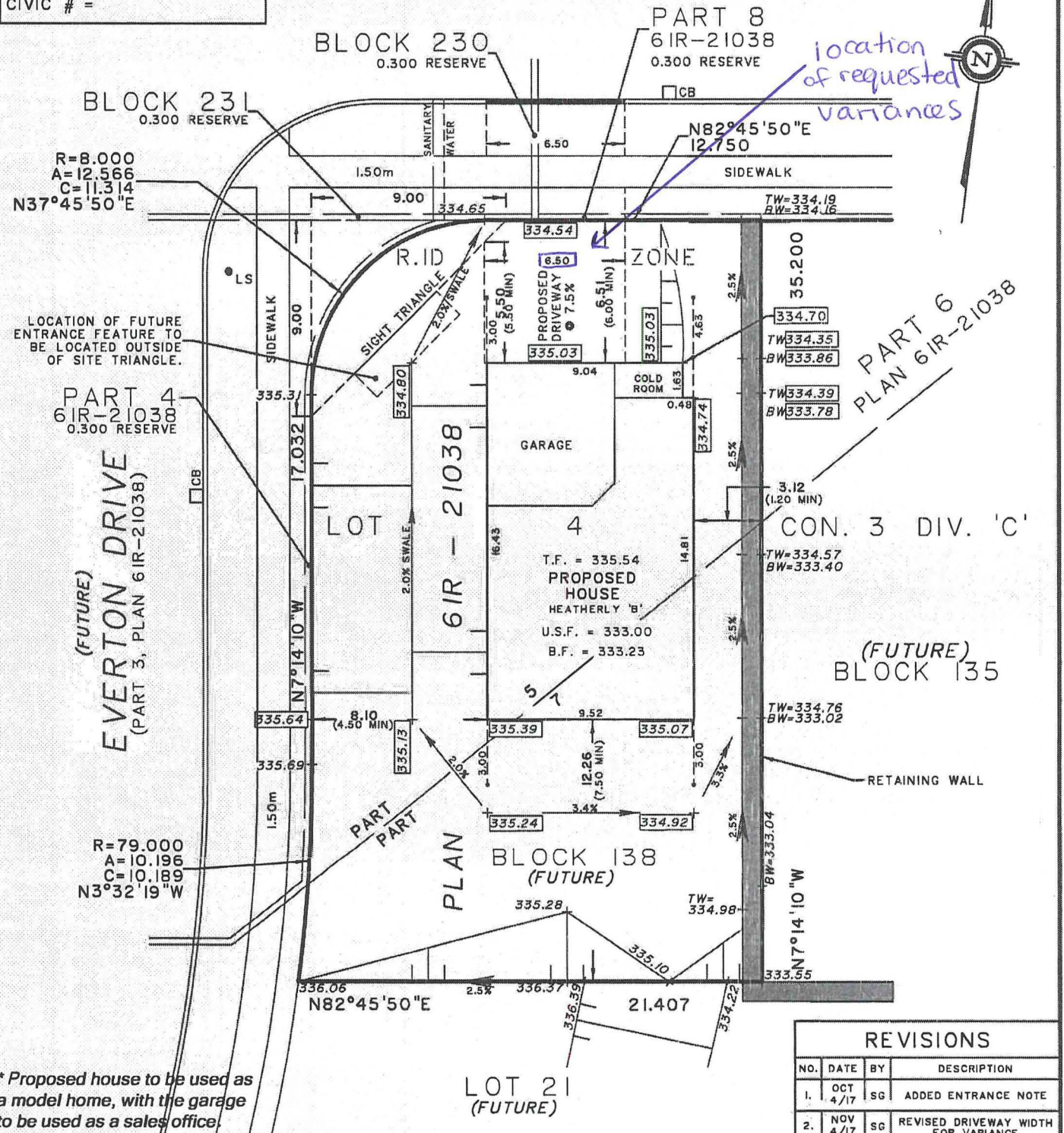
City of Guelph

T.F. TO GARAGE FLOOR = 0.51 (20")
 T.F. TO U.S.F. = 2.54 (100")

DRIVEWAY OBSTRUCTIONS ARE TO BE VERIFIED AT TIME OF HOUSE STAKEOUT.

LOT = BLOCK 138
 FUSION LOTS =
 CIVIC # =

STARWOOD DRIVE



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1.	OCT 4/17	SG	ADDED ENTRANCE NOTE
2.	NOV 4/17	SG	REVISED DRIVEWAY WIDTH FOR VARIANCE

THIS SKETCH WAS PREPARED FOR FUSION HOMES 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
 FAX: (519) 822-1220
 TEL: (519) 822-4031

DATE: JULY 18, 2017 SG PROJECT 17-14-455-1-BPA

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 accurately reflect the variance request.

LOCATION: 55 and 75 Cityview Drive North

PROPOSAL: A draft plan of subdivision was previously approved for 55 and 75 Cityview Drive North (Cityview Subdivision, File 23T12501), which permits between 244-324 units in a variety of dwelling types, including single and semi-detached, townhouse and multiple dwelling units. Eight (8) of the draft approved lots within Phase 1 (Lots 34 through 50) have a minimum lot frontage of 12.0 metres and are proposed to accommodate double car garages, which would require an increased driveway width.

A portion of this property is subject to a consent application (File B-16/17, see attached) to sever a portion of the subject property as a lot addition to 128 Starwood Drive. A related minor variance (File A-77/17, see attached) from the requirements of the By-law is also being requested for the new residential lot created via File B-16/17 (see attached).

BY-LAW

REQUIREMENTS: The area of the property subject to this application is located in the Specialized Residential Single Detached (R.1D-47) Zone. A variance from Section 4.13.7.2.1 iv) of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that a residential driveway in the R.1D Zone shall have a maximum width of 5.0 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the driveways of the proposed single detached dwellings located on Lots 34 through 50 of Phase 1 of the Cityview Subdivision to have a maximum driveway width of **6.0** 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, December 7, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-78/17

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 **November 30, 2017 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the

collection, use, and disclosure of personal information please contact Jennifer Slater, Program Manager Information, Privacy and Elections at privacy@guelph.ca or at 519-822-1260 ext. 2605.

ADDITIONAL INFORMATION

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

NOTICE OF THE DECISION

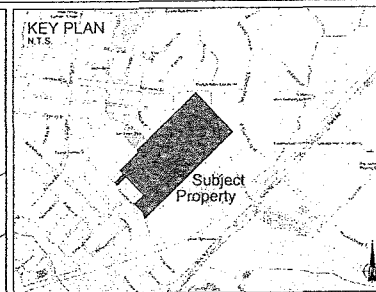
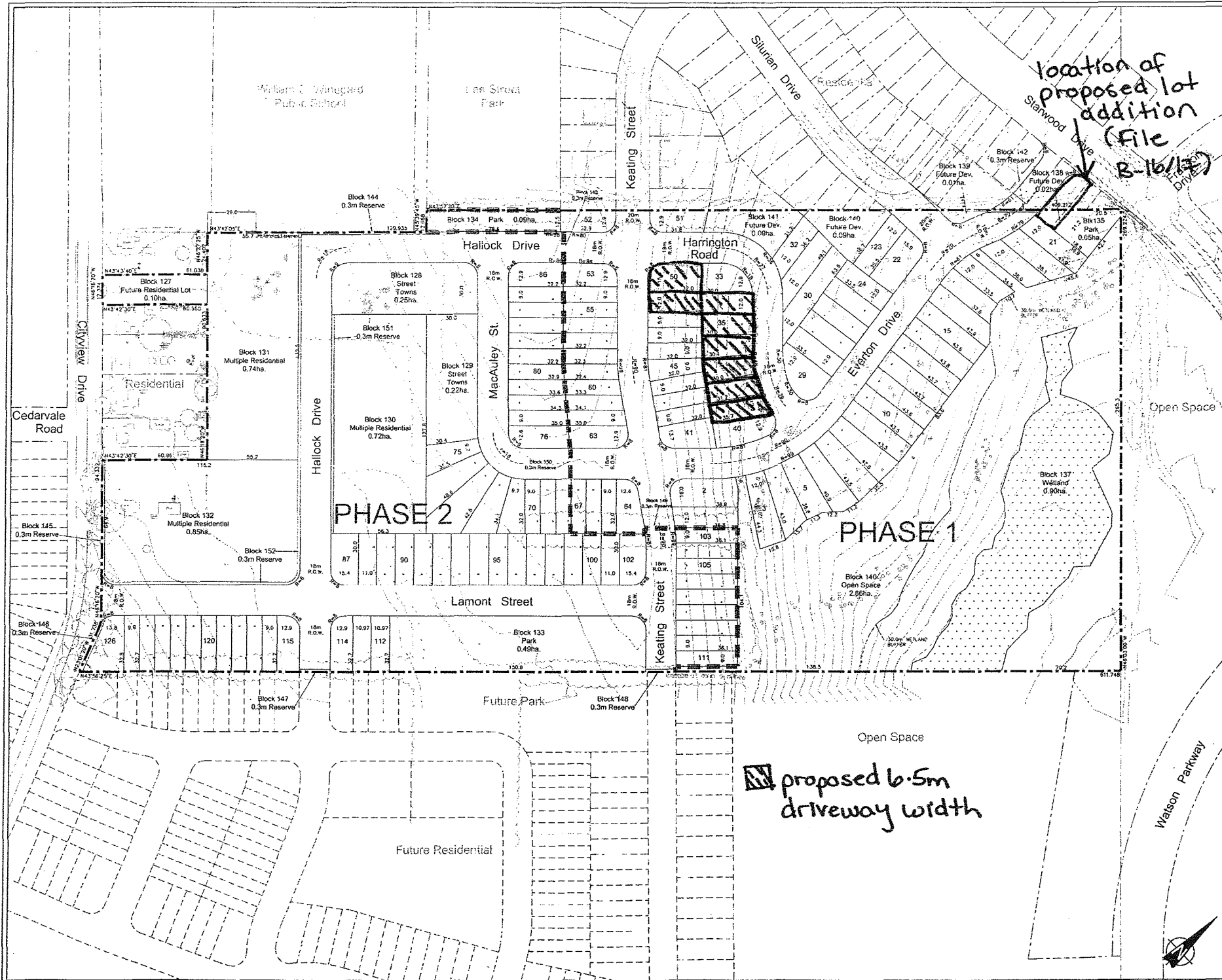
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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



Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of November, 2017.



DRAFT PLAN OF SUBDIVISION

Part of Lots 25, 31 and 32
Registered Plan 53, and Part of Lot 4,
Concession 3, Division 'C'
City of Guelph
County of Wellington

LAND USE SCHEDULE

DESCRIPTION	LOTS/BKLS.	UNITS	AREA (ha.)
Single Detached Residential	1-126	126	5.09
Future Residential Lot	127	1	0.10
Street Townhouses	128-129	21	0.47
Multiple Residential	130-132	95-175	2.31
Park	133-135		0.63
Open Space	136		2.66
Wetland	137		0.50
Future Development	138-141		0.21
0.3m Reserve	142-152		0.00
Roads			2.84
Totals		243-323	15.21

ADDITIONAL INFORMATION
(UNDER SECTION 3(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES 4.0, 4.1(a), 4.2 and 4.3 ARE AS SHOWN ON DRAFT PLAN:
1) Municipal water supply
2) Sandy loam
3) All sanitary and storm sewers as required

OWNER'S CERTIFICATE
I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF GUELPH.

Robert Siroli Sept 29, 2015
ROBERT SIROLI
Debris Investments Limited
DATE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

Kerry Hills Sept 29, 2015
KERRY HILLS, O.L.S.
Black Shoemaker Robinson and Donabson Ltd.
DATE

REVISIONS

DATE	DESCRIPTION
December 1, 2014	
January 6, 2015	
January 20, 2015	
May 29, 2015	
September 28, 2015	
December 1, 2015	
March 23, 2016	

GSP group
2-D Vector File
www.gspgroup.ca

Date: July 30, 2016 Drawn By: G.L. Dwg. File Name: dpl1160w.dwg
Scale: 1:10000 sheets Project No.: 12165-00

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

An Application for Consent [Severance] has 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 an application under Section 53 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, December 7, 2017
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street,
APPLICATION NUMBERS: B-17/17 & B-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 **November 30, 2017 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

ADDITIONAL INFORMATION

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

NOTICE OF THE DECISION

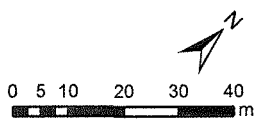
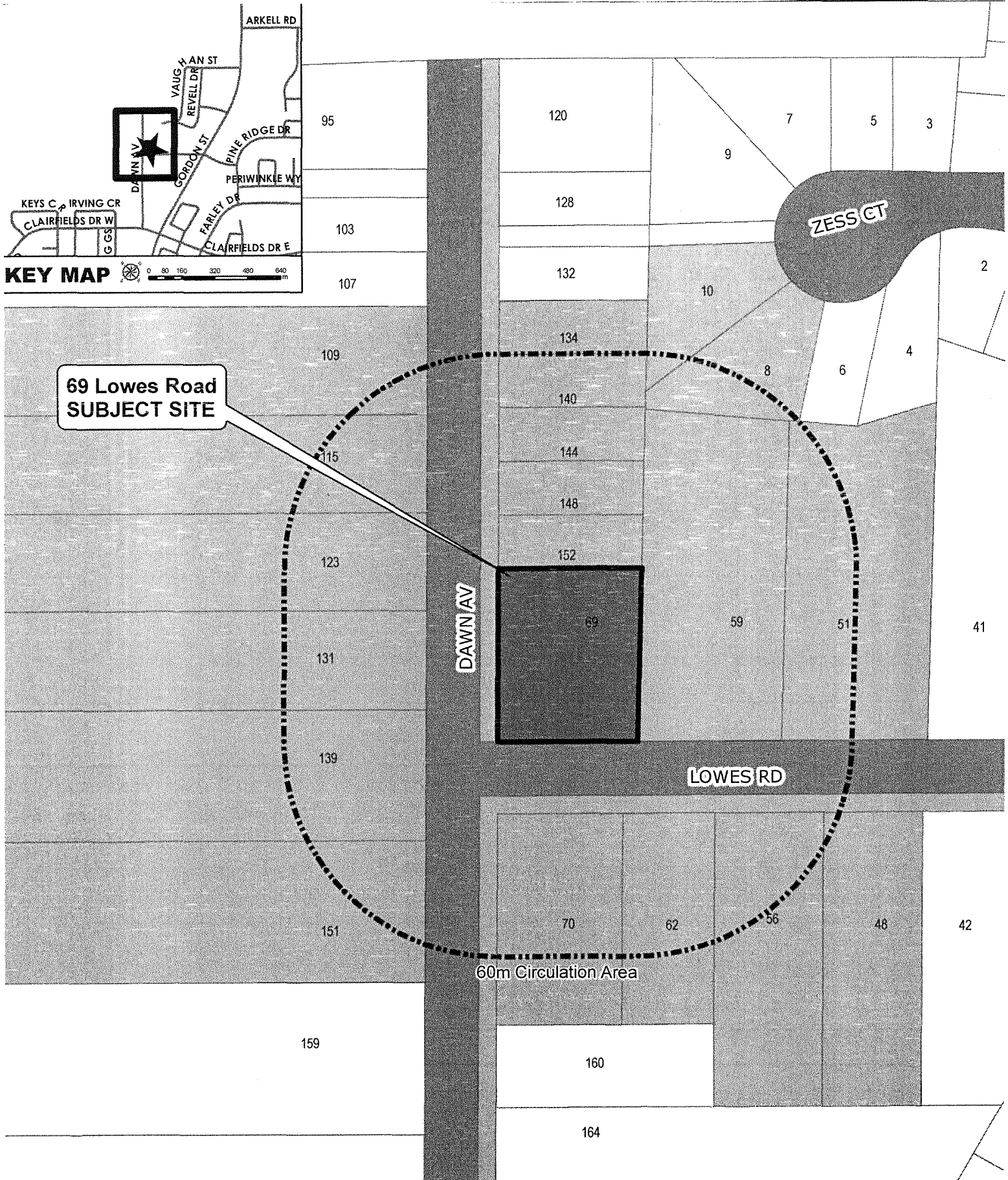
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

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

Trista Di Lullo

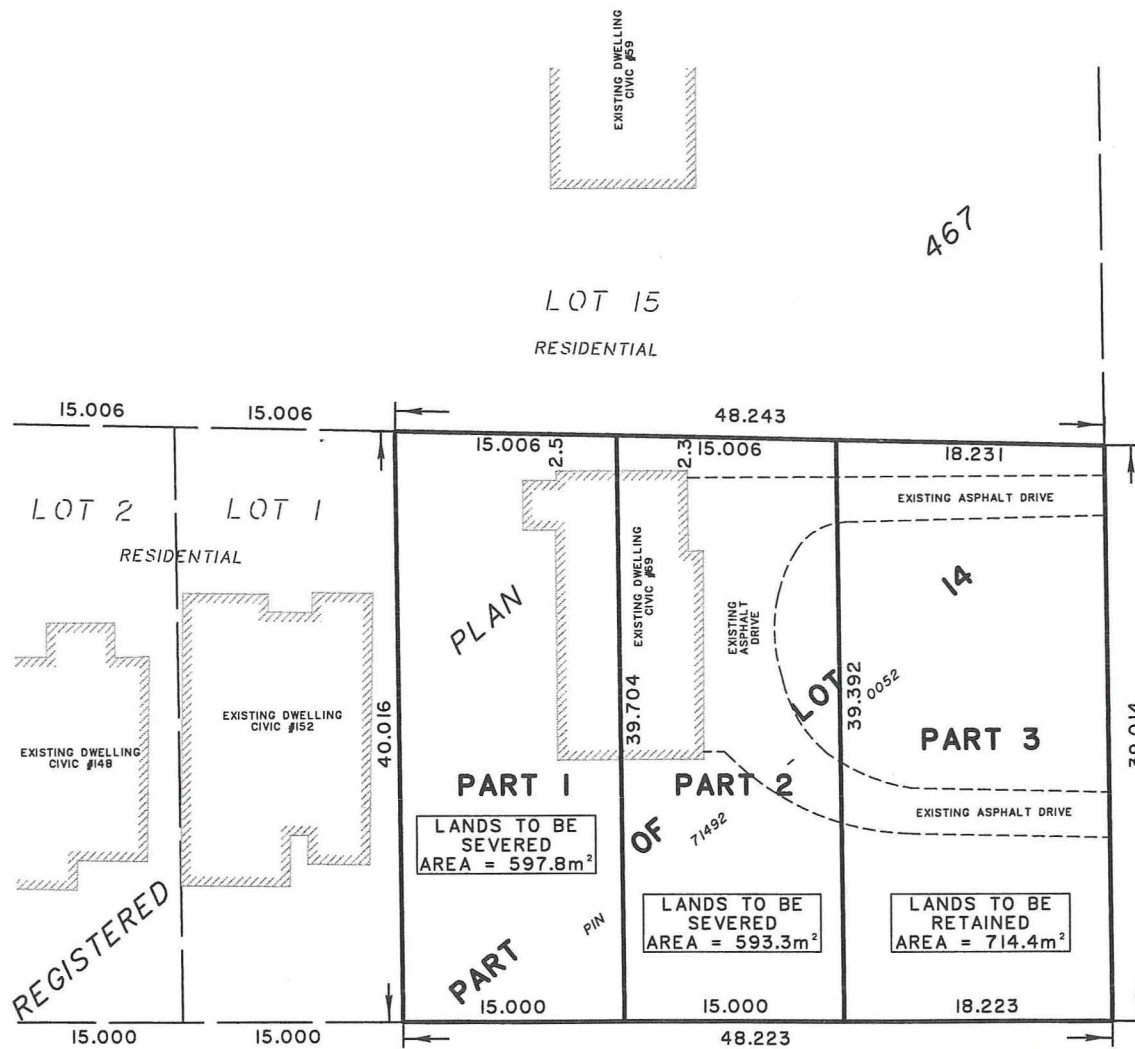
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 17th day of November, 2017.



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
 KERRY F. HILLIS
 ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
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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: 11 Prospect Avenue

PROPOSAL: The applicant is proposing to construct a 50.5 square metre rear addition, 7.3 square metre covered walkway, 25.2 square metre single car garage, and 5.0 square metre covered porch addition to the existing single detached 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 left side yard setback of 0.58 metres for the proposed garage.

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, December 7, 2017
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-79/17

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 **November 30, 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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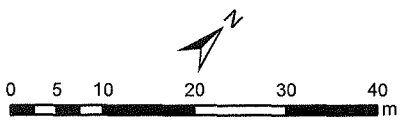
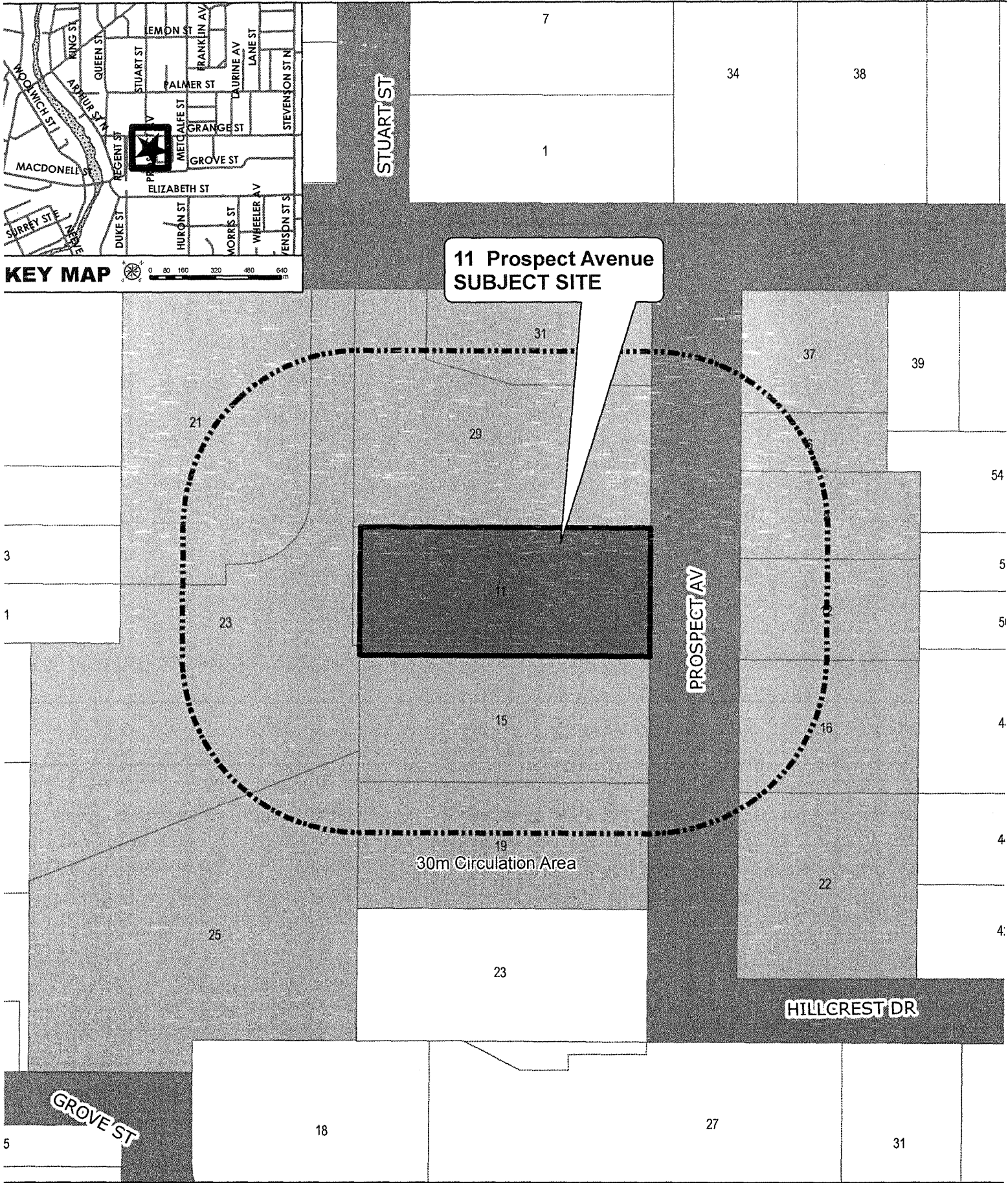
ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

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Dated this 17th day of November, 2017.



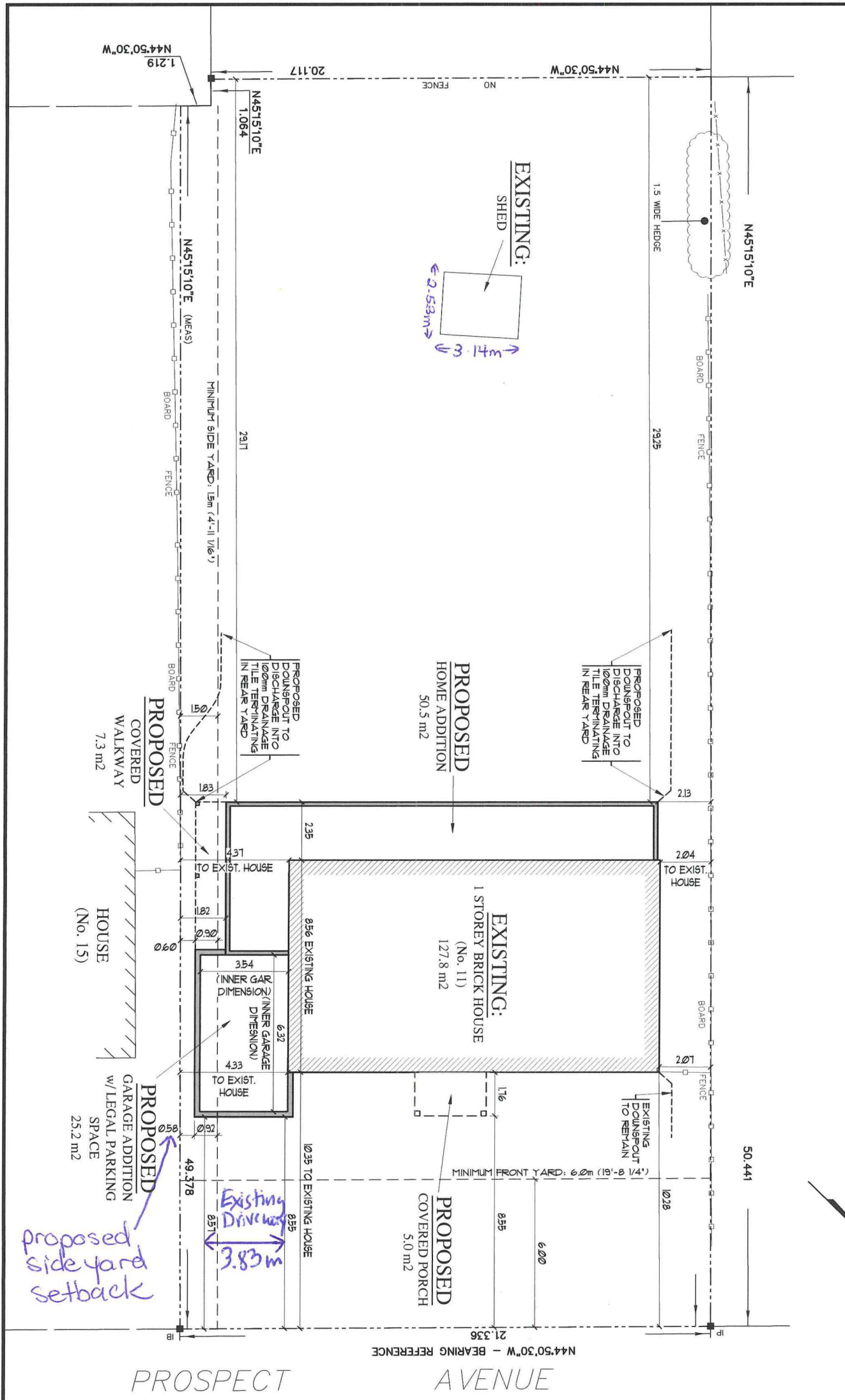
30m CIRCULATION AREA
11 Prospect Avenue
File No.: A-79/17



PROJECT DATA:
 STREET ADDRESS: 11 PROSPECT AVE.
 TOTAL LOT AREA: (10714.9 m²)
 EXISTING HOUSE AREA: (2719.8 m²)
 EXISTING SHED AREA: (179.8 m²)
 EXISTING TOTAL COVERAGE: (195.1 m²)
 PROPOSED ADDITIONAL COVERAGE: (98.0 m²)
 PROPOSED TOTAL COVERAGE: (1223.1 m²)
 PROPOSED COVERAGE (%): 20.9%

REFERENCED: PLAN OF PART OF LOTS H & K EAST SIDE OF GRANGE STREET REGISTERED PLAN (S) AND PART OF HILLCREST ROAD (CLOSED) REGISTERED PLAN 358, CITY OF GUELPH, COUNTY OF WELLINGTON, AS PREPARED BY BLACK SHOEMAKER, ROBINSON & DONALDSON LIMITED (DATED MAY 31, 2017). DISTANCES SHOWN ON THIS PLAN ARE IN METERS

ZONING DATA:
 PROPERTY ZONING: R1B AS PER DEFINED AREA MAP 35, CITY OF GUELPH BY-LAW (1998) - 14564, AS LAST AMENDED BY BY-LAW (2010) - 19063



BLR DRAFTING DESIGN
 P) 519-590-4620

I **BERNIE ROSSEL** review and take responsibility for the design work on behalf of BLR Drafting & Design registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 41224
 Individual BCIN: 20333

Signed: _____

STATUS:	PRELIM. DESIGN
PLOTTED:	JULY 18, 2017
SCALE:	1:150
DRWN BY:	KAK
DATE:	JULY 18/2017
LAST REV:	JULY 18, 2017

PROJECT: REAR & GARAGE ADDITION
 11 PROSPECT AVE. (SHERWOOD/SCIME)
 GUELPH, ONTARIO

TITLE: SITE PLAN PROPOSED

SHEET No: 1 OF 5