

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

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

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

PUBLIC HEARING FOR APPLICATIONS UNDER SECTIONS 45, 50, AND 53 OF THE PLANNING ACT

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF APPROVAL OF MINUTES - OCTOBER 12, 2017 REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

CURRENT APPLICATIONS

- a) **A-72/17** Owner: Julie and Andrew Goodwin
Agent: N/A
Request: Variance for rear yard setback
Location: 50 Norwich Street West

- b) **A-73/17** Owner: Knoro Developments Ltd.
Agent: Astrid Clos, Astrid J. Clos Planning Consultants
Request: Variance to add Retail Establishment as a permitted use
Location: 1460-1474 Gordon Street

- c) **A-74/17** Owner: Kieu-Oanh Nguyen
Agent: N/A
Request: Variances for driveway width and parking space location
Location: 85 Knightswood Boulevard

- d) **A-75/17** Owner: Golam Islam and Preethi Jayanth
Agent: N/A
Request: Variance for accessory apartment size
Location: 35 Milson Crescent

- e) **A-76/17** Owner: Jarrett, Shane and Bonnie Swantek
Agent: N/A
Request: Permission to extend/enlarge legal non-conforming use
Location: 11 Kent Street

- f) **A-64/17** Owner: Jane and Tyler Wilson
Agent: N/A
Request: Variances for front yard setback and porch projection into required front yard
Location: 10 Chester Street

OTHER BUSINESS

ADJOURNMENT – next regular hearing December 7, 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: 50 Norwich Street West

PROPOSAL: The applicant is proposing to enclose the existing covered deck to the rear of the existing dwelling, to be utilized as an all-season sunroom.

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 3.13 metres], whichever is lesser.

REQUEST: The applicant is seeking relief from the By-law requirements to permit a rear yard setback of 1.28 metres for the proposed sunroom.

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, November 9, 2017
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-72/17

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 2, 2017 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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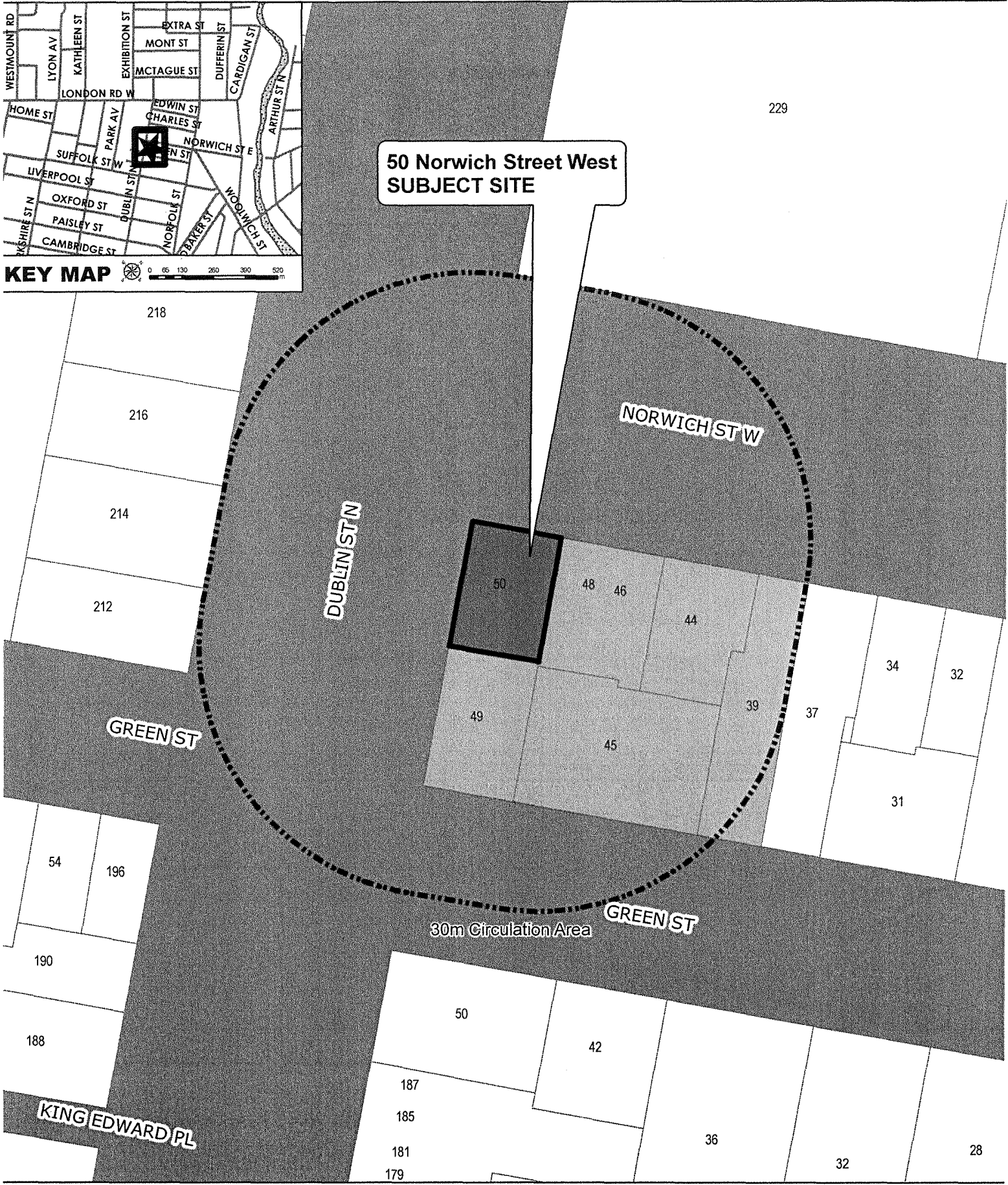
ADDITIONAL INFORMATION

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

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Dated this 20th day of October, 2017.



30m CIRCULATION AREA
50 Norwich Street West
File No.: A-72/17

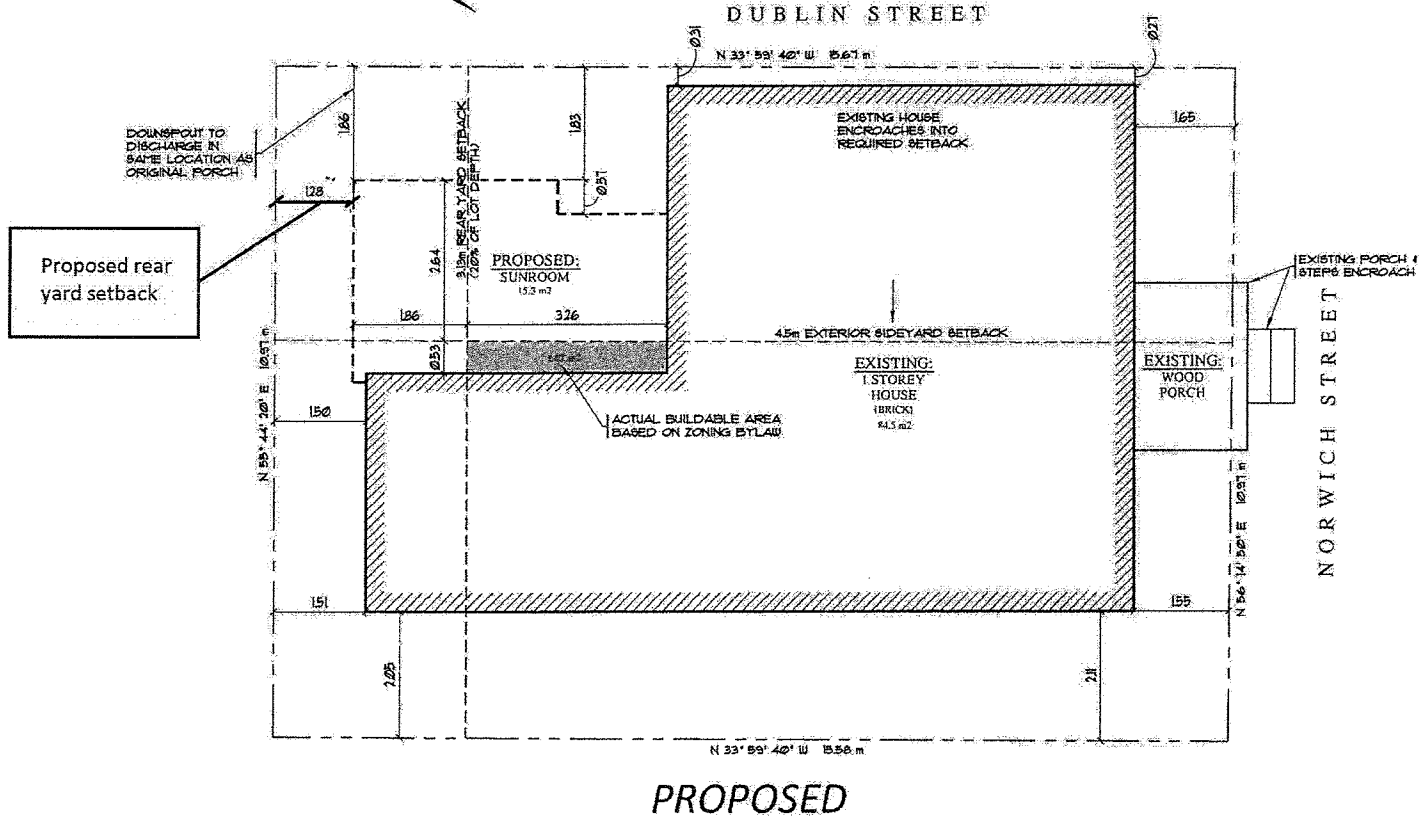
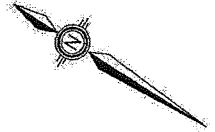


ZONING DATA:
 PROPERTY ZONING:
 R12, AS PER DEFINED AREA MAP 24,
 CITY OF GUELPH BY-LAW (1995) - 14064,
 AS LAST AMENDED BY BY-LAW (2015) - 19915

PROJECT DATA:
 STREET ADDRESS: 50 NORWICH STREET
 TOTAL LOT AREA: (11 m²)
 DISTANCES SHOWN ON THIS PLAN
 ARE IN METERS. REFER TO
 ELEVATIONS FOR SPOT-ELEVATIONS

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
□	STANDARD IRON BAR
▼	ENTRY LOCATION
▨	EXTENT OF EXISTING STRUCTURES
▩	EXTENT OF PROPOSED STRUCTURE



PROPOSED



DESIGNER, ENGINEER, ARCHITECT AND HIS RESPONSIBILITY IN THE DESIGN WORK ON BEHALF OF BAR DRAFTING & DESIGN INCORPORATED (BAR D&D) IS LIMITED TO THE DESIGN WORK ONLY. BAR D&D IS NOT RESPONSIBLE FOR THE APPROPRIATE CHECKS/CONFORMANCE WITH ALL APPLICABLE CODES/REGULATIONS.
 DATE: 4/24/17
 DRAWN BY: R. B. B.
 CHECKED BY: R. B. B.
 SIGNATURE: _____

STATUS:	MINOR VARIANCE
PROTOD:	JUNE 20, 2017
SCALE:	1/25
DRAWN BY:	BAR
DATE:	JUNE 20/2017
LAST REV:	JUNE 20, 2017

PROJECT: **SUNROOM ADDITION**
 50 NORWICH STREET (Goodwin Res.)
 GUELPH, ONTARIO

TITLE: SITE PLAN: PROPOSED

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 1460-1474 Gordon Street

PROPOSAL: The applicant is proposing to establish a total of 540 square metres of Retail Establishment use within the existing mixed use plaza. In addition, it is also proposed that individual Retail Establishment unit sizes be limited to 250 square metres.

BY-LAW REQUIREMENTS: The property is located in the Specialized Office-Residential (OR-39) Zone. A variance from Section 6.5.3.39.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses within the OR-39 Zone, but does not currently permit a Retail Establishment.

REQUEST: The applicant is seeking relief from the By-law requirements to permit a Retail Establishment as an additional permitted use on the subject property, with a maximum unit size of 250 square 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, November 9, 2017
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-73/17

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

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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: 85 Knightswood Boulevard

PROPOSAL: The applicant is proposing to reduce the width of the existing driveway, while maintaining its location off Langside Street in front of the existing dwelling on the subject property.

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Sections 4.13.2.1 and 4.13.7.2.1 ii) of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires that:

- a) 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; and
- b) a driveway (residential) in a R.1B Zone shall have a maximum width of 6.5 metres.

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

- a) the required parking space to be located within 6 metres of the street line and in front of the wall of the main building; and
- b) a maximum driveway width of 7.5 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, November 9, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-74/17

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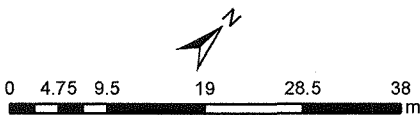
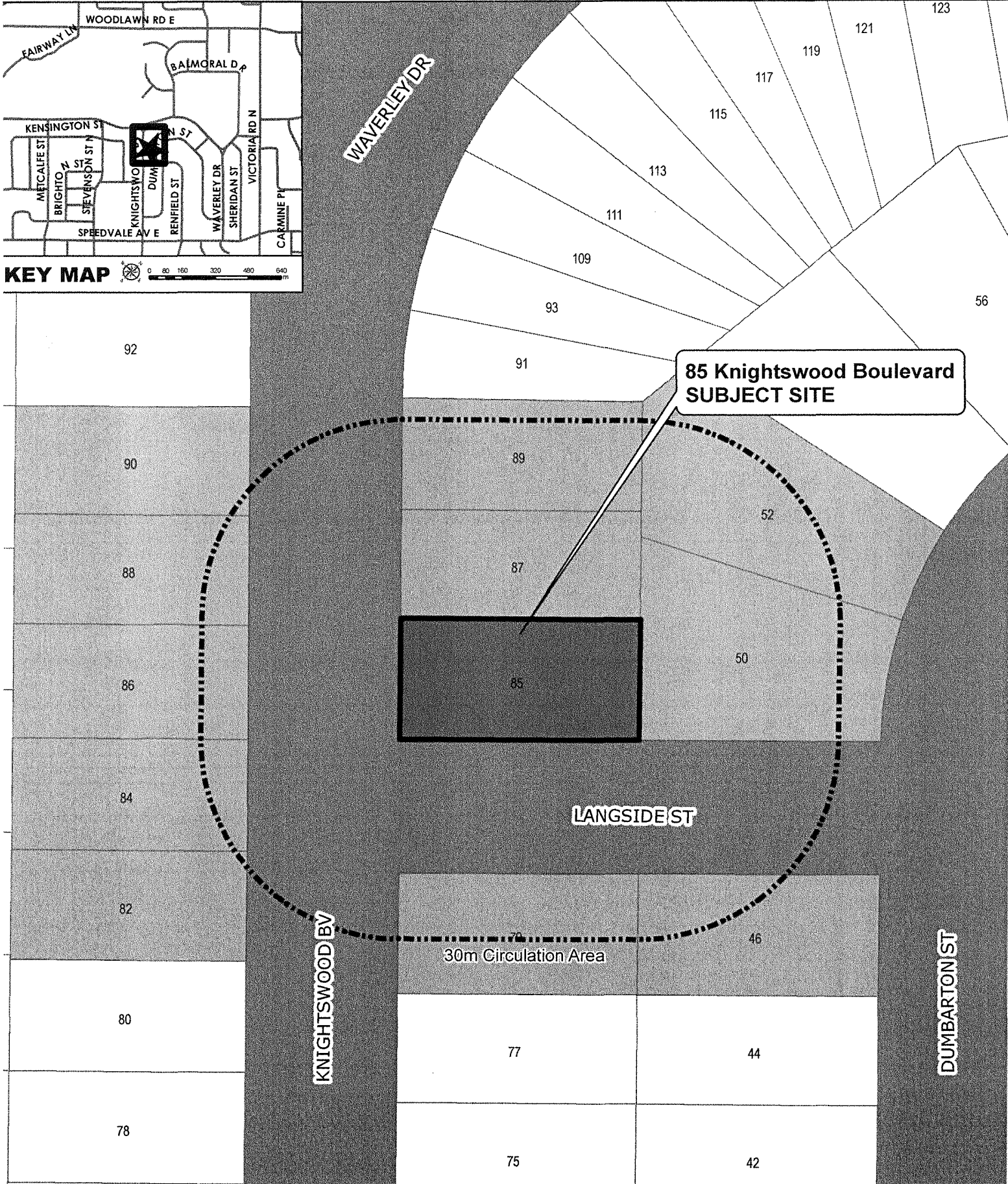
Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Municipal Board.

Trista Di Lullo

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 20th day of October, 2017.



30m CIRCULATION AREA
85 Knightswood Boulevard
File No.: A-74/17



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 35 Milson Crescent

PROPOSAL: The applicant is proposing to maintain an existing 93.2 square metre accessory apartment in the basement of the residential dwelling.

BY-LAW

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

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

REQUEST:

The applicant is seeking relief from the By-law requirements to permit an accessory apartment size of 93.2 square metres, or 27.5% of the total 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, November 9, 2017
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-75/17

PROVIDING COMMENTS

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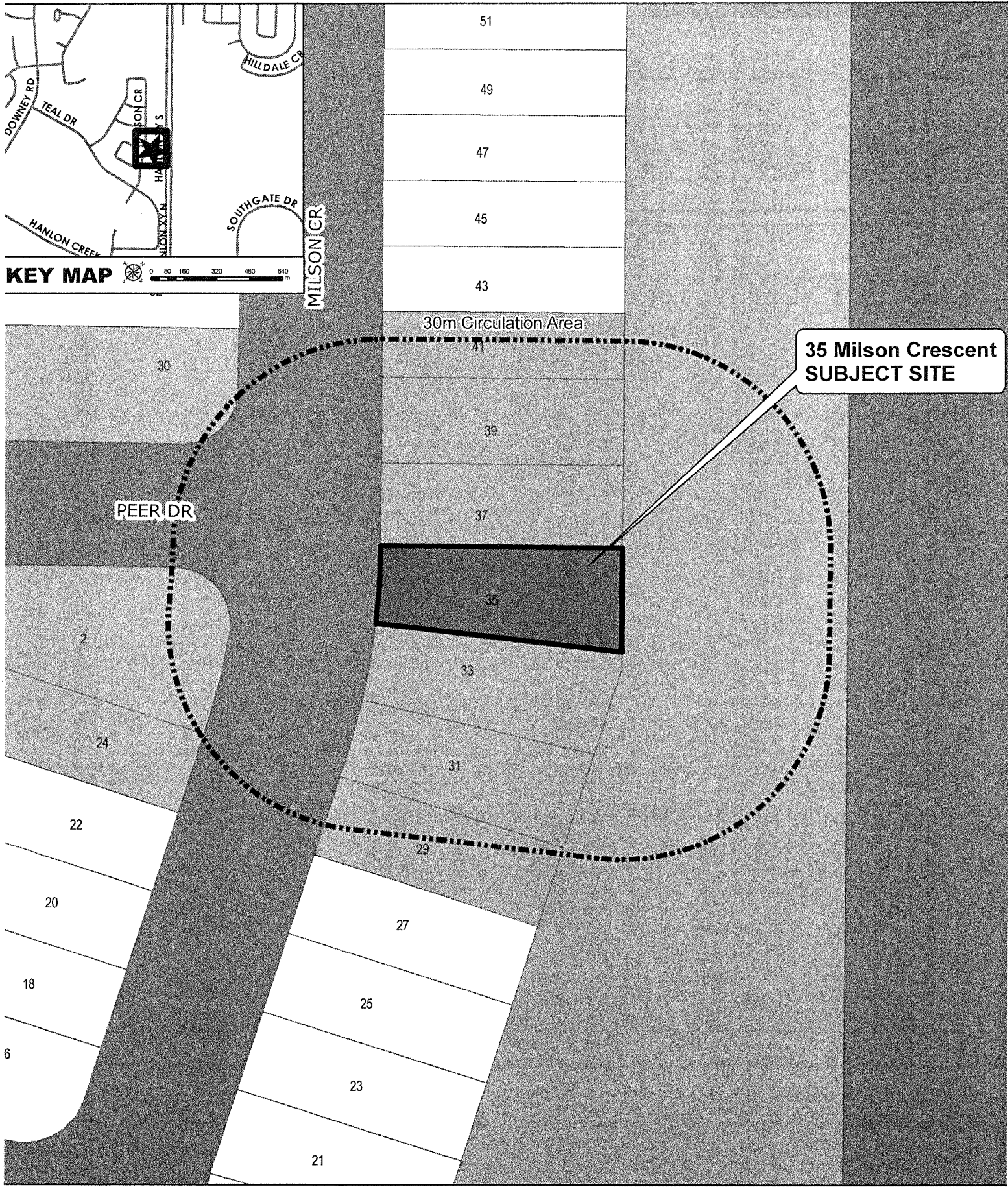
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Dated this 20th day of October, 2017.



30m CIRCULATION AREA
35 Milson Crescent
File No.: A-75/17



SKETCH FOR BUILDING PERMIT APPLICATION

LOT 39, REGISTERED PLAN 61M-55

CITY OF GUELPH

SCALE: 1 - 250

- NOTES:**
- 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.

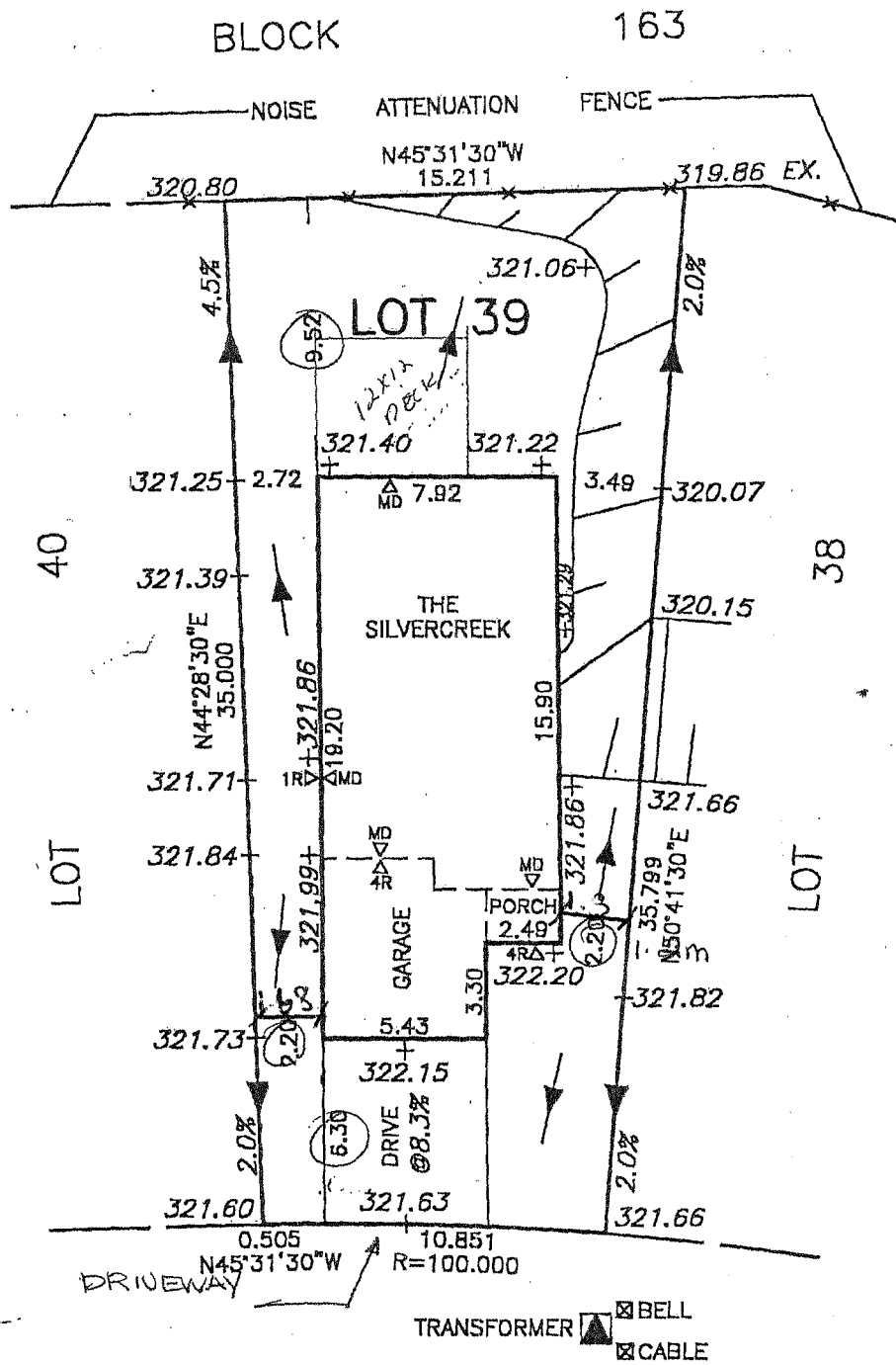
TOP OF FOUNDATION = 322.75
 UNDERSIDE OF FOOTING = 320.23
 BASEMENT FLOOR = 320.46
 FINISHED FLOOR = 323.00
 LANDING = 322.01
 GARAGE CUT = 0.60
 FROST FOOTING'S REQUIRED
 @ REAR (MIN. = 320.00)

ZONE R1.C

FRONT YARD = 6.0m MIN.
 SIDE YARD = 1.2m MIN.
 REAR YARD = 7.5m MIN.

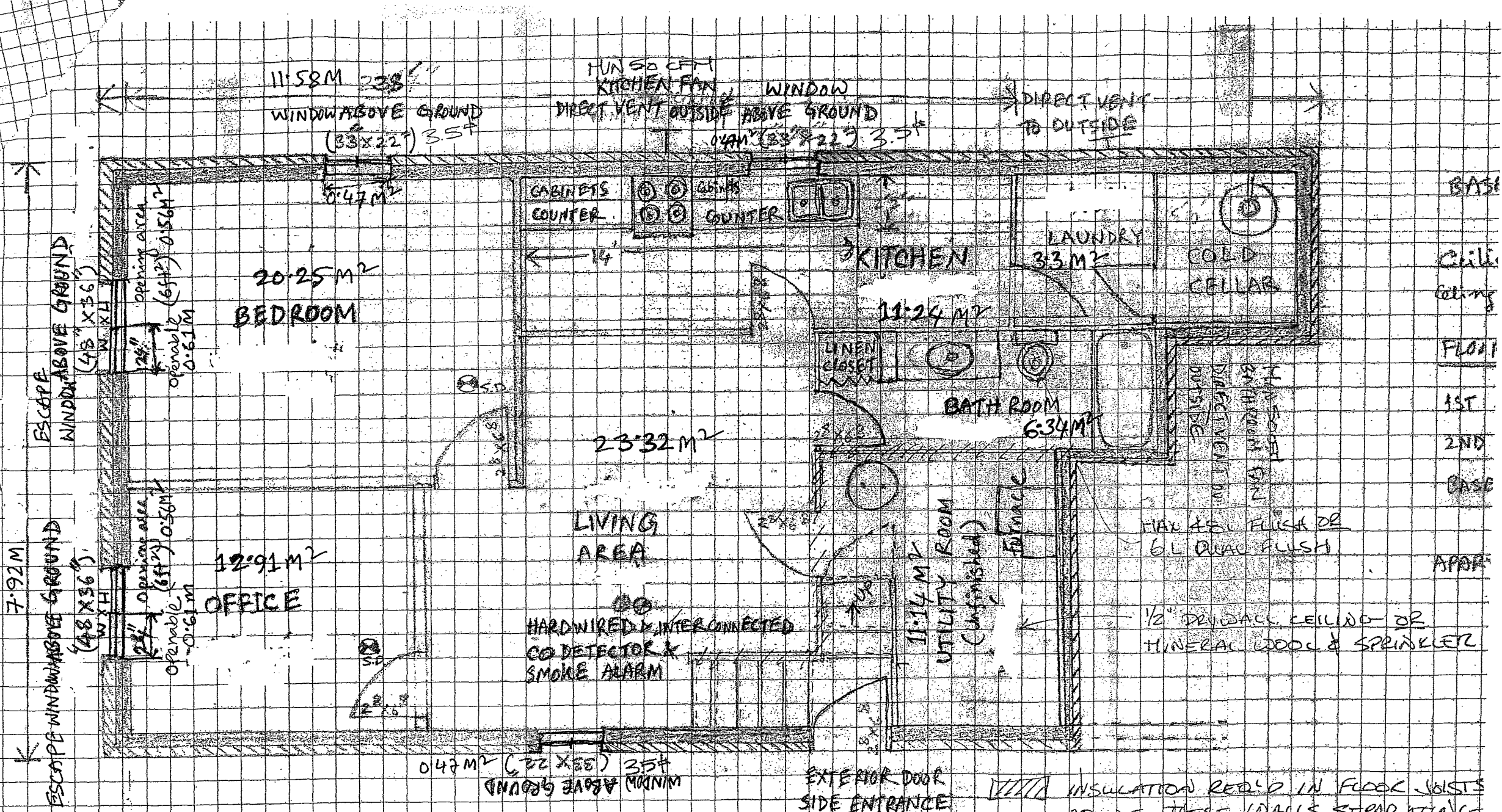
SODDED AREA
= 289.7 m²

LOT AREA - 470.8m² / 5068.0 sq. ft.
 WIDTH - 13.3m / 43.6 ft.
 DEPTH - 35.4m / 116.1 ft.



THIS IS NOT
AN ORIGINAL COPY
UNLESS
EMBOSSED WITH
SEAL

P38	AMENDED (HOUSE CHANGED): JULY 10, 2003 wvh	
FOR:	REID'S HERITAGE HOMES LTD.	Jul 11, 2003 - 12:18pm G:\guelph\61M-55\good\F3
VAN HARTEN SURVEYING INC. ONTARIO LAND SURVEYORS	PROJECT NO. 14817-01	DATE: MAY 23, 2001



BASEMENT APARTMENT
FLOOR PLAN (35 MILSON CRES.)
 Floor AREA 1003 Sq.ft / 93.2 M²

BASE
 CEILING
 FLOOR
 1ST
 2ND
 BASE
 APART

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Permission to Enlarge/Extend a Legal Non-Conforming Use has been filed with the Committee of Adjustment.

LOCATION: 11 Kent Street

PROPOSAL: The applicant is proposing to construct a 4.46 square metre enclosed porch addition on the left side of the existing semi-detached dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1C) Zone.

The property is occupied by a semi-detached dwelling which is considered to be a legal non-conforming use in the R.1B Zone. Any additions or changes to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment.

REQUEST:

The applicant is requesting permission to extend/enlarge the legal non-conforming use to permit the proposed addition.

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, November 9, 2017
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-76/17

PROVIDING COMMENTS

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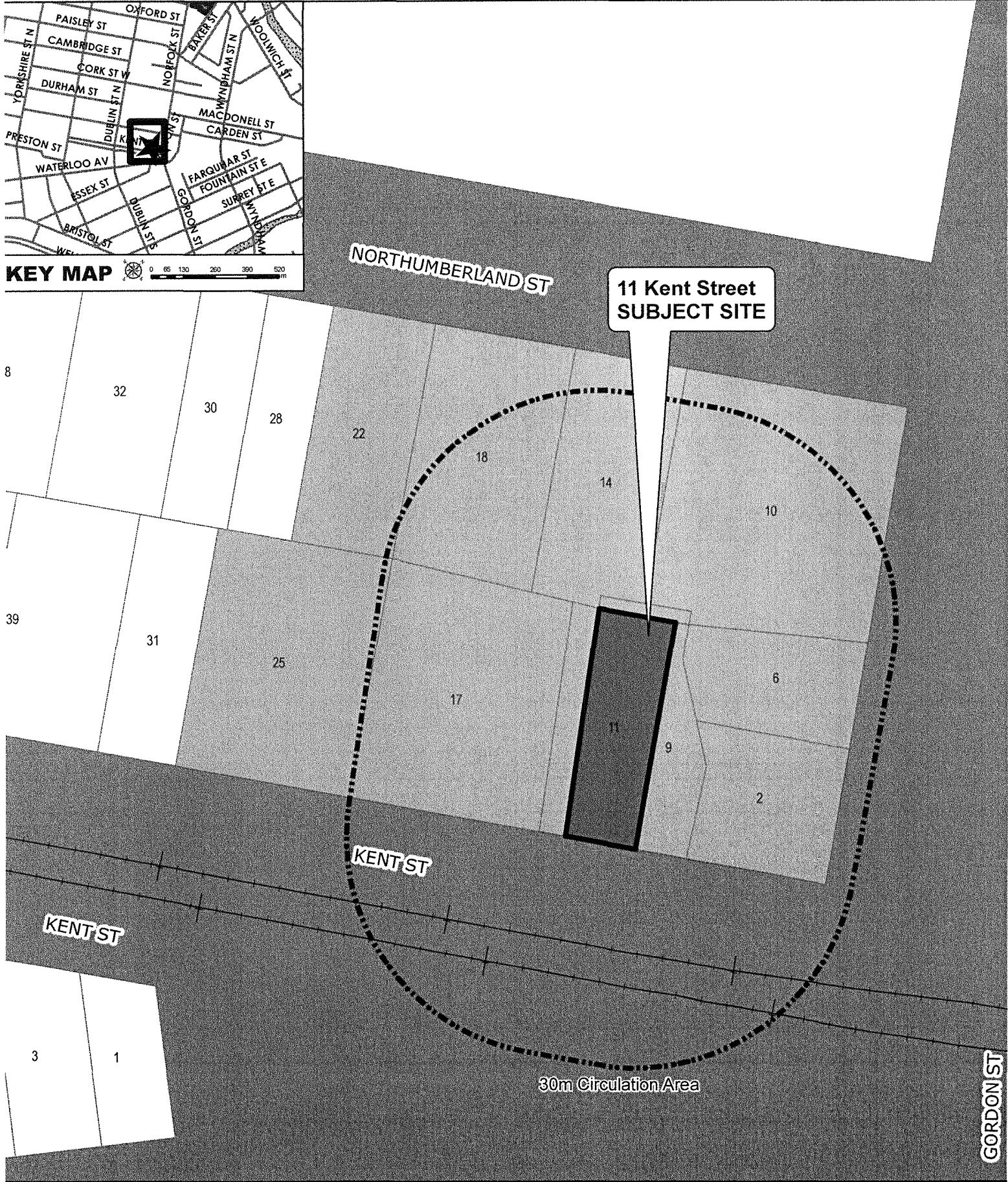
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NOTICE OF THE DECISION

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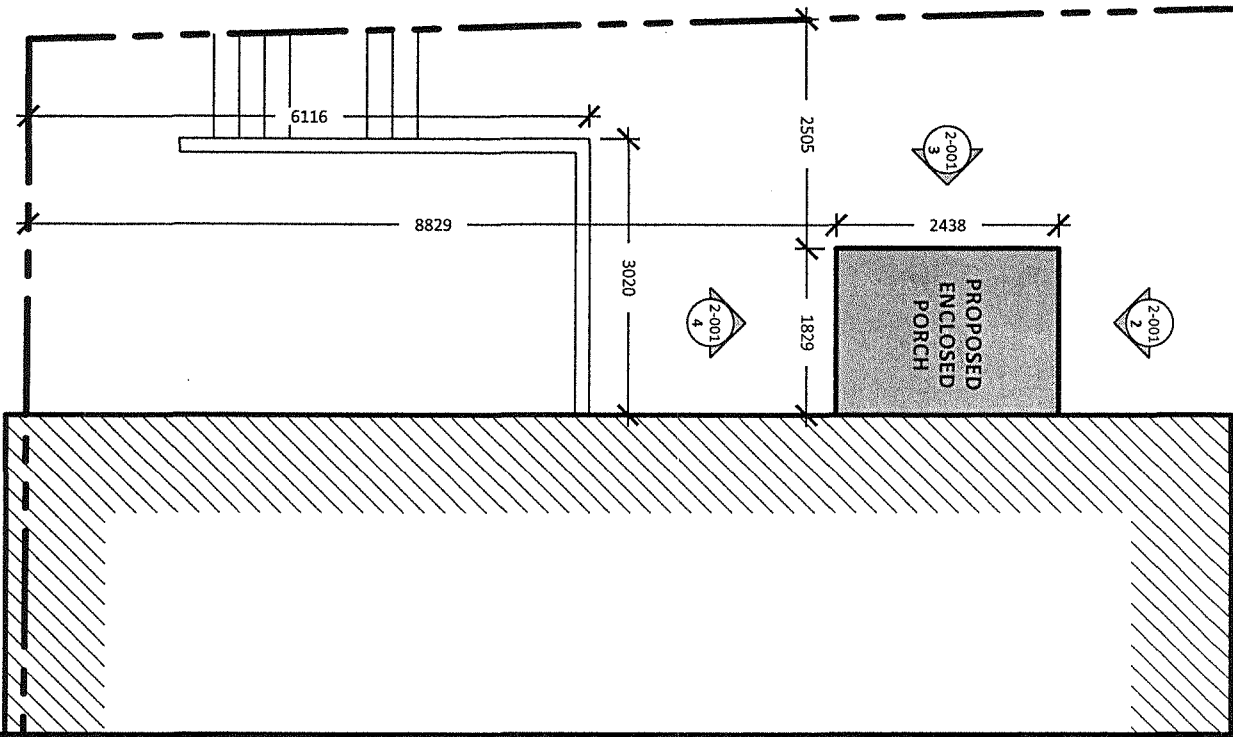
Dated this 20th day of October, 2017.



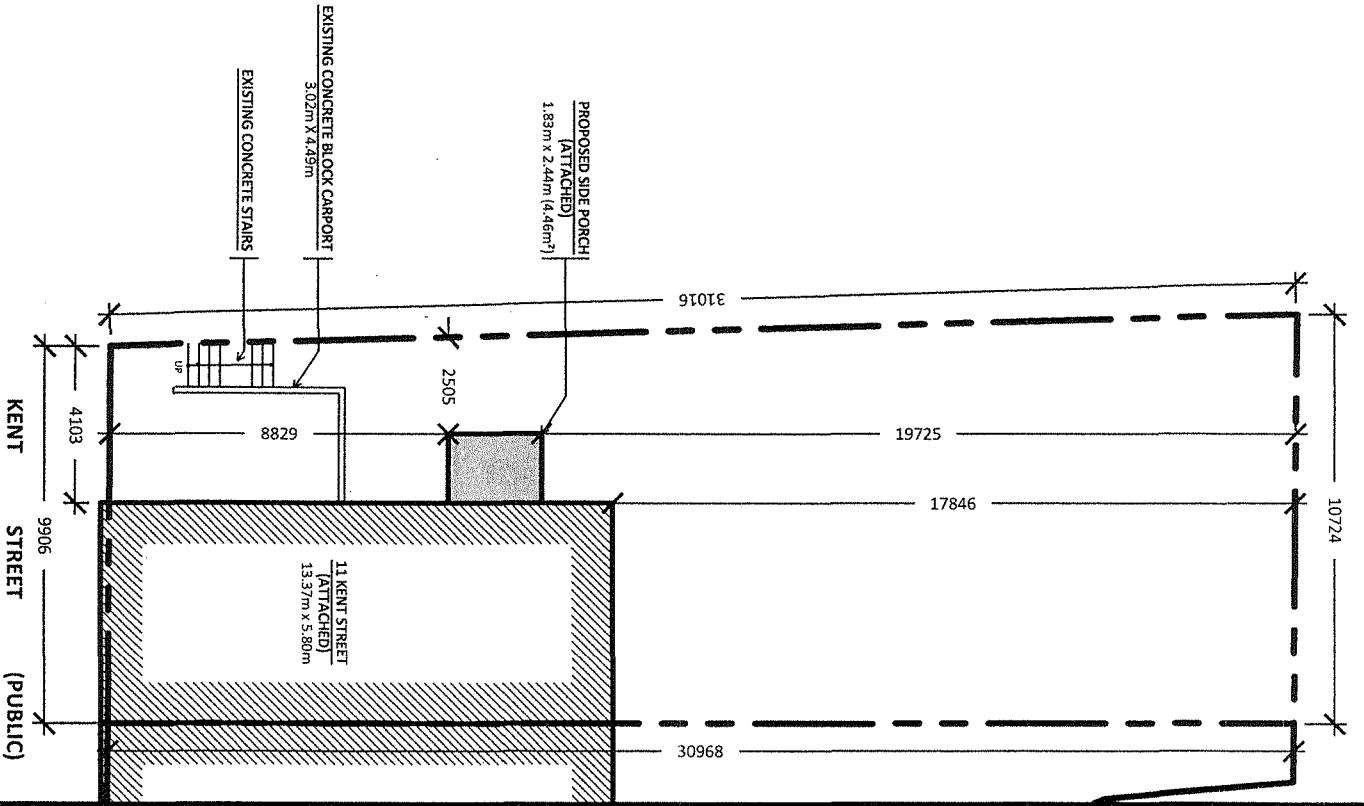
30m CIRCULATION AREA
11 Kent Street
File No.: A-76/17



01
PARTIAL SITE PLAN



02
SITE PLAN



DRAWING NAME

ATTACHED GARAGE

DWG 0-004xx

CLIENT

11 KENT STREET

PROJECT

EXTERIOR SITE WORK

REVISIONS

NO.	DATE (YY/MM/DD)	COMMENTS

NOTES

THIS DRAWING AND ALL ASSOCIATED INFORMATION, NOTES AND CONTENT IS THE SOLE PROPERTY OF ITS CREATOR AND IS NOT TO BE DUPLICATED, DISTRIBUTED OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION.

CREATED BY: JARRETT SWANTEK
 DATE CREATED (YY/MM/DD): APRIL 28, 2016
 SCALE: N.T.S.
 MODIFIED BY:
 DATE MODIFIED (YY/MM/DD):

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 10 Chester Street

PROPOSAL: The applicant is proposing to replace the existing front deck with a 9.48 square metre addition and a 5.23 square metre new covered porch.

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

The By-law requires:

- a) that for dwellings located within Defined Area Map Number 66 the minimum front yard setback shall be 6 metres or the average of the setbacks of the adjacent properties, being 5.35 metres; and
- b) that an open, roofed porch not exceeding 1 storey in height have a maximum projection into the required front yard of 2.4 metres.

REQUEST:

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

- a) a front yard setback of 2.21 metres for the proposed addition; and
- b) the proposed covered porch to have a projection of 2.6 metres into the required front yard.

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, November 9, 2017**
(Deferred from the October 12, 2017 hearing)

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

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

APPLICATION NUMBER: **A-64/17**

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

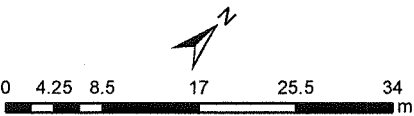
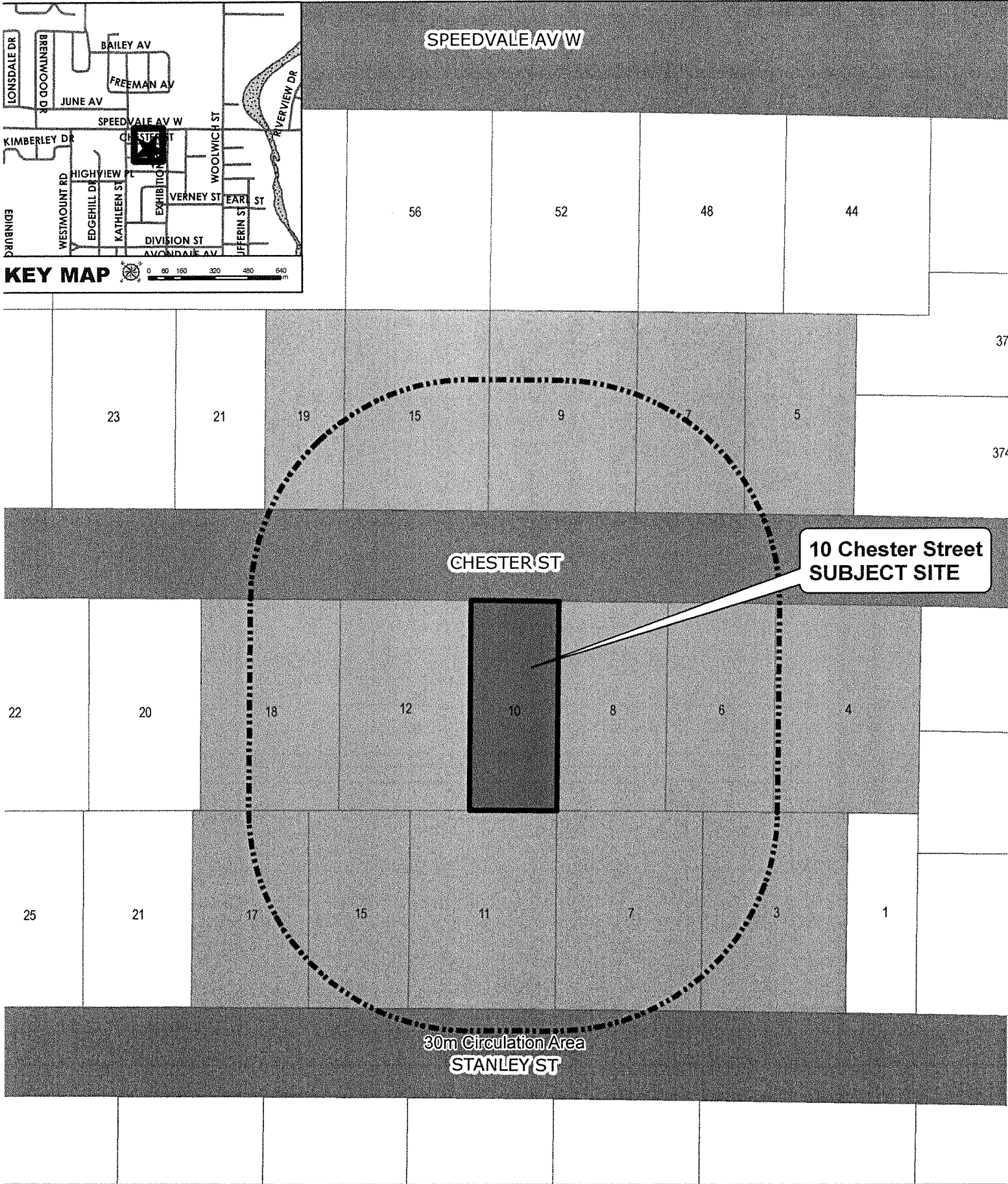
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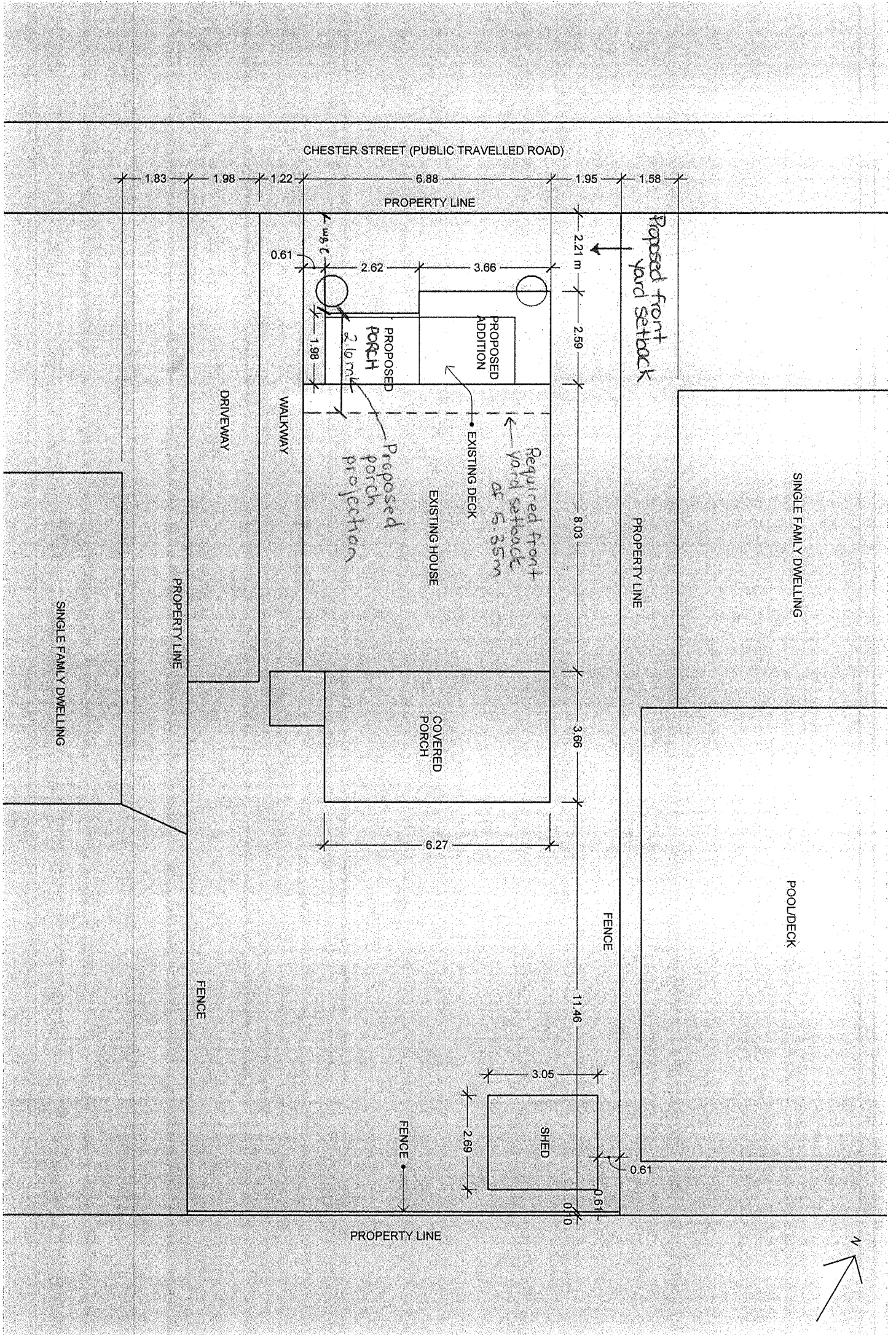
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 20th day of October, 2017.



30m CIRCULATION AREA
10 Chester Street
File No.: A-64/17





01	a	DRAWN BY EJW	PROJECT NO. PROJECT APPLICATION	ISSUE 09.05.2017 RE-ISSUE 10.16.2017	SCALE 1:100
		DESCRIPTION 10 CHESTER ST			