

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, December 13, 2018 – 4:00 p.m.

Please turn off or place on non-audible all electronic devices during the hearing. Please note that this hearing will be audio recorded.

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

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF APPROVAL OF MINUTES – November 8, 2018 hearing REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

CURRENT APPLICATIONS (Application order subject to change)

- a) **B-2/18 & B-3/18** Owner: Charleston Homes Ltd. and Scattered Lotco Inc.
Agent: Jamie Laws, Van Harten Surveying Inc.
Request: Consent for severance to create a new lot with two retained lots
Location: 64 Queen Street
Deferred from January 11, 2018 hearing

- b) **A-78/18** Owner: 966129 Ontario Inc.
Agent: N/A
Request: Variances for proposed replacement dwelling within sight line triangle and covered porch setback
Location: 55 Dublin Street South
Deferred from October 25, 2018 hearing

- c) **A-85/18** Owner: Paul and Diane Drone
Agent: N/A
Request: Variances for location and setback of existing accessory structure in exterior side yard
Location: 41 Pondview Crescent

- d) **A-86/18** Owner: Julie Williams and John Flemming
Agent: Kevin Crozier, Crozier Designs Inc.
Request: Variances for rear yard and exterior side yard setbacks for proposed addition
Location: 154 Kathleen Street

- e) **A-87/18** Owner: Thom Connolly
Agent: N/A
Request: Variances for existing fence height in front yard and exterior side yard
Location: 2 Primrose Lane

- f) **A-88/18** Owner: Joseph and Helen Gombita
Agent: Jeff Buisman, Van Harten Surveying Inc.
Request: Variances for location and number of off-street parking spaces
Location: 97-101 Farquhar Street

- g) **B-21/18** Owner: 21232274 Ontario Inc.
Agent: Jeff Buisman, Van Harten Surveying Inc.
Request: Consent for severance for lot addition to 101 Grange Street
Location: 99 Grange Street

- h) **A-89/18** Owner: Chris Ahlers and Tammy Ratcliff
Agent: N/A
Request: Variance for accessory structure height
Location: 115 Dufferin Street

- i) **B-22/18** Owner: 1708467 Ontario Limited
 Agent: Jeff Buisman, Van Harten Surveying Inc.
 Request: Consent for severance for lot addition to 310
 Edinburgh Road North and creation of easement
 Location: 314 Edinburgh Road North
- B-23/18** Owner: 1708467 Ontario Limited
 Agent: Jeff Buisman, Van Harten Surveying Inc.
 Request: Consent for severance for lot addition to 314
 Edinburgh Road North and creation of easement
 Location: 310 Edinburgh Road North
- j) **A-90/18** Owner: 2244929 Ontario Ltd.
 Agent: Sarah Code and Hugh Handy, GSP Group Inc.
 Request: Variance to permit office as standalone use
 Location: 412 Laird Road

OTHER BUSINESS

- Fee Refund Requests:
 - o File A-41/18 (728 Eramosa Road) – Deferral fee
 - o File A-75/18 (181 King Street) – Minor variance application fee
- Fee Waiver Request:
 - o Minor variance application fee for 110 Ontario Street
- LPAT appeal – Files A-80/18, A-81/18, and A-82/18 (12 Knevitt Place)

ADJOURNMENT – next regular hearing January 10, 2019

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



Making a Difference

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

- LOCATION:** 64 Queen Street
- PROPOSAL:** The applicant is proposing to create a new residential lot with two retained lots.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone.
- REQUEST:** The applicant is requesting the following severances as shown on the attached plan:

File B-2/18 (Part of Lot 34 and Lot 35):

Severance of a parcel with frontage along Queen Street of 5.17 metres and an area of 260 square metres. The retained parcel contains an existing stone wall and flagstone patio and will have frontage along Queen Street of 15.0 metres and an area of 753 square metres; and

File B-3/18 (Lots 36 and 37):

Severance of a parcel with frontage along Queen Street of 9.83 metres and an area of 472 square metres. The retained parcel contains an existing single detached dwelling and will have frontage along Queen Street of 20.64 metres and an area of 1054 square metres.

The applicant is proposing to merge the two severed parcels together in order to create a new residential lot with frontage along Queen Street of 15.0 metres and an area of 732 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 13, 2018**
(Deferred from January 11, 2018)
- TIME:** **4:00 p.m.**
- LOCATION:** **Council Chambers, City Hall, 1 Carden Street,**
- APPLICATION NUMBERS:** **B-2/18 & B-3/18**

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **December 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

ADDITIONAL INFORMATION

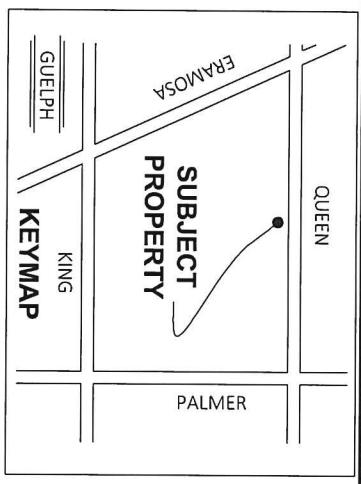
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information

QUEEN STREET

LANDS TO BE SEVERED #1
FROM PIN 71322-0118
260 m²

LANDS TO BE SEVERED #2
FROM PIN 71322-0119
472m²

(Established By Reg'd Plan 127)
(20.12 Metres Wide)
PIN 71322-0060



SEVERANCE SKETCH
ALL OF LOTS 35, 36 AND 37
AND PART OF LOT 34
REGISTERED PLAN 127
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 300
VAN HARTEN SURVEYING INC.

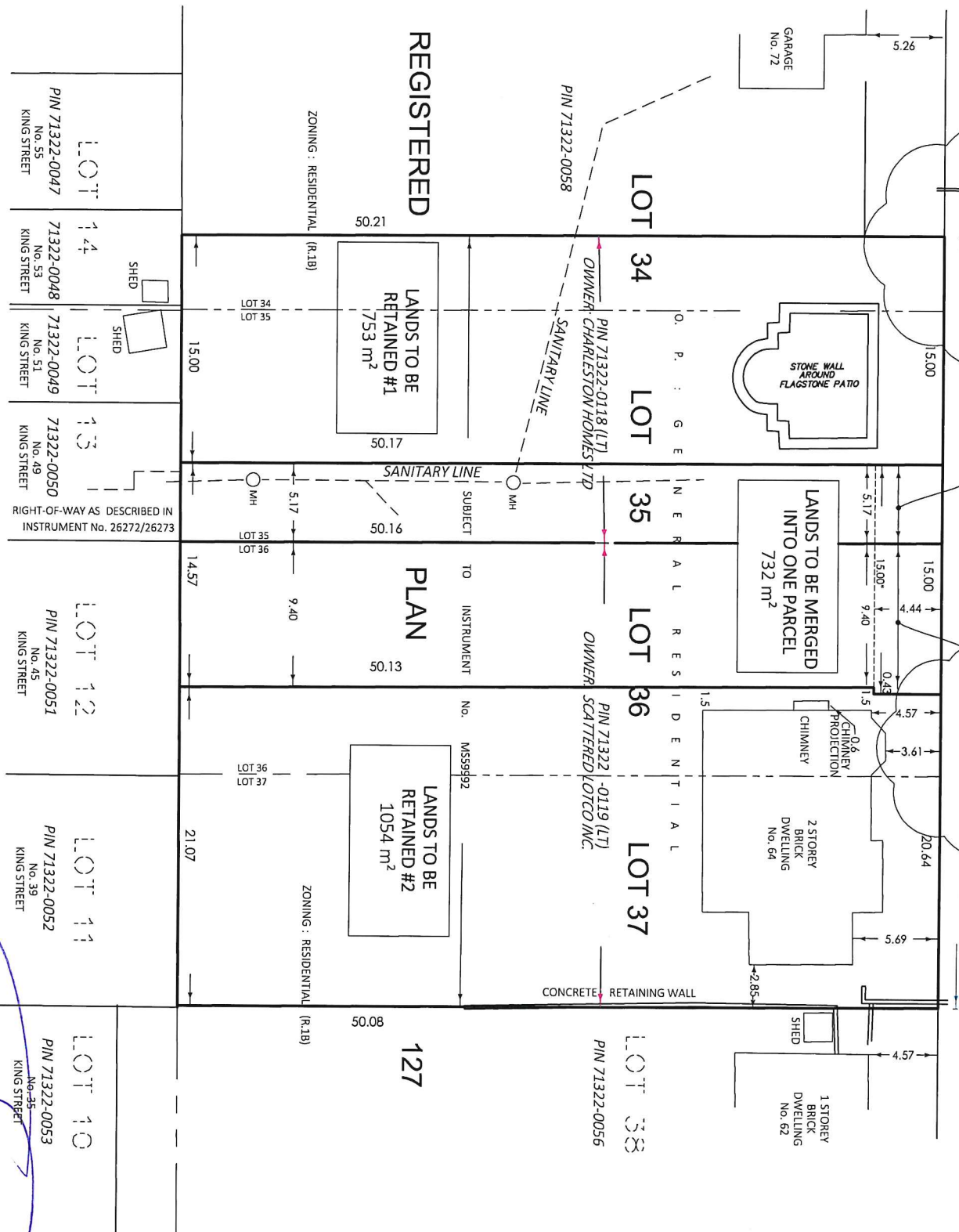
ZONING DESIGNATION : RESIDENTIAL (R1B)

ITEM	REQUIRED	RETAINED #2
MINIMUM LOT AREA	460m ²	1054 m ²
MINIMUM LOT FRONTAGE	15m	20.64m
MINIMUM FRONT YARD (SEE NOTE BELOW)	1.5m	1.5m
MINIMUM INTERIOR SIDERYARD	7.5m	34.5m
REAR YARD		
ITEM	REQUIRED	PARCEL TO MERGE
MINIMUM LOT FRONTAGE	15m	15.00m*

THIS SKETCH WAS PREPARED ON Tuesday, December 12, 2017
BOUNDARY INFORMATION COMPILED FROM A SURVEY COMPLETED BY VANHARTEN SURVEYING DATED JULY 14, 2016
NOTE:
*THE MINIMUM FRONT YARD SETBACK SET BACK BASED FROM 5.1.2.7 OF THE ZONING BYLAW IS 4.44m

METRIC:

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



- NOTES:**
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - SUBJECT LANDS ARE ZONED RESIDENTIAL (R-1B)
 - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL

THIS SKETCH WAS PREPARED ON THE 12TH DAY OF DECEMBER, 2017

JAMES M. LAWS
ONTARIO LAND SURVEYOR



Elmhurst Ph: 519-669-5070 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: JMM CHECKED BY: JML PROJECT NO. 2892-16
Dec 12, 2017-2:15pm G:\GUELPH\127\ACAD\SEV LT34-37 (QUEEN 64) UTM 2010 NR.dwg

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 55 Dublin Street South
PROPOSAL: The applicant is proposing to construct a replacement dwelling with a 4.5 square metre covered front porch.

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone within the Special Policy Area. Variances from Table 4.7 Row 3 and Section 4.6.1 (i) of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that an open, roofed porch not exceeding 1 storey in height be setback a minimum of 2 metres from the front lot line; and
- b) that on a corner lot in any zone, within the sight line triangle formed by joining the point of intersection to points on each street line, measured 9 metres from that point of intersection, no building, structure, play equipment, statue or parked motor vehicle shall be located.

REQUEST:

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

- a) to permit a 0 metre front yard setback for the proposed covered porch; and
- b) to permit part of the proposed dwelling to be located within the sight line triangle.

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 13, 2018
(Deferred from October 25, 2018)
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-78/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **December 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

ADDITIONAL INFORMATION

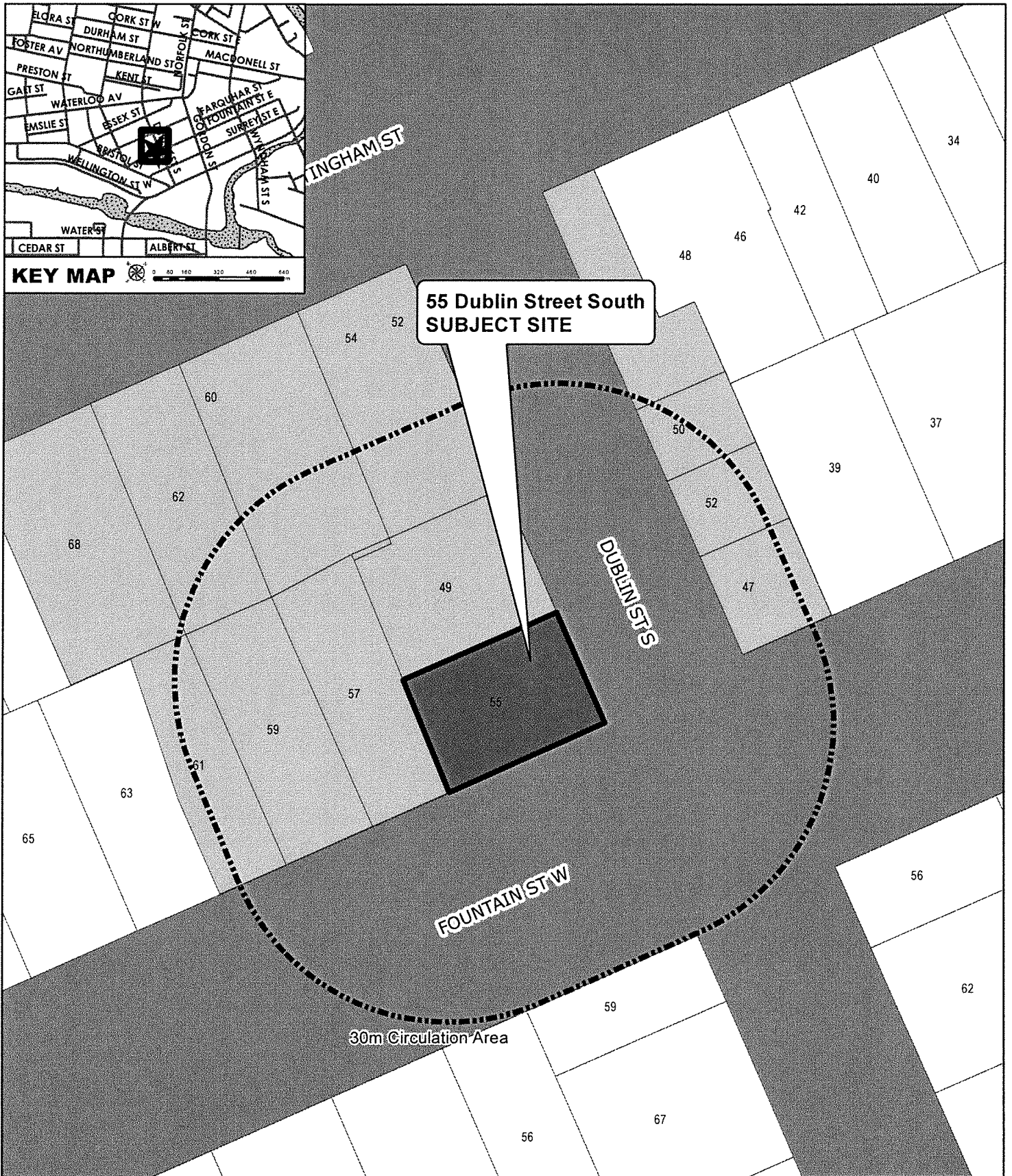
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours 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 Local Planning Appeal Tribunal.

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

Dated this 23rd day of November, 2018.



PIN 71282 - 0142 (LT)

PIN 71282 - 0143 (LT)

LOT

2 2 1

PART 2

PART 3

PLAN

61R-20519

8

P3 & MEAS
N15°47'30"E

P3 & MEAS
N20°22'30"E

P3 & MEAS
N20°22'30"E

N69°57'55"W
P3 & MEAS

11.025

6.195

15.842

PLAN

REGISTERED

PIN 71282 - 0144 (LT)

P2 & MEAS
16.453

P1, P2 & MEAS
N69°57'55"W

17.397
P1 & MEAS

2 STOREY
DWELLING
No. 49

FENCE P1, P2, P3 & MEAS
0.2 N
0.3 W
N20°00'40"E

2

2

P1, P2, P3 & MEAS
22.037

BOARD FENCE

FENCE

FENCE

FENCE

P1, P2, P3 & MEAS
N69°57'55"W

7.89

2.14

2.11

0.4 E

0.3 E
2.45

1.95

1.59

REGULATORY FLOOD LINE
310.5

WOOD BORDER

CONCRETE FOUNDATION

FRAME ENTRY

EXISTING
1 1/2 STOREY
DWELLING
No. 55
PIN 71282 - 0145 (LT)

PATIO STONES

CONC. WALK

2 STOREY
DWELLING
No. 57

PORCH

3.09

11.54

6.97

0.09 OVER

0.06 OVER

1.64

CONC. SLAB PORCH

N20°00'40"E
P1, P2 & MEAS

ASPHALT

4.15 CHIMNEY

22.037

P1, P2 & MEAS

1.10

CONCRETE SIDEWALK

ASPHALT

CURB CUT

FOUNTAIN STREET WEST

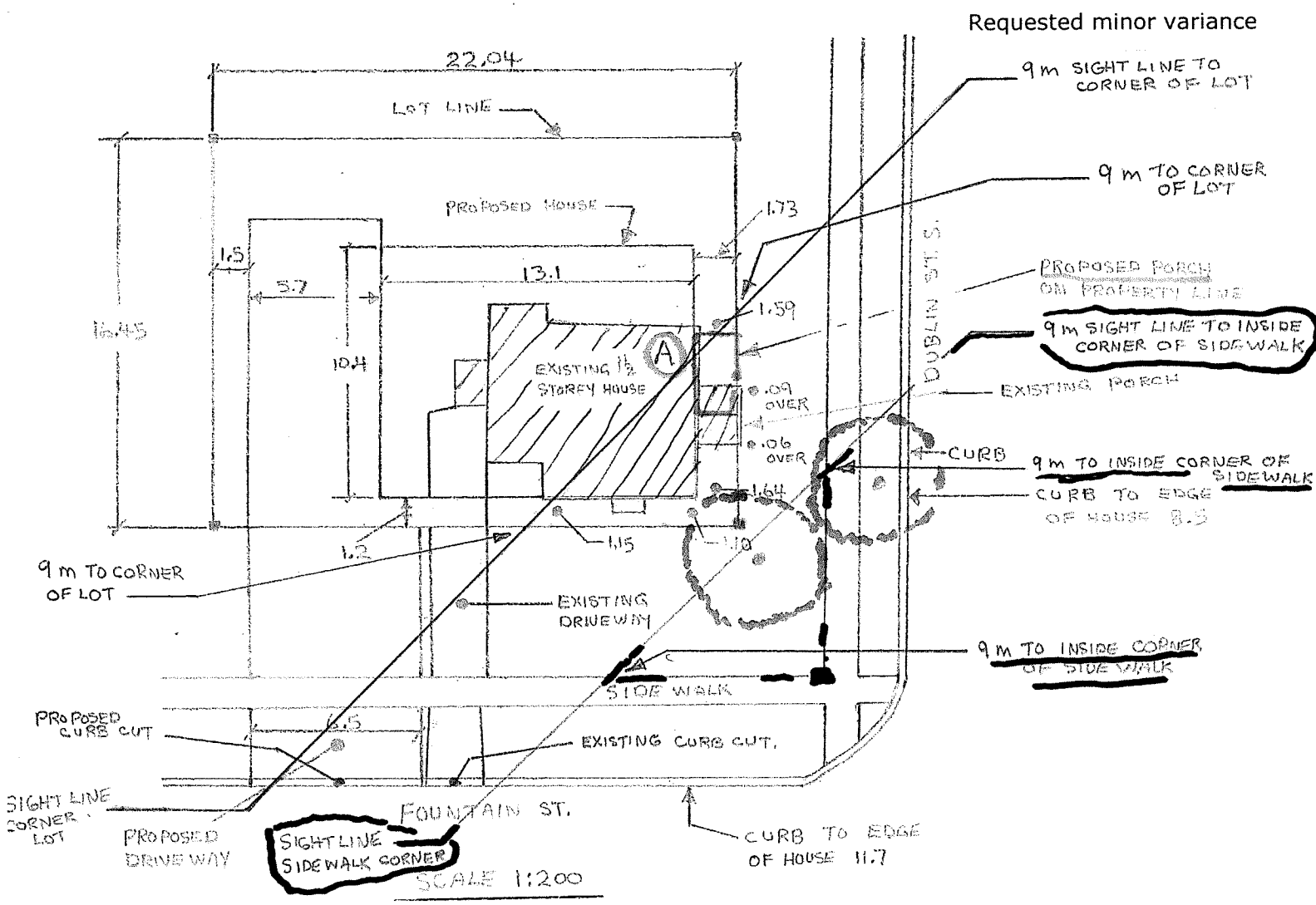
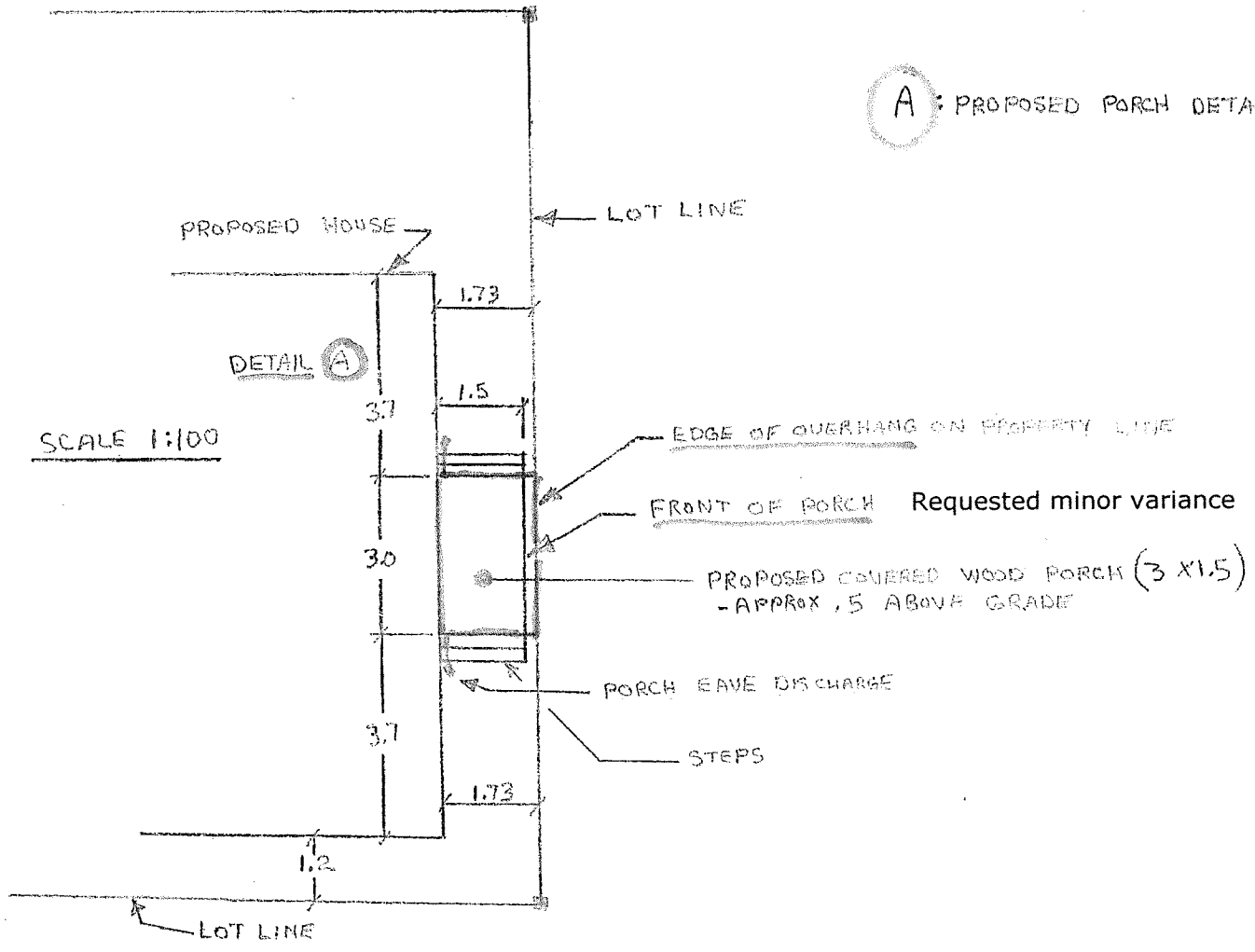
(ESTABLISHED BY REGISTERED PLAN 8) (FORMERLY WATERLOO STREET)

PIN 71282 - 0169 (LT)

Survey Van Houten

June 4, 2018

A : PROPOSED PORCH DETAIL



55 DUBLIN ST. S.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 41 Pondview Crescent

PROPOSAL: The applicant is proposing to maintain the existing 9.3 square metre shed in the exterior side yard of the property.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.5.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that an accessory structure may occupy a yard other than a front yard or required exterior side yard on a lot.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the existing accessory structure in the exterior side yard with a setback of 0.6 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 13, 2018**

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

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

APPLICATION NUMBER: **A-85/18**

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **December 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

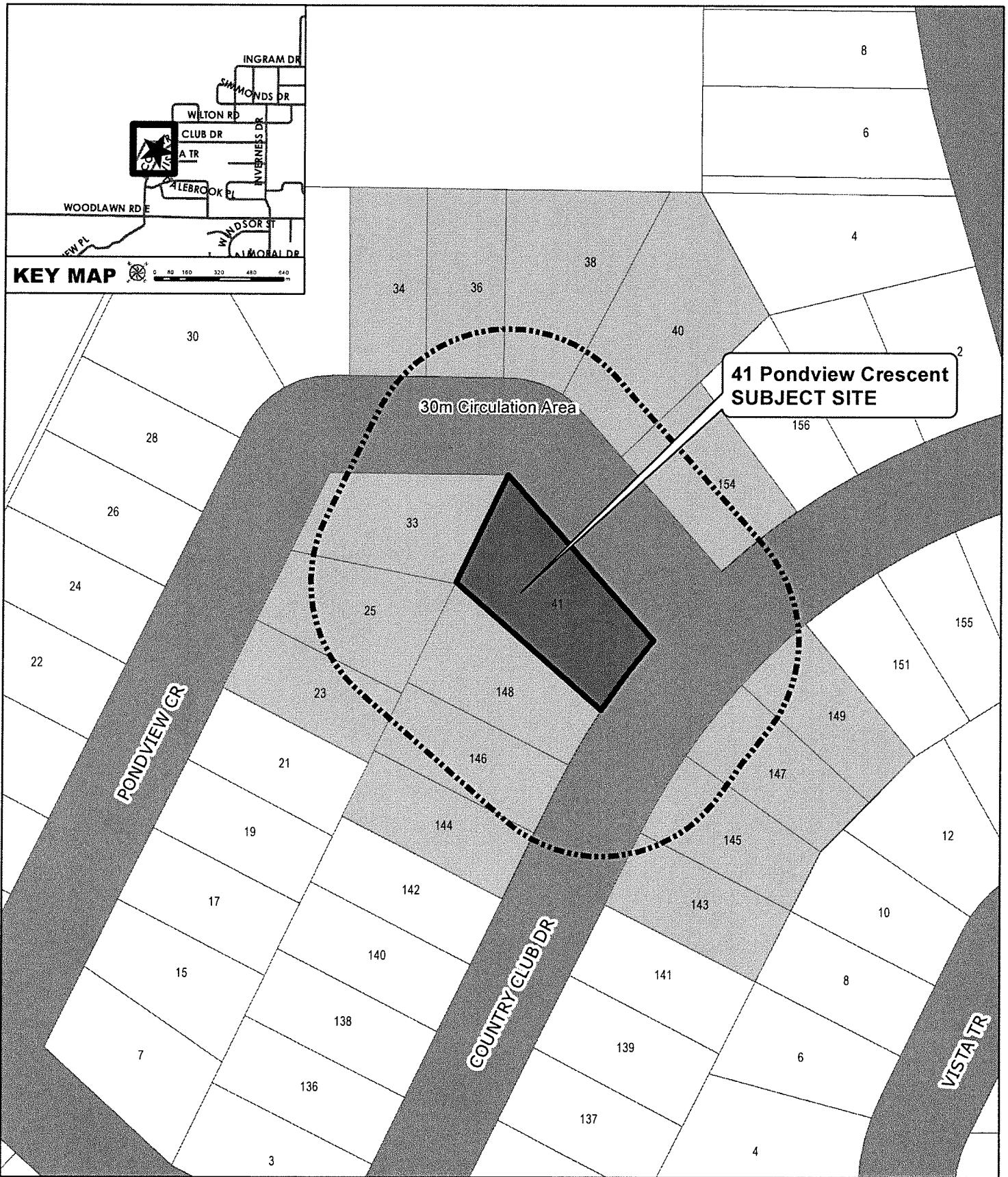
ADDITIONAL INFORMATION

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 Local Planning Appeal Tribunal.

Dated this 23rd day of November, 2018.



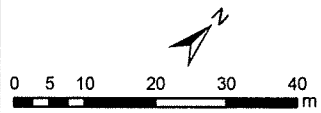
41 Pondview Crescent
SUBJECT SITE

30m Circulation Area

PONDVIEW CR

COUNTRY CLUB DR

VISTA TR



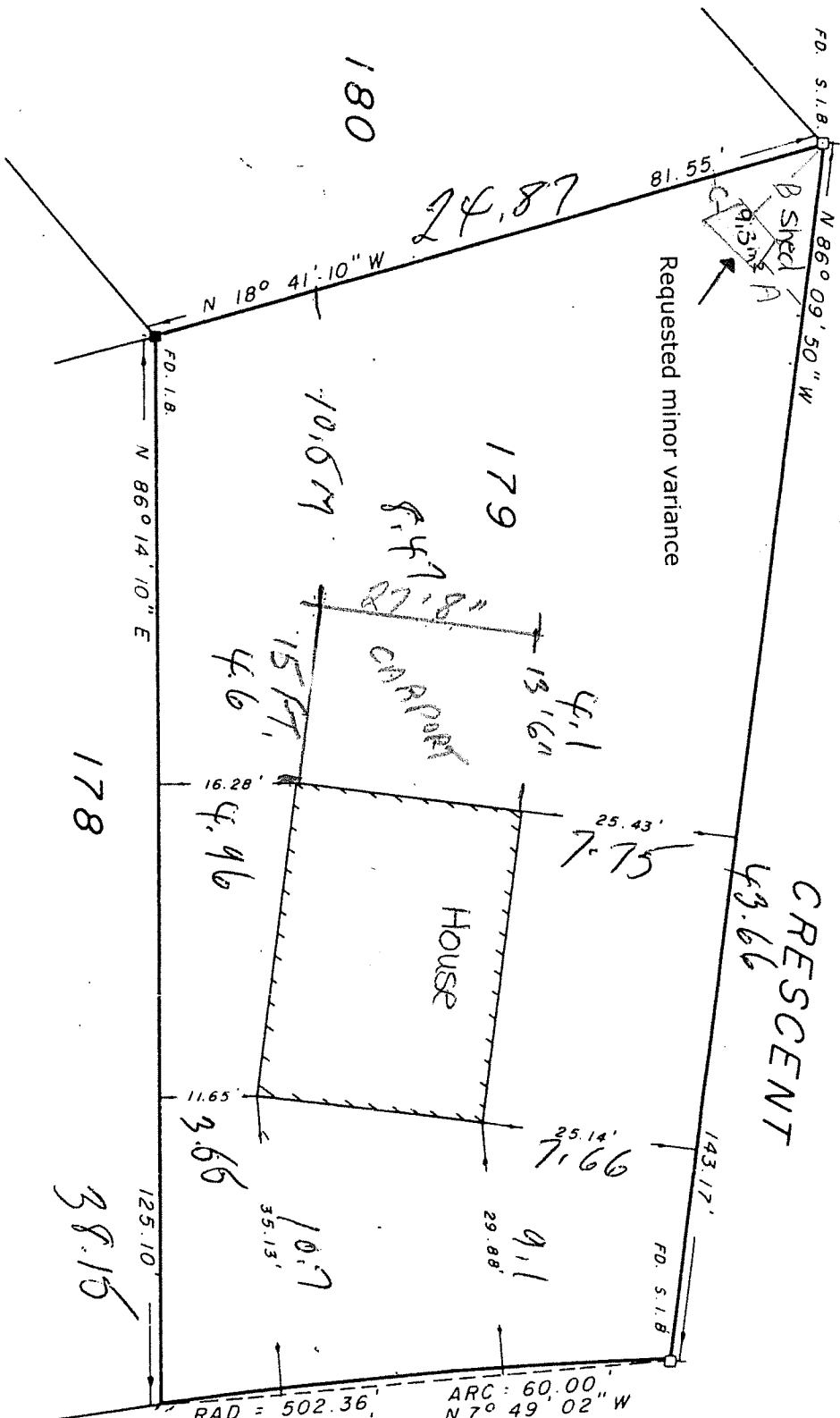
30m CIRCULATION AREA
41 Pondview Crescent
File No.: A-85/18



PONDVIEW W

A = 2 FT .61 M
 B = 7.5 FT 2.29 M
 C = 2 FT .61 M

PLAN OF BUILDING LOCATION
 ON LOT 179, REG'D PLAN N^o 600
 CITY OF GUELPH



COUNTRY CLUB DRIVE
 18.30

ARC: 60.00'
 N 7° 49' 02" W
 RAD = 502.36'
 CHD = 59.97'



SURVEYOR'S CERTIFICATE

- I hereby certify that:
1. I have surveyed the property shown on this plan.
 2. The improvements situate thereon are as shown and do not encroach or overlap on the properties lying adjacent thereto.

SEAL		BLACK, SHOEMAKER & ROBINSON LIMITED ONTARIO LAND SURVEYORS	
DATE: 24 FEBRUARY 1970		351 SPEEDVALE AVE. WEST, GUELPH, ONTARIO 822-4031	
FOR: KENNELLY CONSTRUCTION		SCALE: 1 INCH = 20 FEET	
PER: <i>S. Shoemaker</i>	ONTARIO LAND SURVEYOR	PROJECT	70 - 1510

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 154 Kathleen Street

PROPOSAL: The applicant is proposing to construct an addition to the existing dwelling which includes reconstructing an attached garage.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Row 8 and Section 5.1.2.7 (i) of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a rear yard setback of 7.5 metres or 20% of the lot depth [being 5.8 metres], whichever is less; and
- b) that the minimum front yard or exterior side yard shall be 6 metres or the average of the setbacks of the adjacent properties, and where the off-street parking space is located within garage or carport, the setback for the garage or carport shall be a minimum of 6 metres from the street line.

REQUEST:

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

- a) to permit a rear yard setback of 1.5 metres for the proposed addition; and
- b) to permit the off-street parking space within the garage to be 4.8 metres from the exterior side lot 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, December 13, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-86/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **December 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

ADDITIONAL INFORMATION

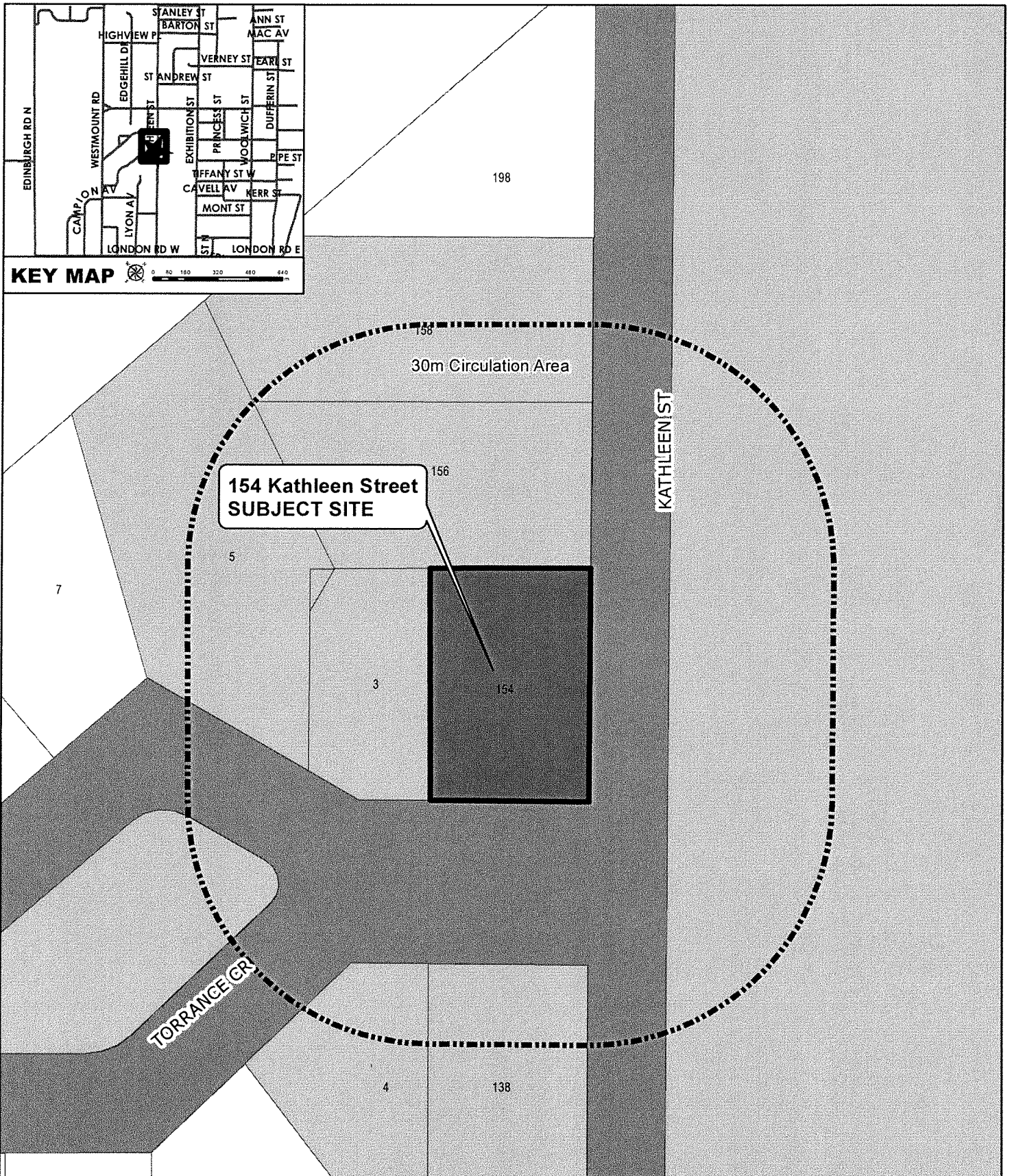
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours 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 Local Planning Appeal Tribunal.

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

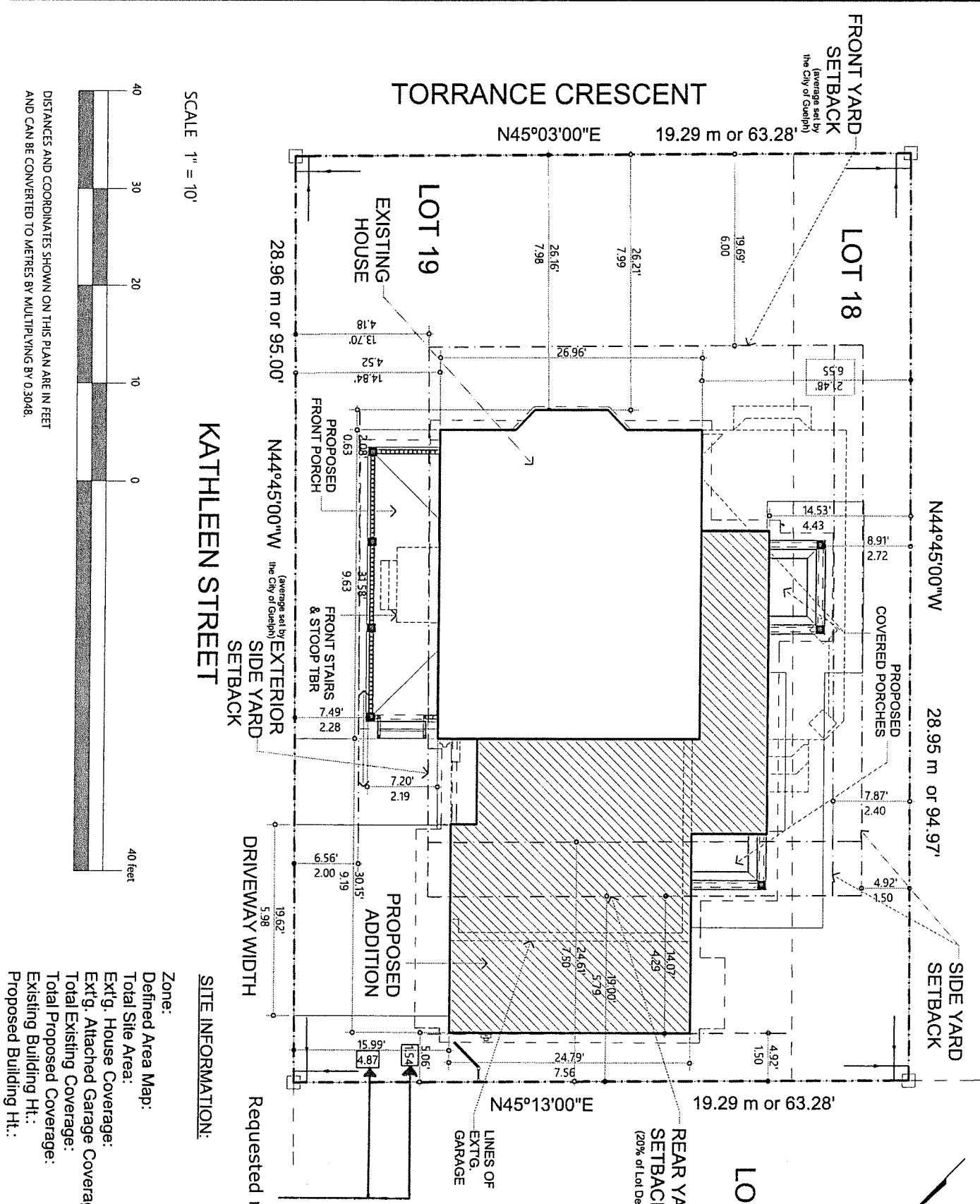
Dated this 23rd day of November, 2018.



0 3.75 7.5 15 22.5 30 m

30m CIRCULATION AREA
154 Kathleen Street
File No.: A-86/18

CITY OF Guelph
Making a Difference



SKETCH OF PLAN SHOWING BUILDING LOCATION SURVEY LOT 19 AND PART OF LOT 18 REGISTERED PLAN 412 CITY OF GUELPH COUNTY OF WELLINGTON

SCALE: 1" = 10'

INFORMATION TAKEN FROM VAN HARTEN LTD. ONTARIO LAND SURVEYOR 1983

Requested minor variances

SITE INFORMATION:

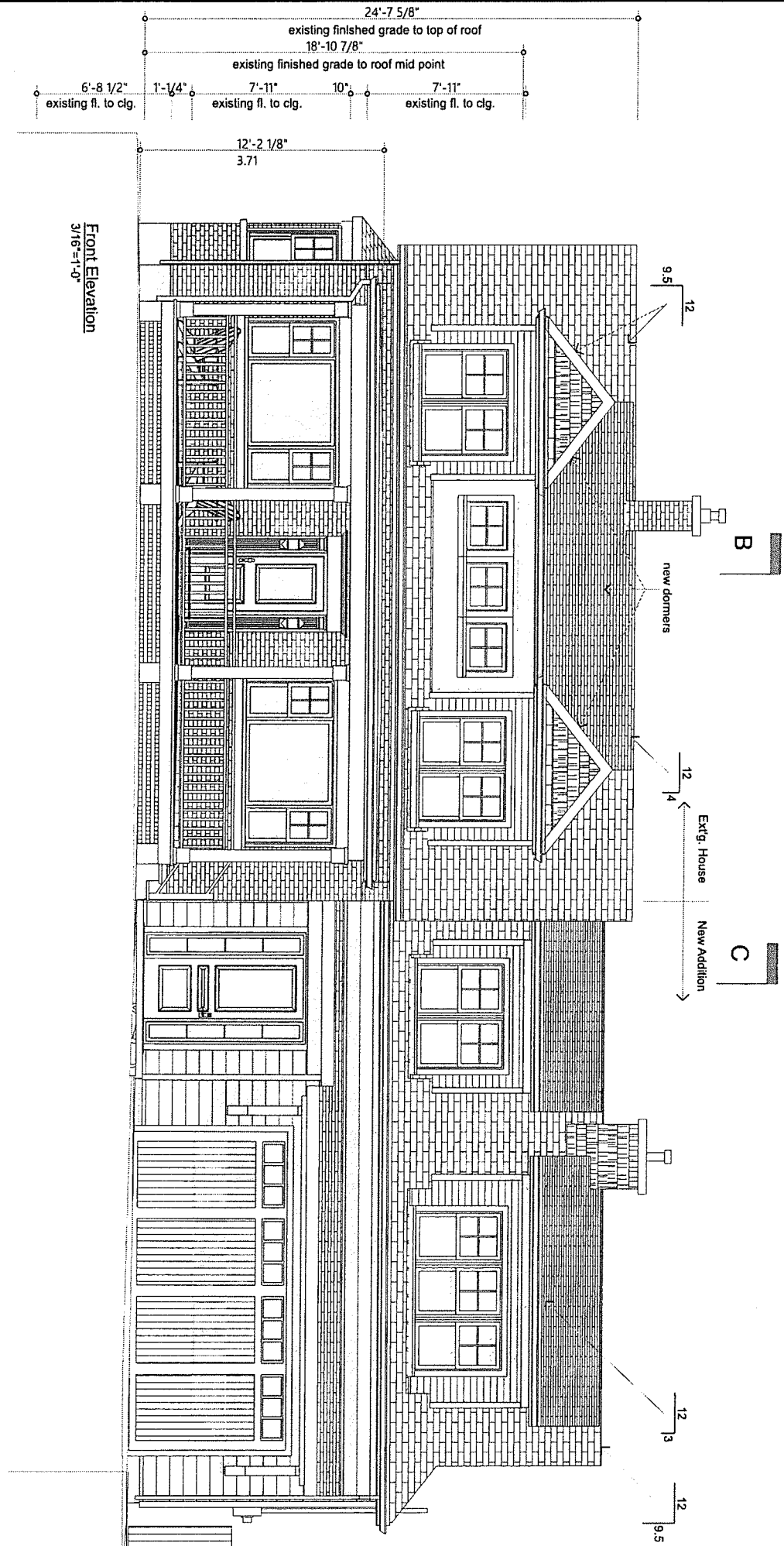
Zone: R.1B
 Defined Area Map: 23 & 66
 Total Site Area: 6,010.97 sf. (558.4 m²)(0.138 acre)
 Ext'g. House Coverage: 871.07 sf. (80.9 m²)
 Ext'g. Attached Garage Coverage: 514.43 sf. (47.8 m²)
 Total Existing Coverage: 1,385.50 sf. (128.7 m²)
 Total Proposed Coverage: 2,119.27 sf. (196.9 m²)
 Existing Building Ht.: 18.95 ft. (5.78 m)
 Proposed Building Ht.: 18.95 ft. (5.78 m)

	KEVIN CROZIER, B. ARCH. 315 UNION STREET, E. FERGUS, ON N1M 1W2 Ph. 519-787-4772 Fax. 519-787-7623 E-MAIL: kcrozier@coageco.ca	All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code. Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.	DATE 2018-11-06
	DRAWING TITLE: Site Plan, Option Minor Variance		SK1
	PROJECT: Julie Williams & John Flemming, 154 Kathleen Steet, Guelph, ON, N1H 4Y4		
PROJECT No: 18107		SCALE: AS NOTED	

BCIN FIRM # 31068
 BCIN DESIGNER # 22327

SCALE 1" = 10'

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



KEVIN CROZIER, B. ARCH.
 315 UNION STREET, E.
 FERGUS, ON N1M 1W2
 Ph. 519-787-4772
 Fax. 519-787-7623
 E-MAIL: kcrozier@cogeo.ca
 BCIN FIRM # 31068
 BCIN DESIGNER # 23327

All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.

Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.

DRAWING TITLE:

Front Elevation, Option Minor Variance

PROJECT:

Julie Williams & John Flemming, 154 Kathleen Steet, Guelph, ON, N1H 4Y4

PROJECT No: 18107

SCALE:

AS NOTED

DATE

2018-11-06

SK5

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 2 Primrose Lane

PROPOSAL: The applicant is proposing to maintain the height of the existing fence in the front yard and exterior side yard of the property.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Sections 4.20.9, 4.20.10.1 and 4.20.10.2 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires that within any residential zone:

- a) any fence located in the front yard shall not exceed 0.8 metres in height; and
- b) any fence located in the exterior side yard shall not exceed 2.5 metres in height from the midpoint of the main building to the rear property line, and not within 4 metres of a street line, and not exceed 1.9 metres in height from the midpoint of the main building to the rear property line and up to 0 metres from the street line.

REQUEST:

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

- a) to permit a fence 1.5 metres in height in the front yard (along Primrose Lane); and
- b) to permit a fence 2.5 metres in height along the property line in the exterior side yard (along Westwood Road).

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 13, 2018
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-87/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **December 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

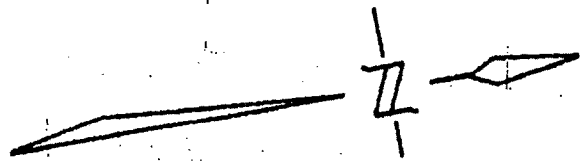
Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback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

BUILDING LOCATION SURVEY OF LOT 64, REG. PLAN 674 CITY OF GUELPH

SCALE: 1 INCH = 20 FEET
A. B. DONALDSON
1988



PRIMROSE LANE

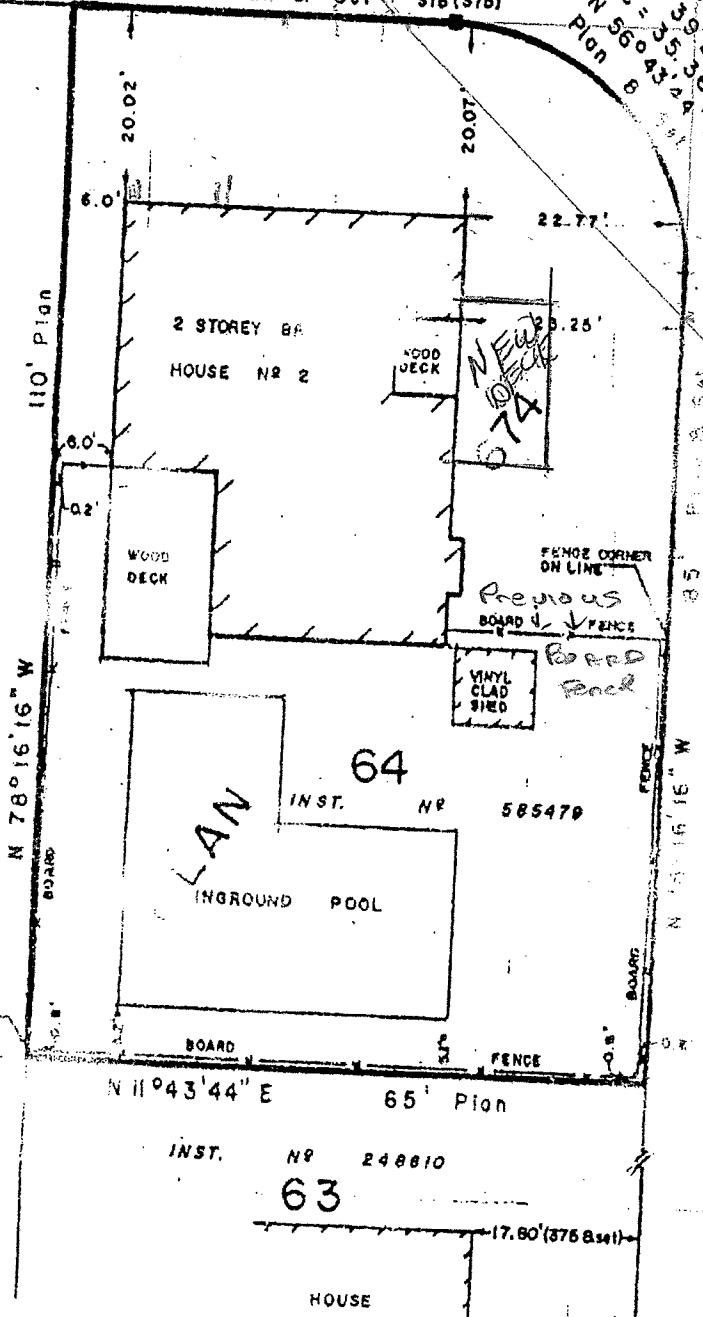
N 11° 43' 44" E
40' Plan & Set SIB (375)

N 56° 43' 36" E
R = 225'
CA = 35.39
Plan B

pa.

CC (375)

PC
SIB (375)



NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
EASTERLY LIMIT OF PRIMROSE LANE AS BEING
N 11° 43' 44" E AS SHOWN ON REG. PLAN 674.

■ DENOTES SURVEY MARKS FOUND
SIB DENOTES STANDARD

CC DENOTES CUT CROSS
375 DENOTES BLACK, et. al.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 11th DAY OF NOVEMBER, 1988

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
ONTARIO LAND SURVEYORS

351 SPEEDVALE AVE. WEST, GUELPH, ONTARIO 822-4031

DATE: NOVEMBER 14, 1988

SCALE: 1 INCH = 20 FEET

PER: *A. B. Donaldson*
ONTARIO LAND SURVEYOR

PROJECT
88-6021

SEAL

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 97-101 Farquhar Street

PROPOSAL: The applicant is proposing to maintain 13 off-street parking spaces for the existing 19-unit apartment building. There are 7 off-street parking spaces located entirely in the Fountain Street right-of-way, and 6 spaces partially located in the Farquhar Street right-of-way.

This property was previously subject to a minor variance application (file A-42/17) which was deferred and then withdrawn.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Central Business District 2 (CBD.2-1) and Special Downtown 3 (D.3-3) Zones. Variances from Zoning By-law (1995)-14864, as amended, and (2017)-20187 [Downtown Zoning By-law] are being requested.

REQUEST:

The applicant is seeking relief from the requirements from both By-laws as outlined below:

CBD.2-1 Zoning – By-law (1995)-14864

	Section	By-law Requirements	Request
Number of off-street parking spaces	4.13.4.3.1	1 space per unit [total of 19 spaces required]	Total of 13 spaces provided
Location of off-street parking spaces	4.13.2.3	No part of a parking space located closer than 3 metres to any street line	To allow parking spaces to be located within 0 metres to the street line
Location of off-street parking area	4.13.1	Every off-street parking area shall be located on the same lot as the use requiring the parking	To allow for 0 parking spaces to be located on the subject property

D.3-3 Zoning – By-law (2017)-20187

	Section	By-law Requirements	Request
Number of off-street parking spaces	Table 6.3.2.5.1	1 space per unit [total of 19 spaces required]	Total of 13 spaces provided
Location of off-street parking spaces	6.3.2.5.2.1.1	Not permitted in front yard and no closer than 3 metres to a street line	To allow parking spaces in front yard and to be 0 metres to 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, December 13, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-88/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below.

Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **December 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

ADDITIONAL INFORMATION

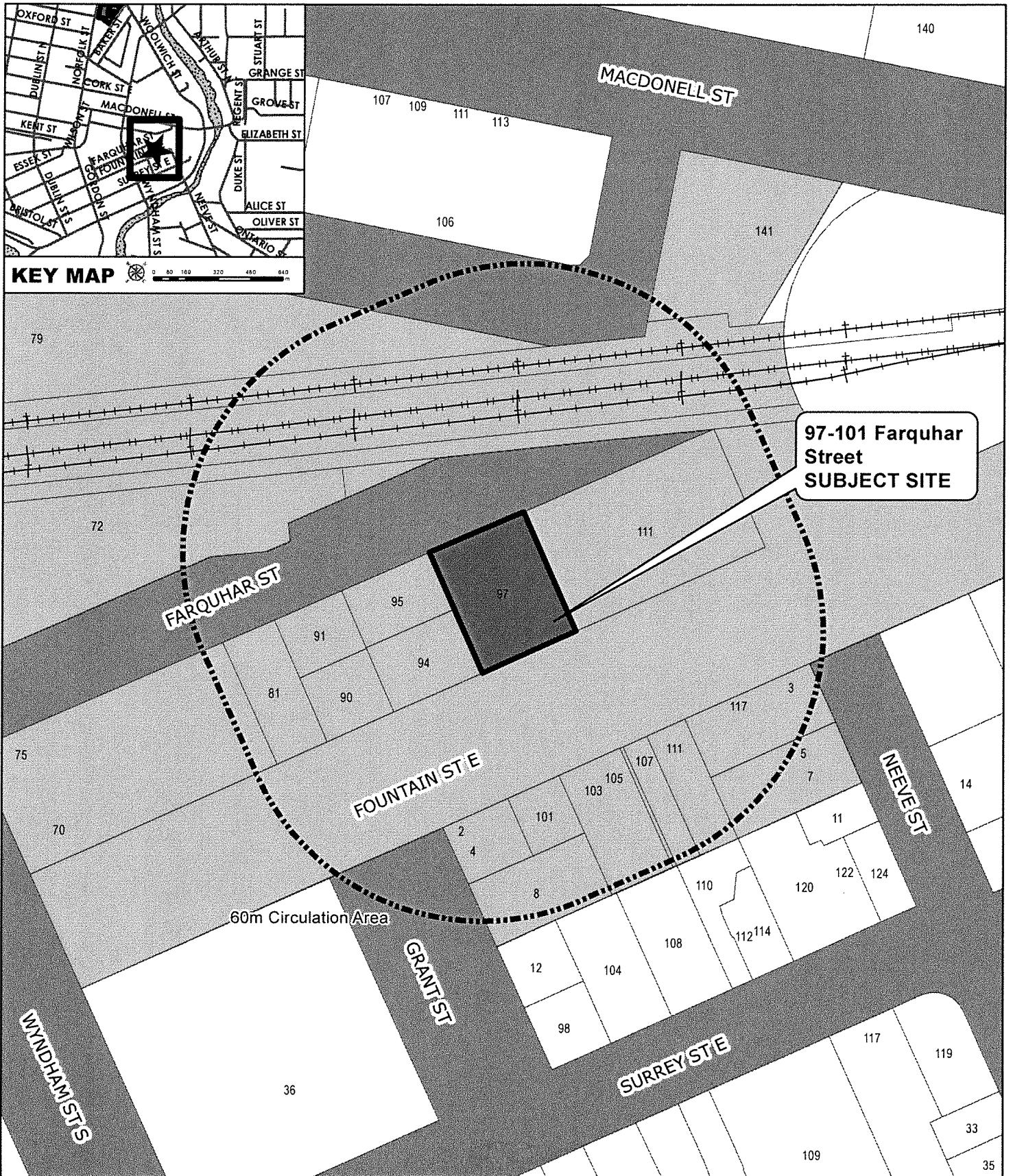
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours 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 Local Planning Appeal Tribunal.

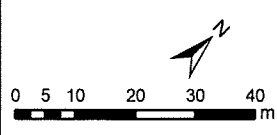
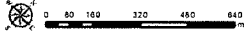
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 23rd day of November, 2018.



97-101 Farquhar Street
SUBJECT SITE

KEY MAP



60m CIRCULATION AREA
97-101 Farquhar Street
File No.: A-88/18



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 99 Grange Street

PROPOSAL: The applicant is proposing to sever the rear portion of 99 Grange Street as a lot addition to 101 Grange Street to allow for greater flexibility in the design of the future dwelling at 101 Grange Street.

This property was previously subject to consent applications (files B-8/14 and B-9/14) as well as minor variance applications (files A-25/14 and A-26/14).

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

REQUEST: The applicant proposes to sever a parcel of land at the rear of 99 Grange Street with an area of 142 square metres, as a lot addition to the abutting property at the rear known as 101 Grange Street. The retained parcel (99 Grange Street) will have frontage along Grange Street of 15.8 metres and an area of 581 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 13, 2018

TIME: 4:00 p.m.

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

APPLICATION NUMBER: B-21/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **December 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

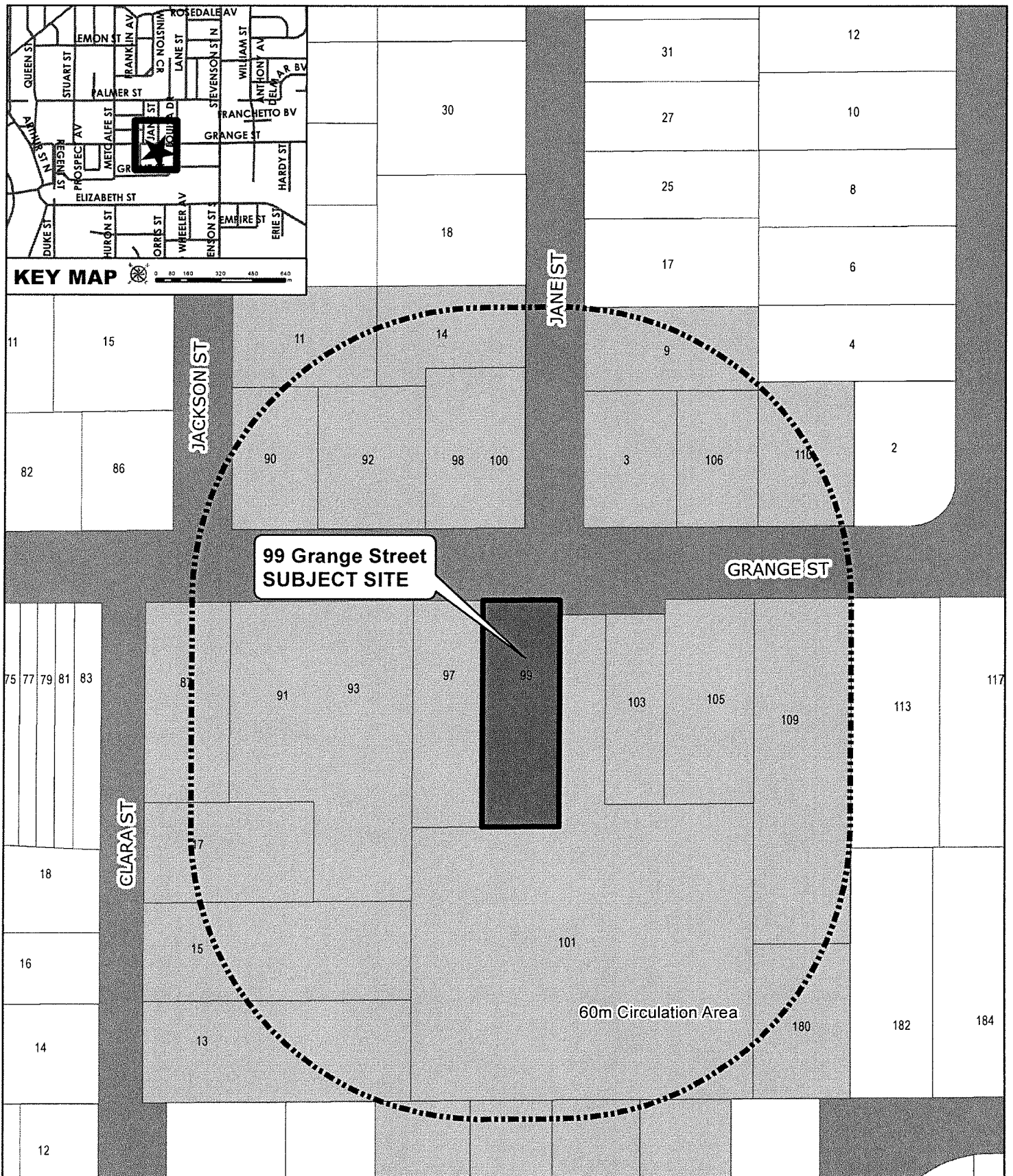
NOTICE OF THE DECISION

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.

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, the Local Planning Appeal Tribunal may dismiss the appeal.

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

Dated this 23rd day of November, 2018.



0 5 10 20 30 40 m

60m CIRCULATION AREA
99 Grange Street
File No.: B-21/18

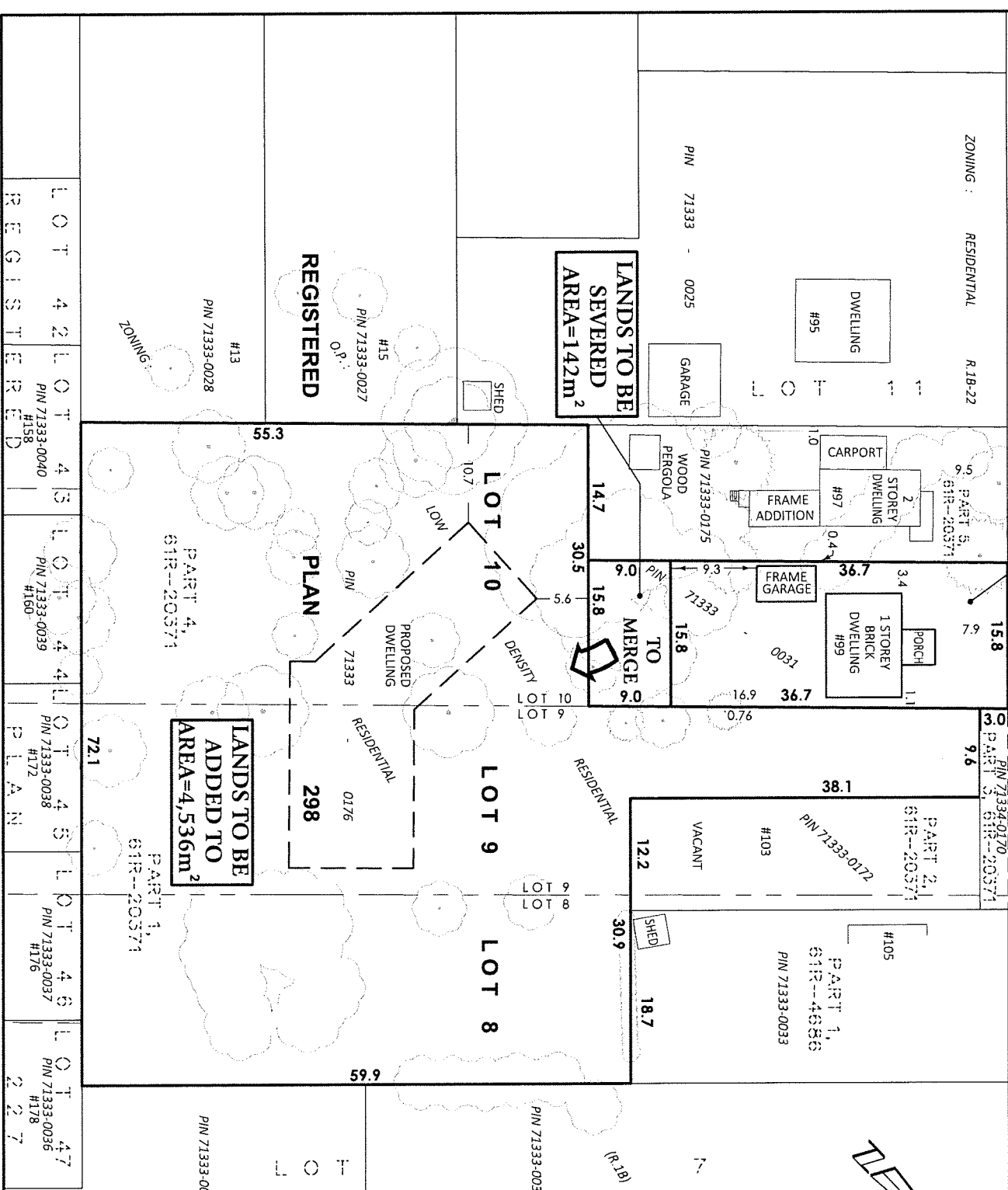
Produced by the City of Guelph
Committee of Adjustment

ZONING : R.1B
JANE STREET
 RESIDENTIAL

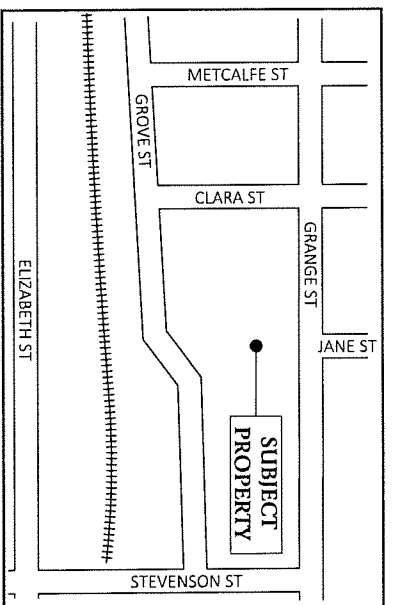
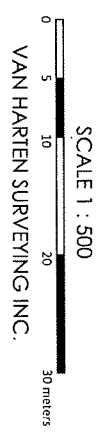
LANDS TO BE RETAINED
 AREA=581m²
 GRANGE STREET
 (ESTABLISHED BY R.P. 298, 35.24m WIDE)
 PIN 71334-0002

LANDS TO BE SEVERED
 AREA=142m²

LANDS TO BE ADDED TO
 AREA=4,536m²



SEVERANCE SKETCH
 PART OF LOT 10, REGISTERED PLAN 298
 AND
 PART OF LOTS 8, 9 & 10, REGISTERED PLAN 298
 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 RESIDENTIAL (R.1B).
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL.
 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:
 THIS SKETCH WAS PREPARED ON
 THE 12th DAY OF NOVEMBER 2018.

Jeffrey E. Buisman
JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com Info@vanharten.com		
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT NO.: 25712-18
Nov 12, 2018 - 10:19am G:\GUELPH\298\ACAD\SEV LOT10 (GRANITE).UTM.dwg		

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 115 Dufferin Street

PROPOSAL: The applicant is proposing to increase the height of the existing workshop to two storeys.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.5.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that an accessory building in a residential zone shall not exceed 3.6 metres in height.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a height of 5.9 metres for the accessory building (workshop).

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 13, 2018**

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

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

APPLICATION NUMBER: **A-89/18**

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **December 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

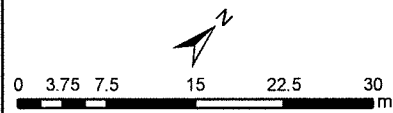
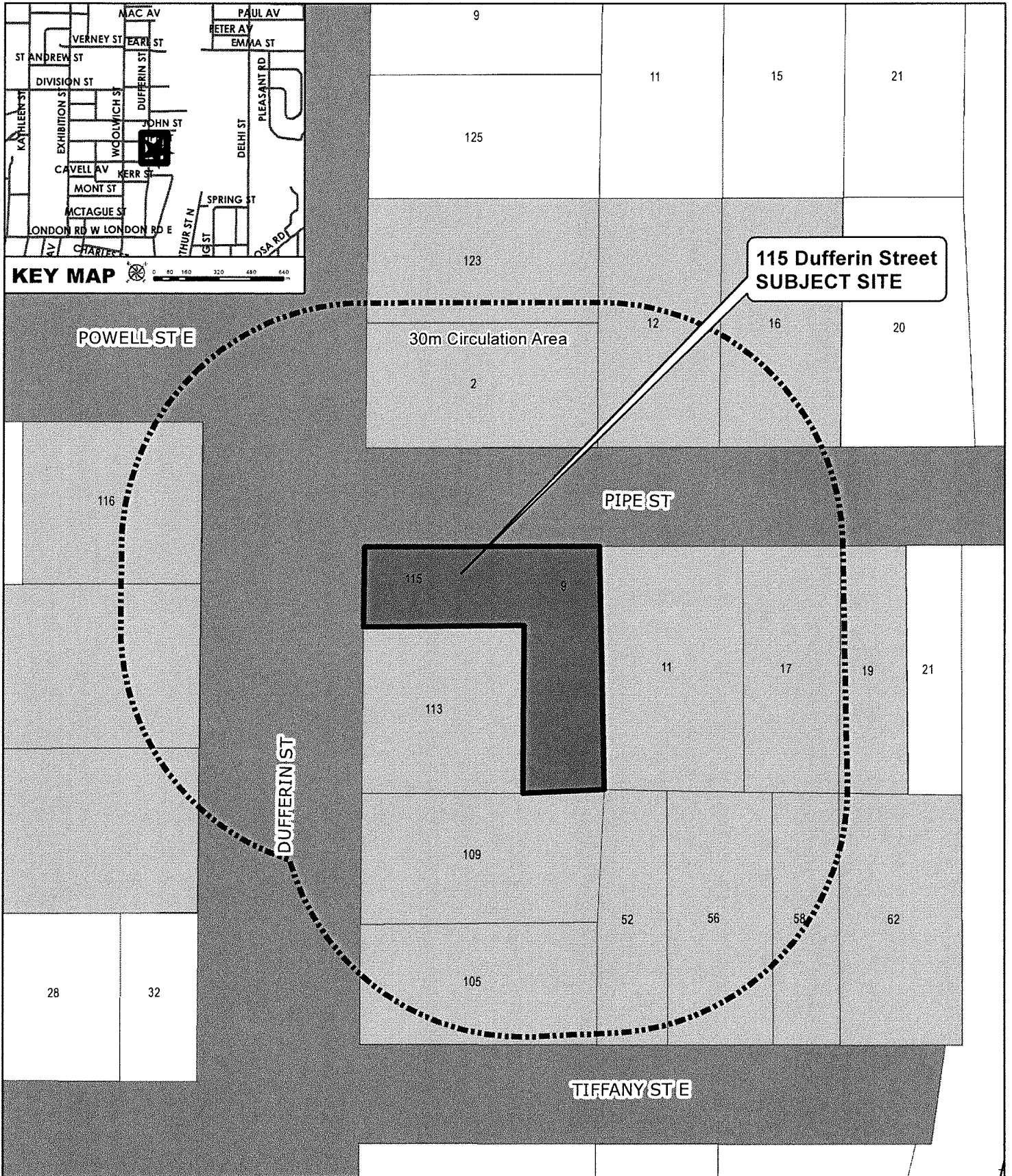
ADDITIONAL INFORMATION

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

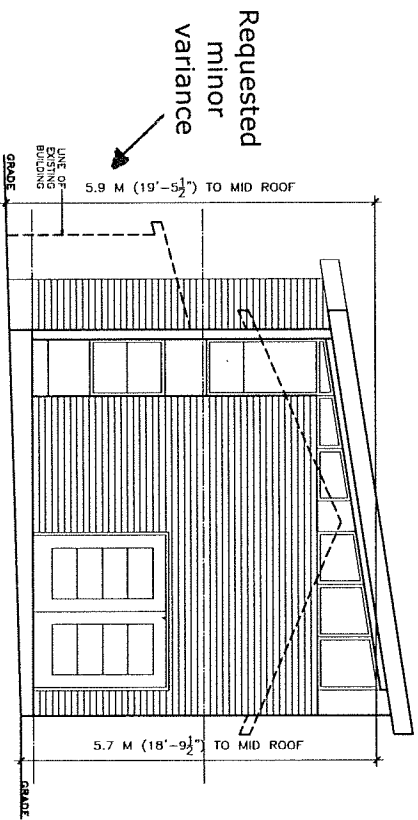
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Dated this 23rd day of November, 2018.

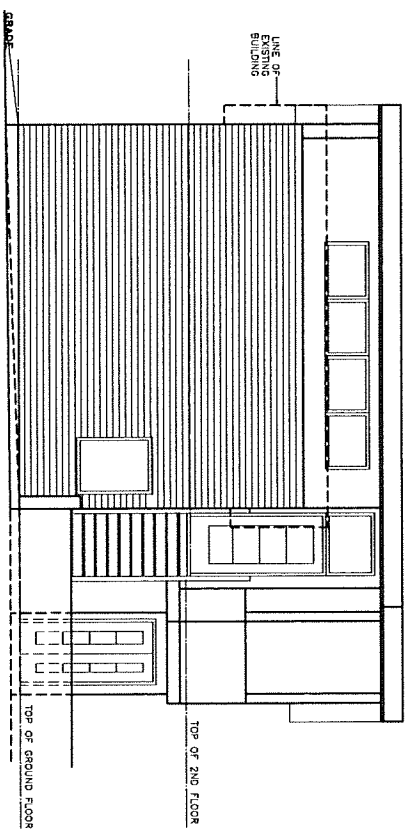


30m CIRCULATION AREA
115 Dufferin Street
File No.: A-89/18





1 PROPOSED EAST ELEVATION (FRONT)
A-2 SCALE: 1/78



2 PROPOSED SOUTH ELEVATION (SIDE)
A-2 SCALE: 1/78

	PROJECT: NEW WORKSHOP 115 DUFFERIN STREET / 9 PIPE STREET QUELPH, ON	DRAWING: PROPOSED FRONT & SIDE ELEVATIONS	OWNER'S GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER. DO NOT SCALE DRAWINGS.	SCALE: AS NOTED	DATE: 12/NOV/2018 DRAWN BY: TD STATUS: ISSUED FOR C OF A	A-2
--	--	---	--	---------------------------	---	------------

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Applications for Consent [Lot Additions and Easements] have been filed with the Committee of Adjustment.

- LOCATION:** 310 and 314 Edinburgh Road North
- PROPOSAL:** The applicant is proposing to maintain the existing dwellings and reconfigure the two properties. The applicant is also proposing to create a 104 square metre easement over parcels #2 and #3 on the attached sketch for the water line serving 314 Edinburgh Road North.
- BY-LAW REQUIREMENTS:** The properties are located in the Industrial (B.4) Zone.
- REQUEST:** The applicant is requesting the following severances as shown on the attached sketch:

File B-22/18 (314 Edinburgh Road North):

Severance of a parcel of land with an area of 74 square metres as a lot addition to 310 Edinburgh Road North, and creation of a 74 square metre easement for a water line [parcel #2 on the attached sketch]. The retained parcel [314 Edinburgh Road North, parcel #5], once enlarged, will have an area of 5,481 square metres; and

File B-23/18 (310 Edinburgh Road North):

Severance of a parcel of land with an area of 231 square metres as a lot addition to 314 Edinburgh Road North [parcel #1 on the attached sketch], and creation of a 30 square metre easement for a water line in favour of 314 Edinburgh Road North [parcel #3]. The retained parcel [310 Edinburgh Road North, parcel #4], once enlarged, will have an area of 1,092 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 13, 2018
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street,
- APPLICATION NUMBERS:** B-22/18 and B-23/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **December 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

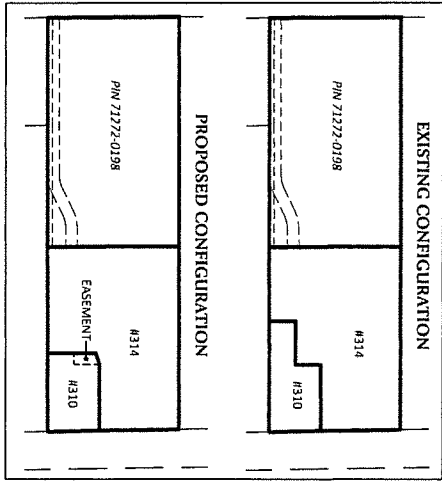
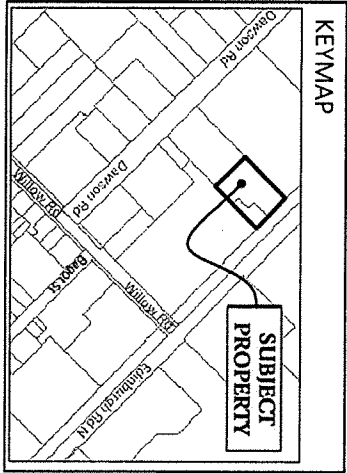
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

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, the Local Planning Appeal Tribunal may dismiss the appeal.

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

Dated this 23rd day of November, 2018.

SEVERANCE SKETCH
PART OF LOT 10, DIVISION 'A'
GEOGRAPHIC TOWNSHIP OF GUELPH
CITY OF GUELPH
COUNTY OF WELLINGTON

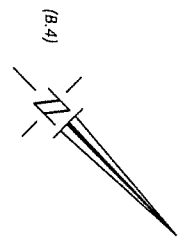


SCALE 1 : 500
 0 5 10 20 30 meters
VAN HARTEN SURVEYING INC.

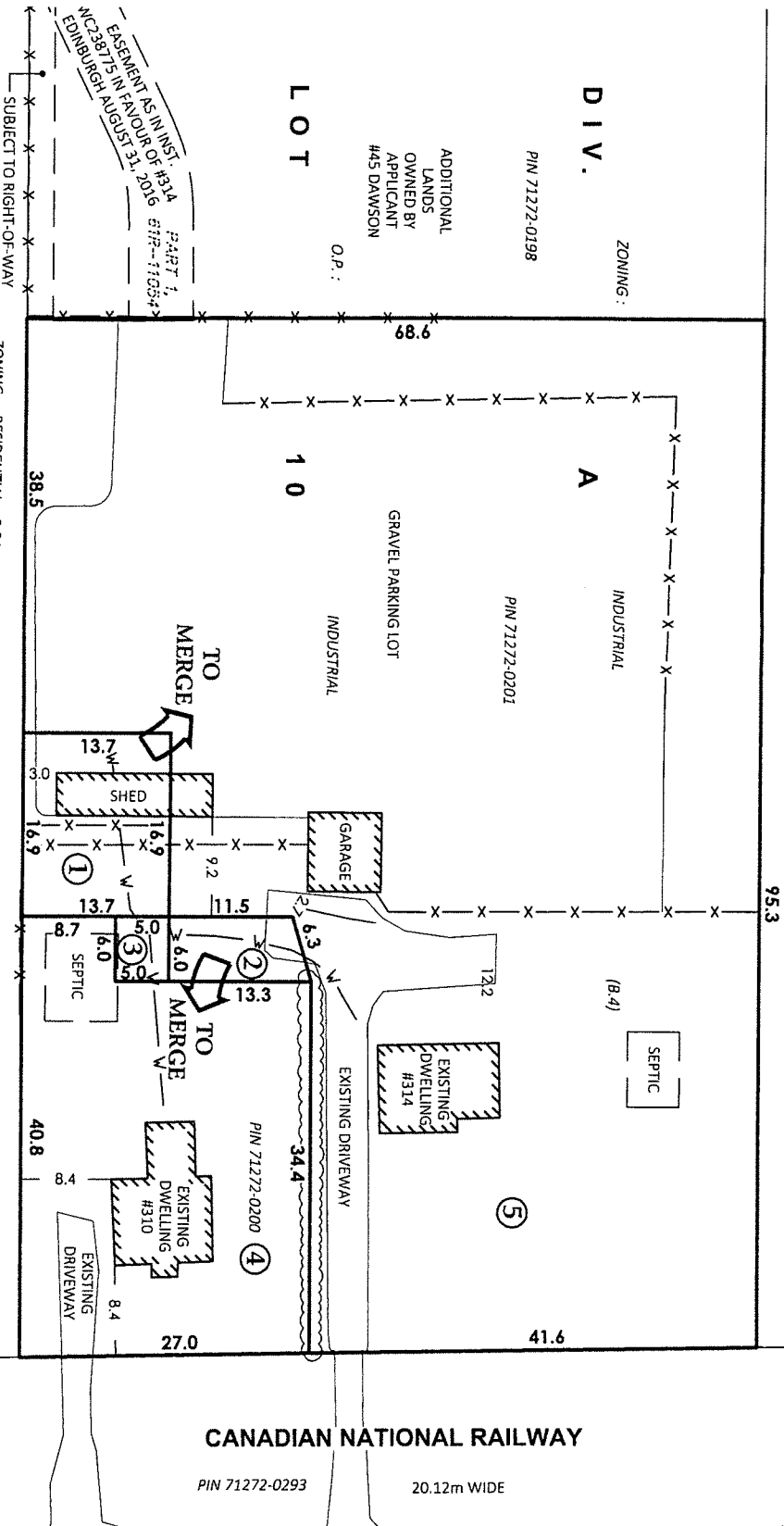
- NOTES:
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED INDUSTRIAL (B.4).
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF INDUSTRIAL.
 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

LOT 10
 PIN 71272-0199
 INDUSTRIAL
 INDUSTRIAL
 (B.4)

ZONING : INDUSTRIAL
 O.P. : INDUSTRIAL



#55



- ① AREA = 231m² LANDS TO BE SEVERED & MERGED WITH ⑤ (#314)
 ② AREA = 74m² LANDS TO BE SEVERED & MERGED WITH ④ (#310) AND EASEMENT TO BE RETAINED FOR ④ (#314)
 ③ AREA = 30m² EASEMENT IN FAVOUR OF ⑤ (#314)
 ④ AREA = 1018m² LANDS TO BE ADDED TO AND RETAINED (#310)
 ⑤ AREA = 5250m² LANDS TO BE ADDED TO AND RETAINED (#314)

SUBJECT TO RIGHT-OF-WAY IN FAVOUR OF #314 EDINBURGH AS DESCRIBED IN INST. M540554

ZONING : RESIDENTIAL R.3A
 O.P. : HIGH DENSITY RESIDENTIAL

PIN 71272-0251

LOT 9

#39

CANADIAN NATIONAL RAILWAY

PIN 71272-0293 20.12m WIDE

EDINBURGH ROAD NORTH

OPENED BY BY-LAW 4580 (1958) INST. No. M-3041

PIN 71294-0001

20.12m WIDE

SURVEYORS CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 13th DAY OF NOVEMBER 2018.

Signature of Jeffrey E. Buisman
JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070 www.vanharten.com	Guelph Ph: 519-821-2763 info@vanharten.com	Orangeville Ph: 519-940-4110
DRAWN BY: ARN Nov 07 2018 - 8:56am	CHECKED BY: JEB	PROJECT No. 23268-15

G:\GUELPH\TY DVA\Edinburgh 310-314\acad\SEV PLOT10 (GREENCOR) UTM.dwg

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 412 Laird Road

PROPOSAL: The property contains a vacant industrial building which is proposed to be demolished. The applicant is proposing to construct a new 2,120 square metre two-storey office building.

BY-LAW

REQUIREMENTS: The property is located in the Industrial (B.2) Zone. A variance from Section 7.1.1.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of industrial uses in the B.2 zone. The By-law permits an office as an accessory use, provided that it is subordinate, incidental and exclusively devoted to a permitted use.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit an office as a standalone use.

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 13, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-90/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **December 6, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

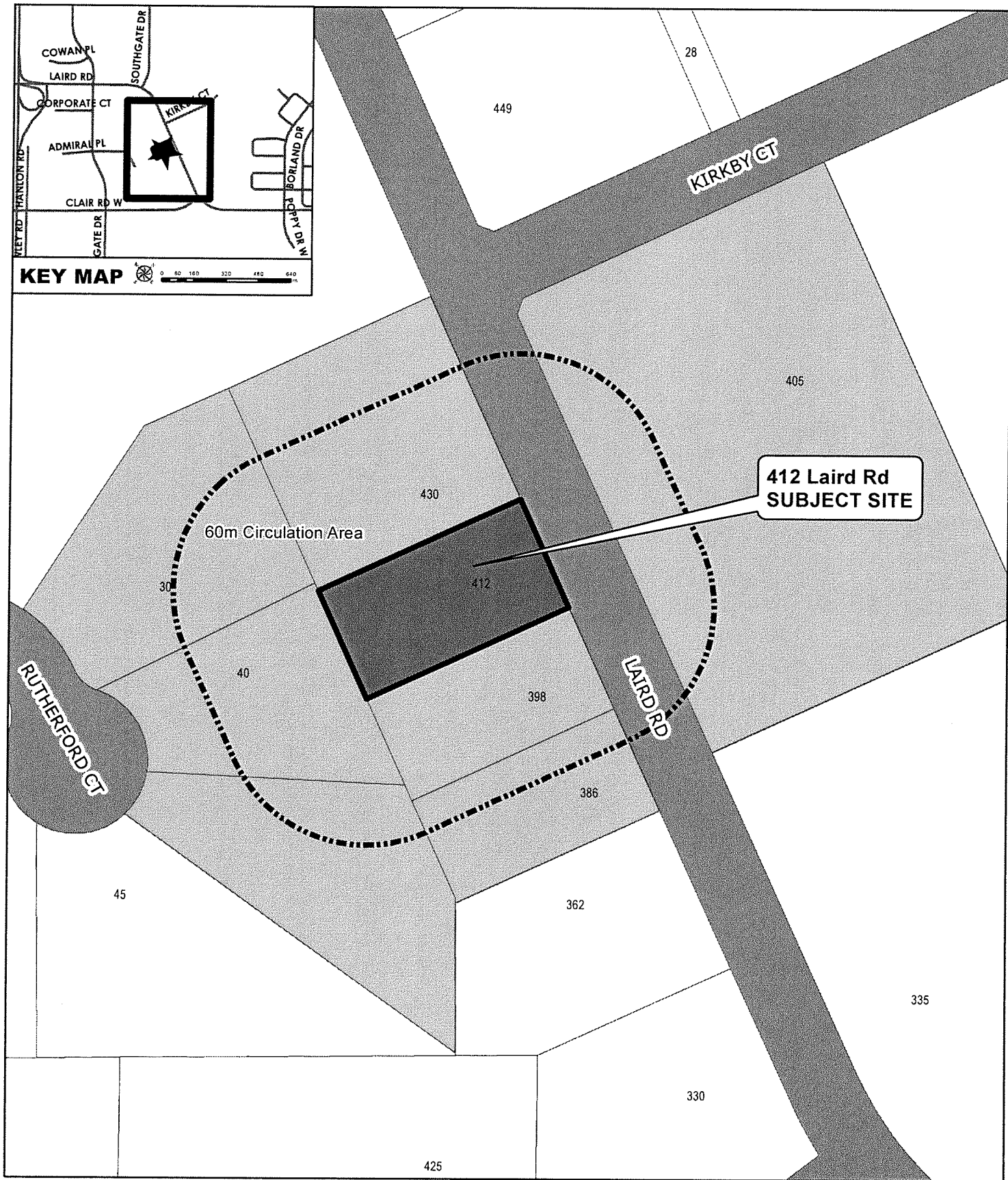
NOTICE OF THE DECISION

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 Local Planning Appeal Tribunal.

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

Dated this 23rd day of November, 2018.



0 12.5 25 50 75 100 m

60m CIRCULATION AREA
412 Laird Rd
File No.: A-90/18

CITY OF Guelph
Making a Difference

Produced by the City of Guelph
Committee of Adjustment

