

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, October 11, 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 – September 13, 2018 hearing REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

CURRENT APPLICATIONS

- | | | | |
|----|------------------------------|-----------|--|
| a) | A-41/18 | Owner: | Terra View Custom Homes Ltd. |
| | | Agent: | Jim Fryett, James Fryett Architect Inc. |
| | | Request: | Variance for exterior side yard setback for proposed apartment building |
| | | Location: | 728 Eramosa Road
<i>Deferred from June 14, 2018 hearing</i> |
| b) | B-9/18 & B-10/18 | Owner: | Paul and Maria Leombruni |
| | | Agent: | Jeff Buisman, Van Harten Surveying Inc. |
| | | Request: | Consent for severance to create new lots and easements |
| | | Location: | 1 and 15 Stevenson Street North and 8 William Street
<i>Deferred from August 9, 2018 hearing</i> |
| c) | A-65/18 | Owner: | Champion Storage Ltd. |
| | | Agent: | John Lambe |
| | | Request: | Variance for exterior side yard setback for proposed industrial building addition |
| | | Location: | 24 Hayes Avenue
<i>Deferred from September 13, 2018 hearing</i> |
| d) | A-71/18 | Owner: | 2320339 Ontario Inc. |
| | | Agent: | Astrid Clos, Astrid J. Clos Planning Consultants |
| | | Request: | Variance to permit commercial school |
| | | Location: | 1515 Gordon Street |
| e) | A-72/18 | Owner: | Armel Corporation |
| | | Agent: | Matthew Warzecha and Glenn Scheels, GSP Group |
| | | Request: | Variance to permit temporary real estate sales office on developed property for a maximum of two years |
| | | Location: | 954 Paisley Road |
| f) | A-73/18 | Owner: | Tanja Ducharme |
| | | Agent: | N/A |
| | | Request: | Variance for driveway width and location |
| | | Location: | 64 Chesterton Lane |
| g) | B-17/18 | Owner: | Kevin and Natasha Motton |
| | | Agent: | Jeff Buisman, Van Harten Surveying Inc. |
| | | Request: | Consent for severance to create new lot |
| | | Location: | 11 Knevitt Place |
| h) | B-18/18 & B-19/18 | Owner: | Parry Schnick & Catriona Forbes |
| | | Agent: | Jeff Buisman, Van Harten Surveying Inc. |
| | | Request: | Consent for severance to create two new lots |
| | | Location: | 12 Knevitt Place |

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING



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

- LOCATION:** 728 Eramosa Road
- PROPOSAL:** The applicant is proposing to construct a four storey apartment building with commercial and office uses on the main floor. A small portion of the north side of the proposed apartment building projects into the exterior side yard. The lands are currently subject to an application for site plan approval (File SP18-011).
- BY-LAW REQUIREMENTS:** The property is located in the Specialized Commercial-Residential (CR-13) Zone. A variance from Section 6.6.3.13.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum exterior side yard of 3 metres.

REQUEST:
The applicant is seeking relief from the By-law requirements to permit a minimum exterior side yard of 1.7 metres for the proposed four storey 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, October 11, 2018
(Deferred from June 14, 2018)
- TIME:** 4:00 p.m.
- LOCATION:** Council Chamber, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-41/18

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 **October 4, 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.

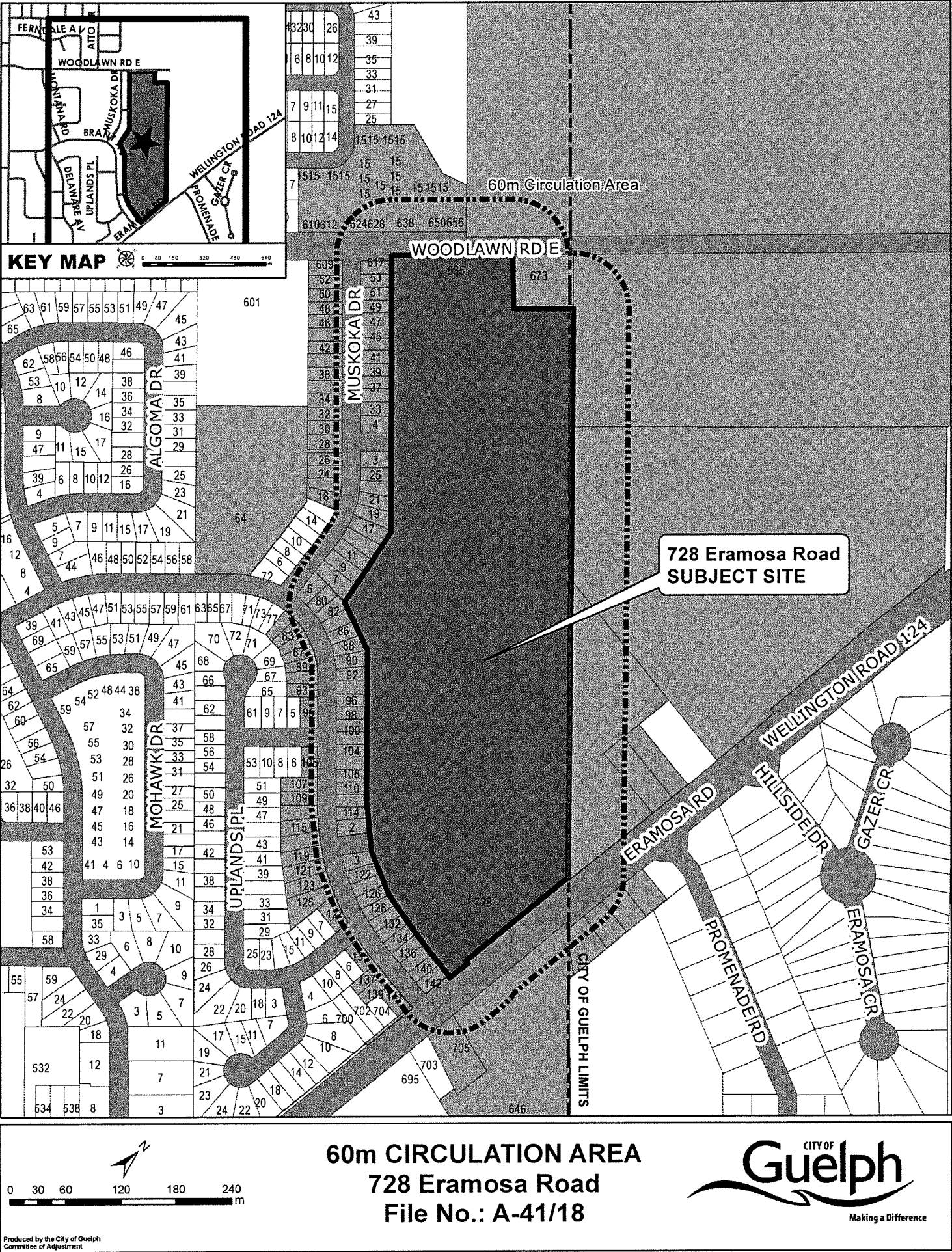
ADDITIONAL INFORMATION

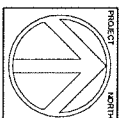
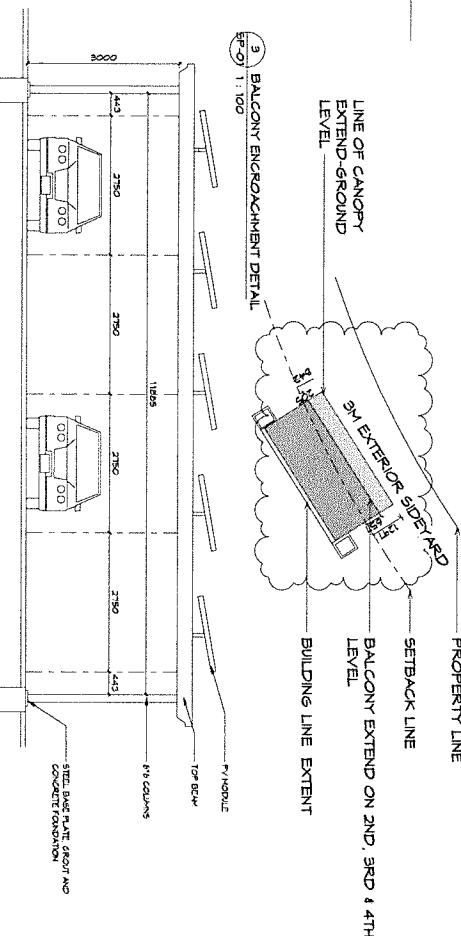
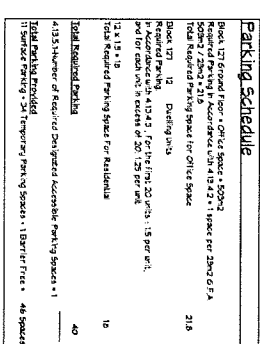
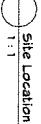
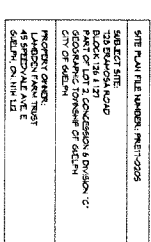
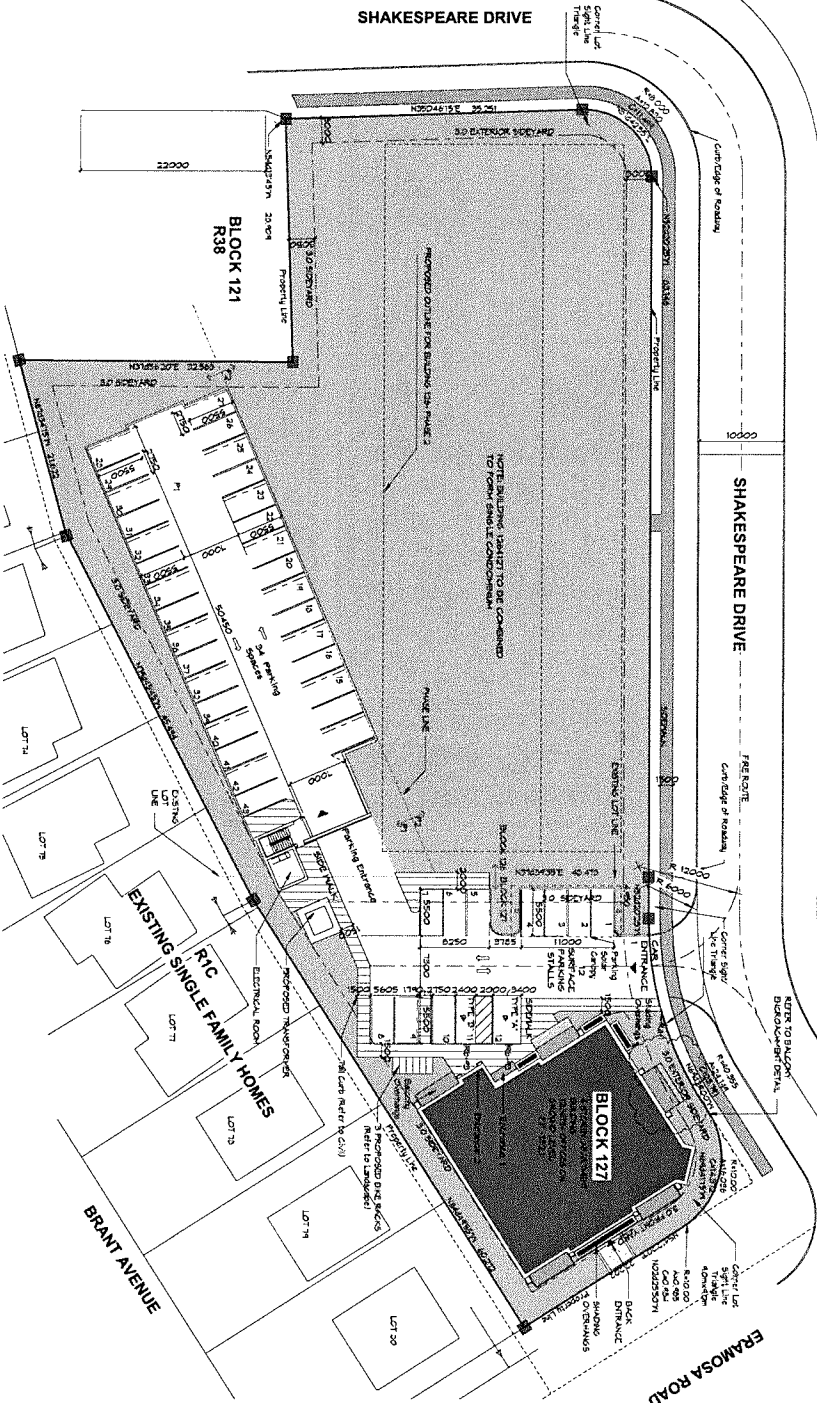
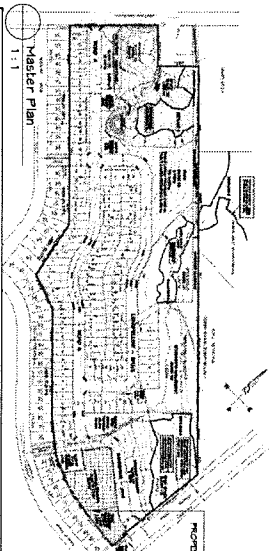
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours 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 24th day of September, 2018.



[illegible][illegible]

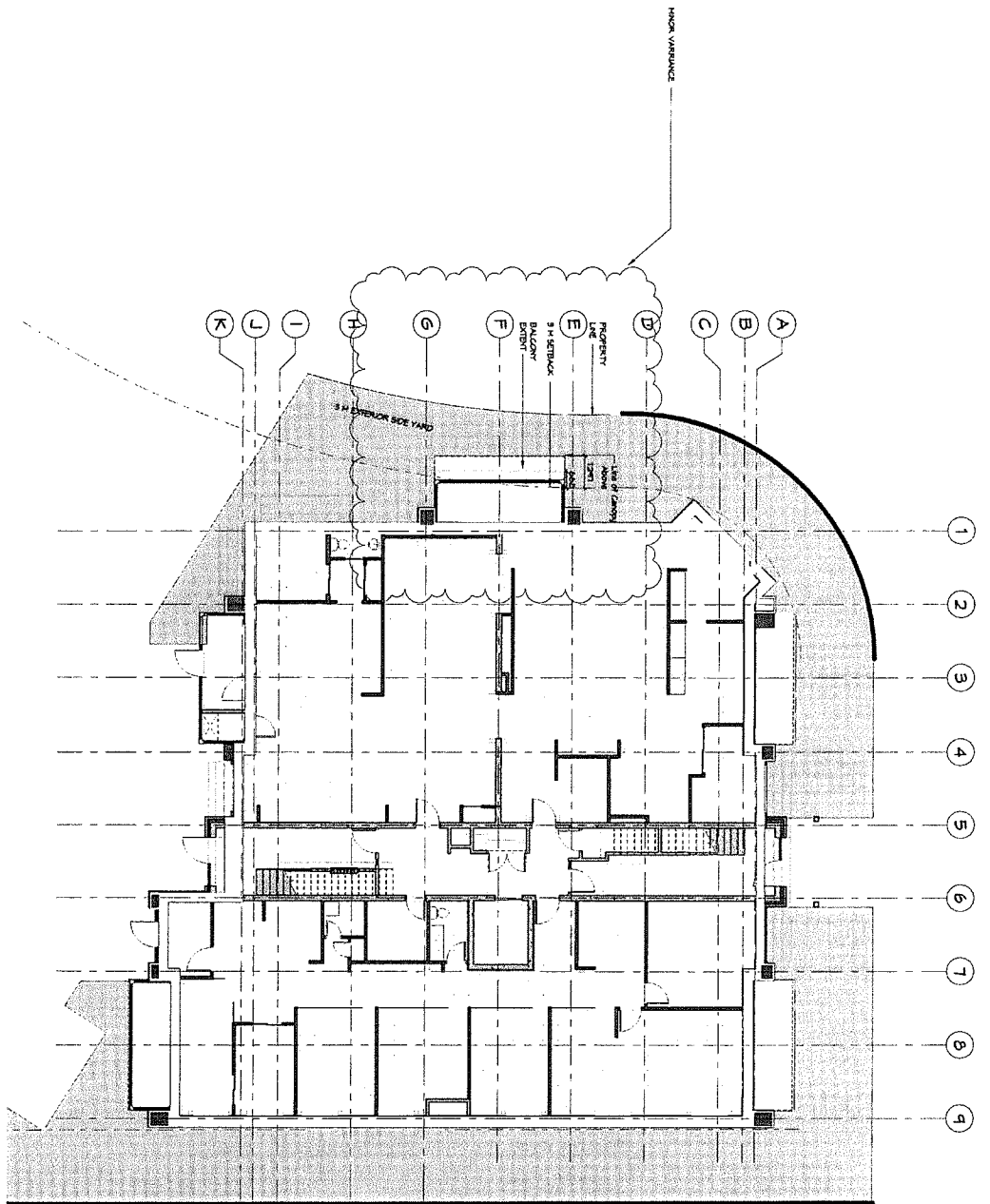
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DIMENSIONS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HIS PROPERTY AND INSTRUMENTS OF HIS SERVICE AND ARE TO BE RETURNED AT HIS REQUEST.

DO NOT SCALE DRAWINGS

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1 MINOR VARIANCE
SCALE 1:100



1. Scale 1:100
DATE

SP-02

STATUS SPA
PROJECT # 16011
CHECKED Checker
DRAWN Author
SCALE 1:100
DATE DWN 05/18/18
ISSUED MAY, 18 2018

NiMa Trails Apartment Block 127
728 ERAMOSA DRIVE- GUELPH
MINOR VARIANCE DETAIL

PROJECT
NUMBER

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE WORK
OF THE PROJECT. ANY DISCREPANCIES SHALL BE REPORTED TO
THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK.
WHERE NO DISCREPANCIES SHALL THE CONTRACTOR PROCEED
IN ACCORDANCE WITH THE ARCHITECT'S INTENT.
ALL DIMENSIONS AND SPECIFICATIONS PREPARED BY THE ARCHITECT
AND HIS PROPERTY AS INSTRUMENTS OF HIS SERVICE AND ARE
TO BE RETAINED AT HIS REQUEST.
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www.fryettarchitect.com
Tel: 519-846-2201
Fax: 519-846-0343

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 1 and 15 Stevenson Street North and 8 William Street
- PROPOSAL:** The applicant is proposing to sever the property to create two new residential lots containing the existing dwellings municipally addressed as 1 Stevenson Street North and 8 William Street. The retained parcel is proposed to accommodate the development of ten single detached dwellings in accordance with the approved draft plan of condominium (File 23CDM16509). The lands were previously subject to a Zoning By-law Amendment (File ZC1613) to permit the proposed development, which was under appeal. As the appeal has been withdrawn, the new zoning is now in full effect. As a result, the related minor variance application (File A-34/18) for the new lot being created via File B-10/18 is no longer required and has been withdrawn.
- BY-LAW REQUIREMENTS:** The property is located in the Specialized Residential Single Detached (R.1D-51) Zone.
- REQUEST:** The applicant is requesting the following, as shown on the attached plan:

File B-9/18:
Severance of a parcel with frontage along Stevenson Street North of 15.6 metres and an area of 461 square metres. An easement of 5 square metres is also proposed for the existing sanitary sewer in the front southern corner of the severed parcel.

File B-10/18:
Severance of a parcel with frontage along William Street of 13.6 metres and an area of 624 square metres. A sanitary sewer easement of 232 square metres across the severed parcel is also proposed.

The retained parcel will have frontage along Stevenson Street North of 35.5 metres and an area of 5,742 square metres. An easement of 188 square metres over the retained lands is also proposed to provide vehicular access to the severed parcel at 1 Stevenson Street North.

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, October 11, 2018
(Deferred from August 9, 2018)
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street,
- APPLICATION NUMBER:** B-9/18 and B-10/18

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 **October 4, 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).

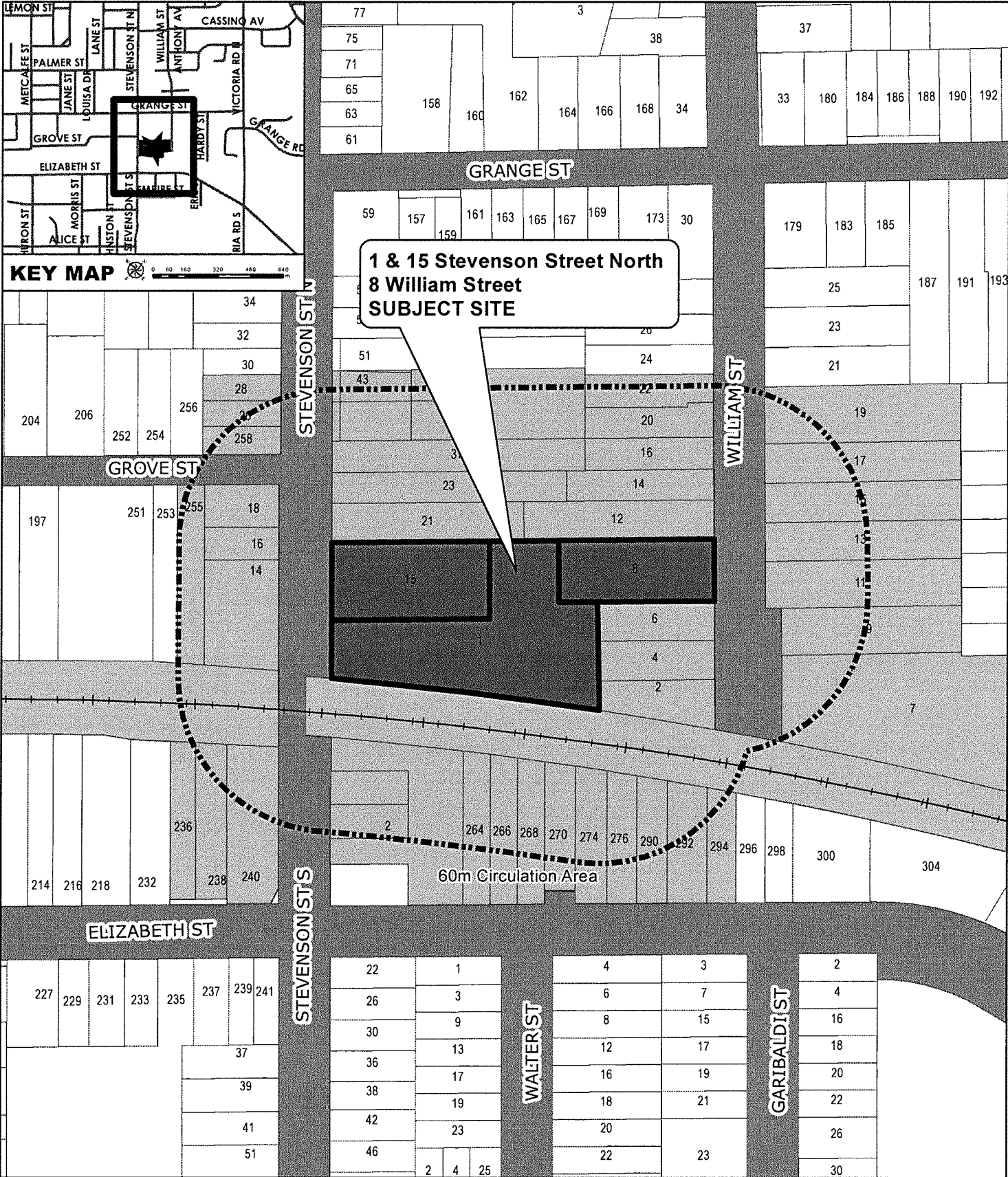
NOTICE OF THE DECISION

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.

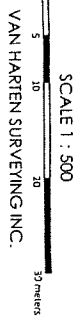
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

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

Dated this 24th day of September, 2018.



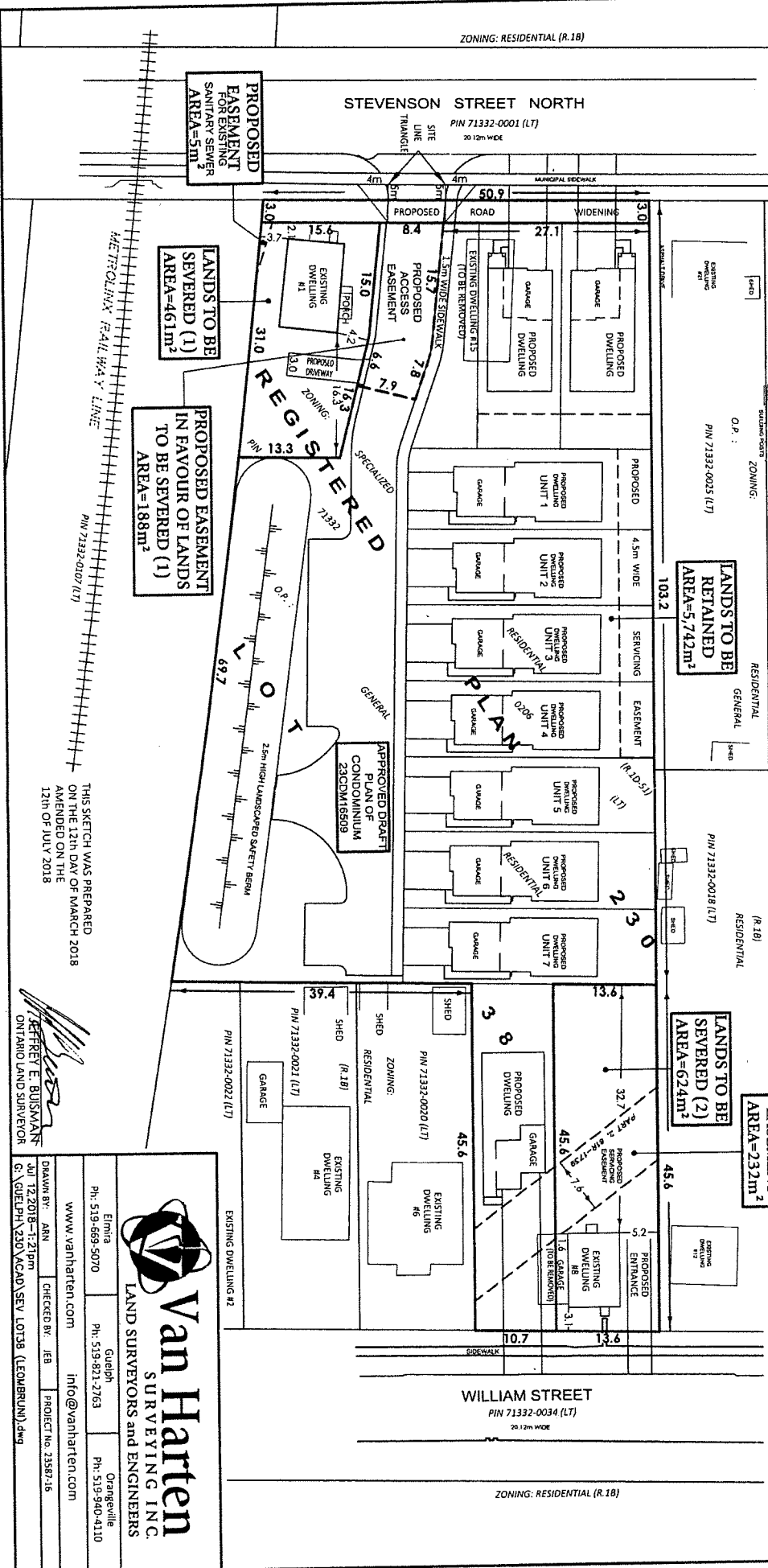
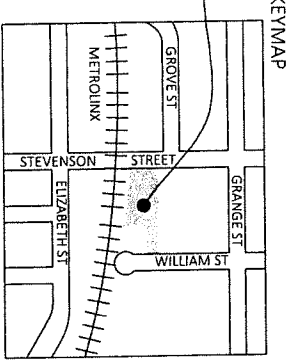
- NOTES:
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED SPECIALIZED RESIDENTIAL R.1D-51.
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL.
 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.



SEVERANCE SKETCH
PART OF LOT 38, REGISTERED PLAN 230
CITY OF GUELPH
COUNTY OF WELLINGTON

TABLE 5.1.2 - ZONING DESIGNATION: SPECIALIZED RESIDENTIAL R.1D-51 SINGLE-DETACHED DWELLINGS

ITEM	REQUIRED	SEVERED R1	SEVERED R2
MINIMUM LOT AREA	275m ²	46m ²	624m ²
MINIMUM LOT FRONTAGE	9m	15.6m	13.6m
MINIMUM LOT DEPTH	9m	15.6m	13.6m
MINIMUM FRONT YARD (1 to 2 storeys)	0.6m	2.1m (Legal Non-Conforming)	3.1m (Legal Non-Conforming)
MINIMUM SIDE YARD (1 to 2 storeys)	0.6m	3.7m	1.6m
MINIMUM REAR YARD (Depth, whichever is less)	7.5m or 20% of the lot	16.3m	32.7m



Van Harten
SURVEYING INC.
LAND SURVEYORS AND ENGINEERS

Elmira Ph: 519-669-5070 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110
www.vanharten.com info@vanharten.com
DRAWN BY: ANN CHECKED BY: JEB PROJECT NO: 238016
JUL 12 2018 - 1:21pm
G: GUELPH 230 W CAD SEV LOT 38 (LEONBRUN) dwg

THIS SKETCH WAS PREPARED
ON THE 12th DAY OF MARCH 2018
AMENDED ON THE
12th OF JULY 2018

Jeffrey E. Boussman
JEFFREY E. BOUSSMAN
ONTARIO LAND SURVEYOR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 24 Hayes Avenue
- PROPOSAL:** The applicant is proposing to construct a 559.5 square metre addition to the existing 3,600.82 square metre manufacturing building for the storage of automotive parts.
- BY-LAW REQUIREMENTS:** The property is located in the Industrial (B.4) Zone. A variance from Table 7.3 Row 3 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires an exterior side yard setback of 6 metres.

REQUEST:
The applicant is seeking relief from the By-law requirements to permit an exterior side yard setback of 1.14 metres along Hayes Avenue for the proposed addition to the existing industrial 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, October 11, 2018
(Deferred from September 13, 2018)

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-65/18

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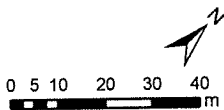
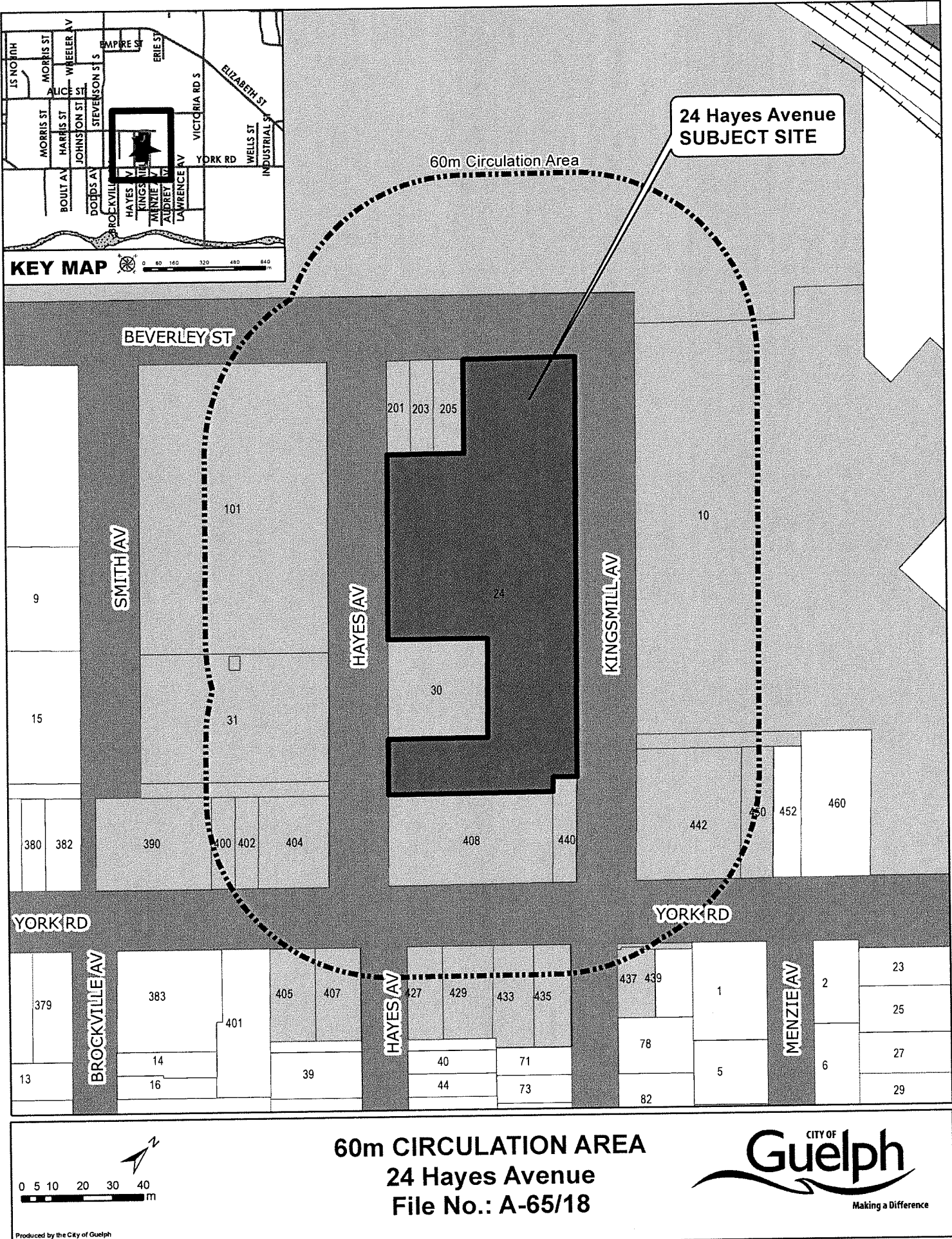
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ADDITIONAL INFORMATION
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NOTICE OF THE DECISION
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written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

Dated this 24th day of September, 2018.



60m CIRCULATION AREA
24 Hayes Avenue
File No.: A-65/18



existing building 3,600,82 m²

BEVERLEY STREET

Kingsmill Rd.



Proposed addition 559,5 m²

requested variance

Mike DeLong Pemble Pairs Plan Hayes Avenue, Guelph, Ontario	Description of Work: To Add a Plan addition of 6,022 sq.ft 64'-9" x 93'-0" Structural steel and insulated steel siding to a height of 15'-0" clear to underside of joists & steel Paving for 23 Cars only 12 required Zoning: Industrial B4	Date: Mar 17th, 2018 Drawing Scale: 1" = 20' or D line 1/8" = 1'	Owner: Mike DeLong Restoration Design Inc. 24 Hayes Ave., Guelph, Ontario N1E-5Y5 Total Land Area 2065,19 sq. m or 76,019.04 sq. feet Total Existing Building area 38,758.86 Sq.ft. 3,600.82 m ² Total New Building area 6,022 sq.ft. 559.5 m ²	All existing buildings are flat roof with control flow drains
SP-1				

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 1515 Gordon Street

PROPOSAL: The applicant is proposing to establish a 222 square metre commercial school (after-school tutoring centre) in one of the units of the existing 879 square metre commercial building.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Commercial Residential (CR-14) Zone. A variance from Section 6.6.3.14.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses in the CR-14 Zone, but does not permit a commercial school use.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a commercial school (after-school tutoring centre) in a 222 square metre area of the existing commercial 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, October 11, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-71/18

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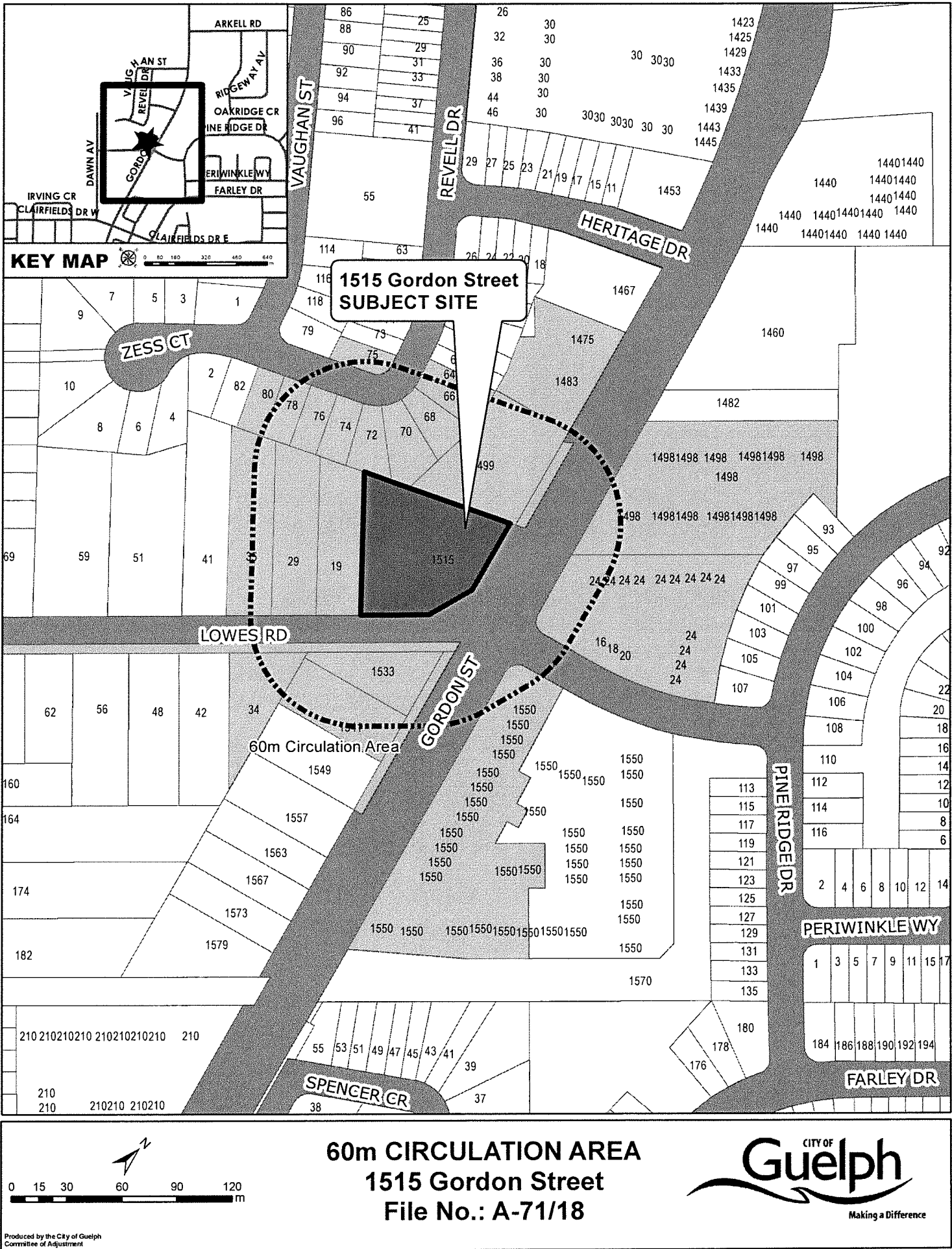
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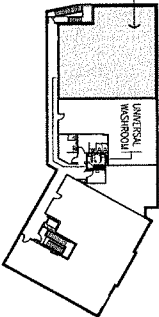
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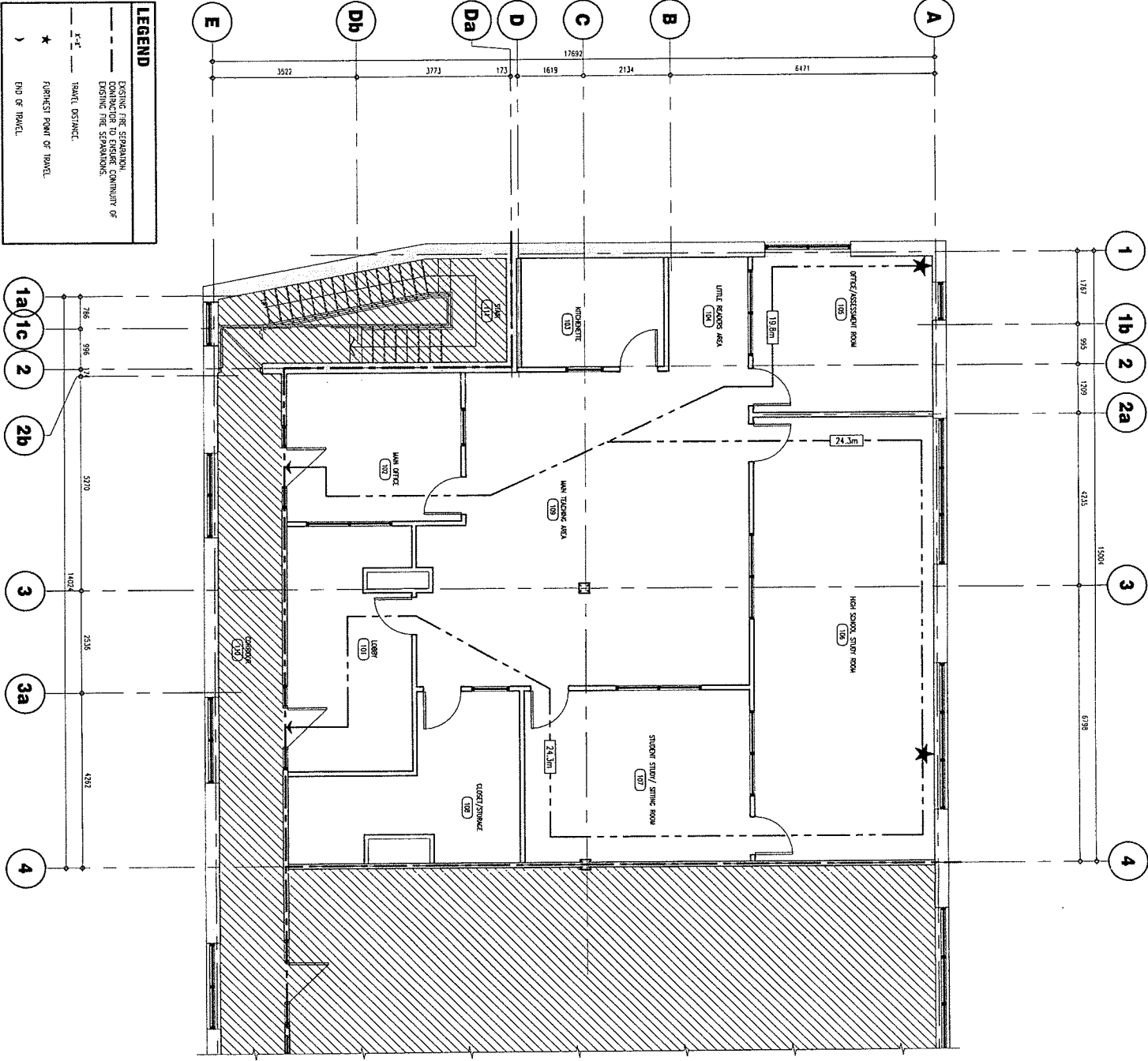
2012 ONTARIO BUILDING CODE MATRIX

NAME OF PROJECT: JACOBY UNIVERSITY INC. NEW CONSTRUCTION, DEVELOPMENT		DATE
LOCATION: LONES RD. 6, DUNDAS ST. GUELPH, ONTARIO		REVISIONS
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2012.11.15
2	ISSUED FOR PERMIT	2012.11.15
3	ISSUED FOR PERMIT	2012.11.15
4	ISSUED FOR PERMIT	2012.11.15
5	ISSUED FOR PERMIT	2012.11.15
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96	ISSUED FOR PERMIT	2012.11.15
97	ISSUED FOR PERMIT	2012.11.15
98	ISSUED FOR PERMIT	2012.11.15
99	ISSUED FOR PERMIT	2012.11.15
100	ISSUED FOR PERMIT	2012.11.15

KEY PLAN - 2nd FLOOR



10m SCALE FROM SUITE = 20 M



MAR-COT GROUP

Project information and drawing details including title, date, and scale.

Professional seal and signature of the architect, BJC.

Client information and project details, including MAR-COT GROUP and OXFORD LEARNING.

Drawing title and code matrix information, including CODE MATRIX & TRAVEL DISTANCE PLAN.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 954 Paisley Road

PROPOSAL: The applicant is proposing to construct a 124 square metre temporary real estate sales office on a developed (non-construction) site for a maximum of two years.

BY-LAW REQUIREMENTS: The property is located in the Neighbourhood Shopping Centre (NC) Zone. A variance from Section 4.21.5 of Zoning By-law (1995)-14864, as amended, is being requested.

The NC Zone permits a real estate sales office as an occasional use on a construction site until such construction is completed or a final building inspection is conducted, whichever events occurs first.

REQUEST:
The applicant is seeking relief from the By-law requirements to permit a temporary real estate sales office on the developed property for a maximum of two years.

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, October 11, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-72/18

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.

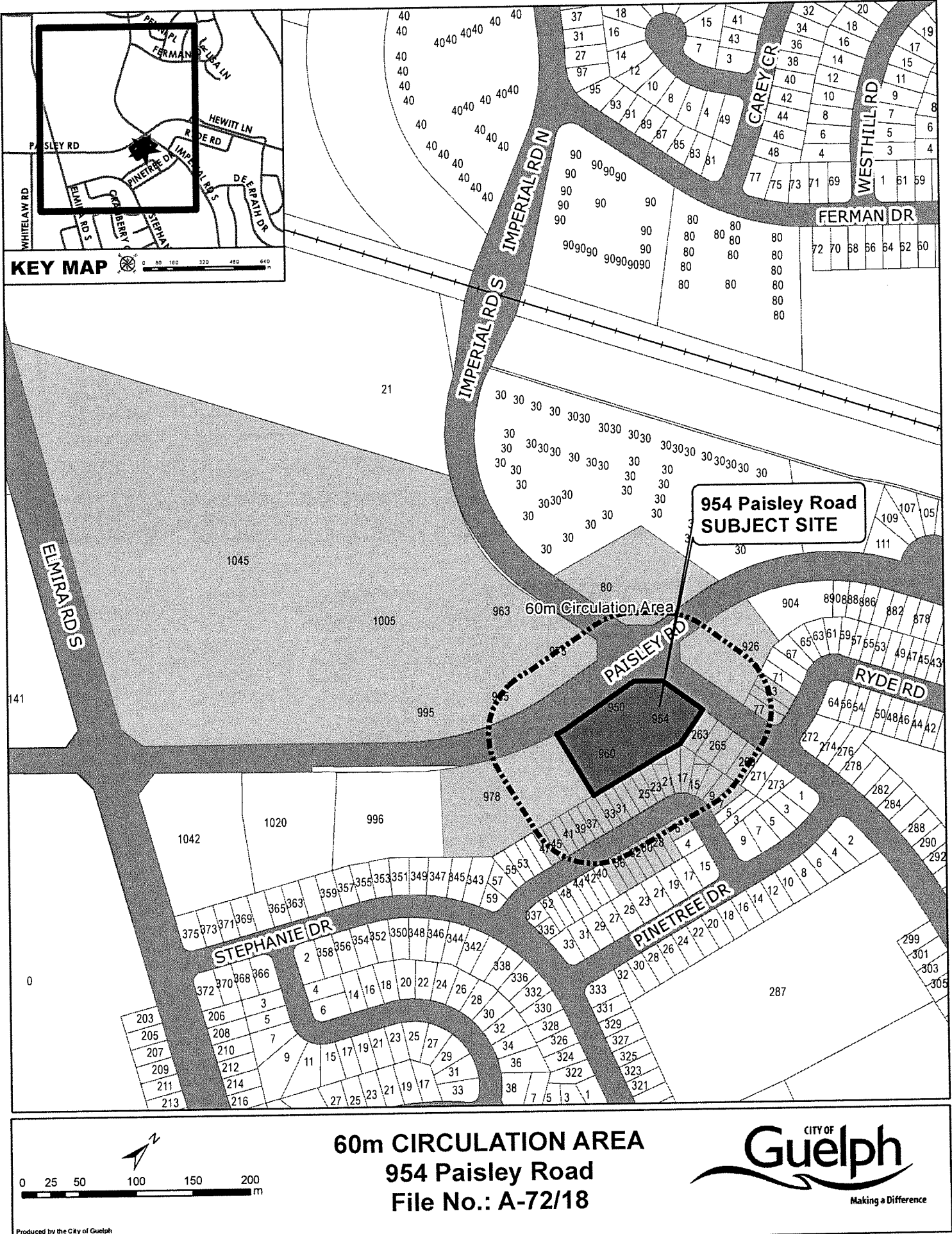
PROVIDING COMMENTS
Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **October 4, 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 24th day of September, 2018.



PAISLEY ROAD

SITE PLAN LAYOUT BASED ON PROPOSED APPLICATION

CURRENT LIMIT OF EXISTING EOP

FUTURE DEVELOPMENT

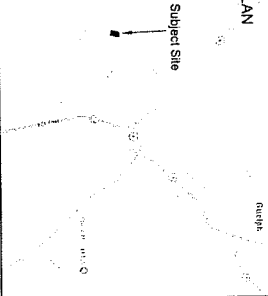
Ex. HYD

EXISTING BUILDING
(PROPOSED RES. ADJUV. USE)
468m²

EXISTING R.1B
RESIDENTIAL ZONE

EXISTING R.1D
RESIDENTIAL ZONE

KEY PLAN



SITE PLAN


Block 140
Registered Plan 61M-8
City of Guelph
County of Wellington

950 PAISLEY RD

SITE DATA

NEIGHBOURHOOD COMMERCIAL, NC ZONE	REQUIRED	PROVIDED	CONFORMS
MINIMUM LOT AREA	2000m ²	7632m ²	Y
MINIMUM LOT FRONT YIELD	7500m ²	51.8m	Y
MINIMUM FRONT & REAR YIELD	3.0m	6.0m	Y
MINIMUM FRONT SIDE YIELD	3.0m	7.6m	Y
REAR YIELD	3.0m	89.7m	Y
MINIMUM REAR YIELD	10.0m	6.0m	Y
MINIMUM GROSS FLOOR AREA	625m ² MIN	124m ²	Y
MINIMUM UNOCCUPIED OPEN SPACE	5% of Lot Area	44%	Y
PARKING SPACES	4 spaces	4	Y
BARRETT STREET PARKING	1 space	1	Y

* Calculation based on area in the "Limit of Site Plan Application"



GSP
group

DESIGNED & DEVELOPED BY LANDSCAPE ARCHITECTURE
ENGINEERING & DESIGN
CONSULTANTS
1000 KENNEDY ROAD
SUITE 100
SCARBOROUGH, ONTARIO M1T 3Z5
TEL: (416) 291-1111
WWW.GSPGROUP.COM

RESOURCES

ARCHITECT	LANDSCAPE ARCHITECT	ENGINEER	DESIGNER	PROJECT MANAGER	CLIENT

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 64 Chesterton Lane
- PROPOSAL:** The applicant is in the process of registering an accessory apartment in the semi-detached dwelling and proposes to maintain the width of the existing driveway.
- BY-LAW REQUIREMENTS:** The property is located in the Specialized Residential Semi-detached/Duplex (R.2-5) Zone. Variances from Section 4.13.7.2.3 and Table 5.2.2 Row 15 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that a residential driveway in an R.2 Zone shall have a maximum driveway width of 3.5 metres; and
- b) that a minimum area of 0.6 metres between the driveway and nearest lot line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.

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

- a) to permit a driveway width of 5.58 metres; and
- b) to permit a driveway that is 0 metres from the left 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, October 11, 2018
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-73/18

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

PROVIDING COMMENTS
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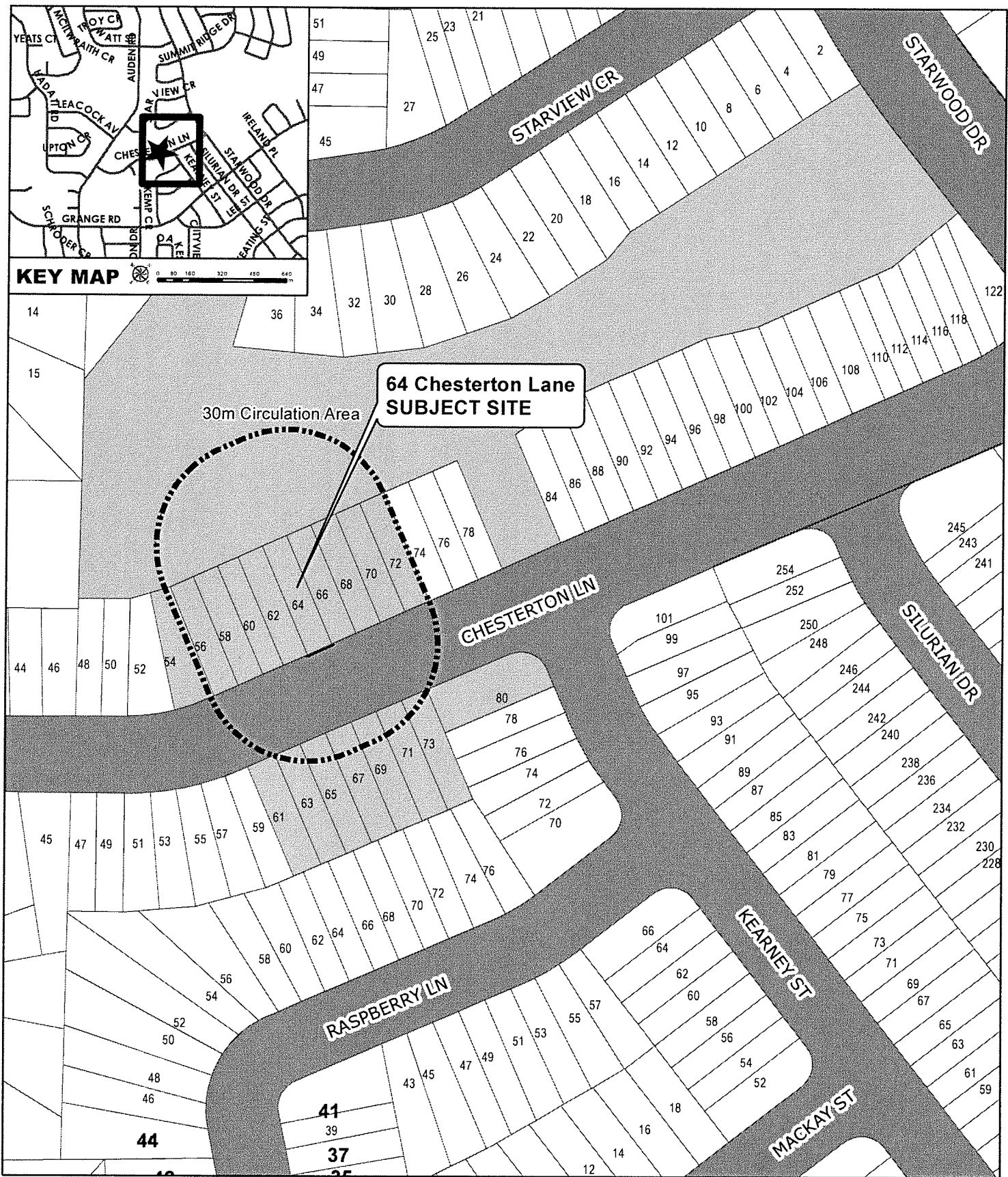
ADDITIONAL INFORMATION
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, 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 24th day of September, 2018.



METRIC

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

0004/004

PART

1

2

FILE COPY

BLOCK 237



REG'D

LOT 226

LOT 225

LOT

LOT

SIB 375

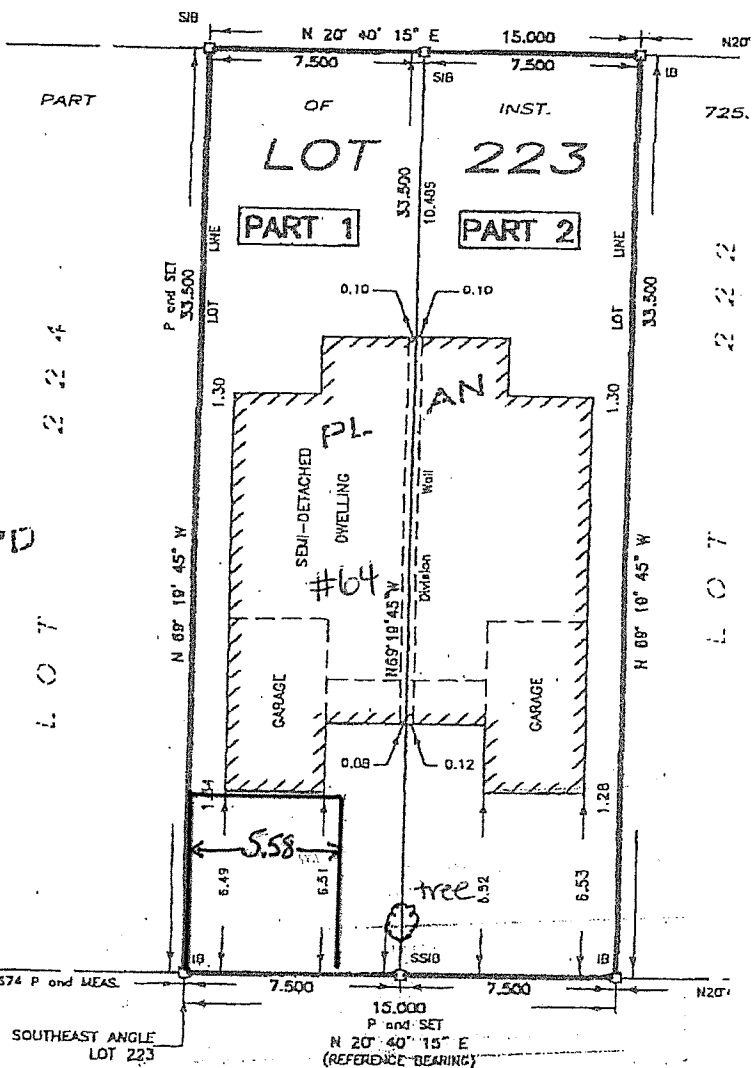
N 20° 40' 15" E

30.674 P and MEAS.

SOUTHEAST ANGLE
LOT 223

15.000
P and SET
N 20° 40' 15" E
(REFERENCE BEARING)

CHESTERTON LANE



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 11 Knevitt Place

PROPOSAL: The applicant is proposing to sever the property and create a new residential lot. The property is currently occupied by a single detached residential dwelling, which will be demolished to allow for the construction of two new dwellings.

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 with frontage along Knevitt Street of 23.3 metres and an area of 744 square metres. The retained parcel will have frontage along Knevitt Street of 23.1 metres and an area of 808 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, October 11, 2018

TIME: 4:00 p.m.

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

APPLICATION NUMBER: B-17/18

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 **October 4, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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ADDITIONAL INFORMATION

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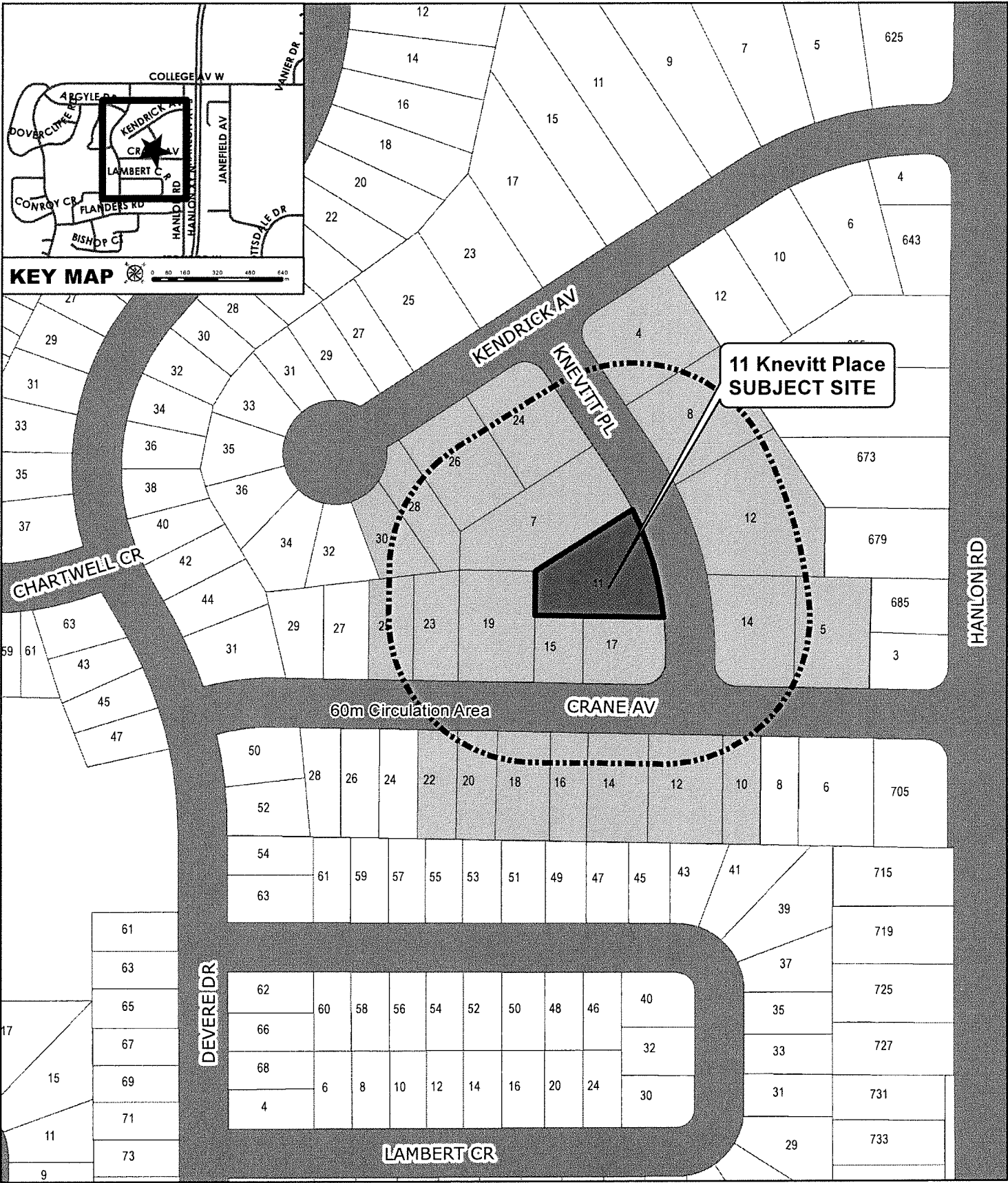
NOTICE OF THE DECISION

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

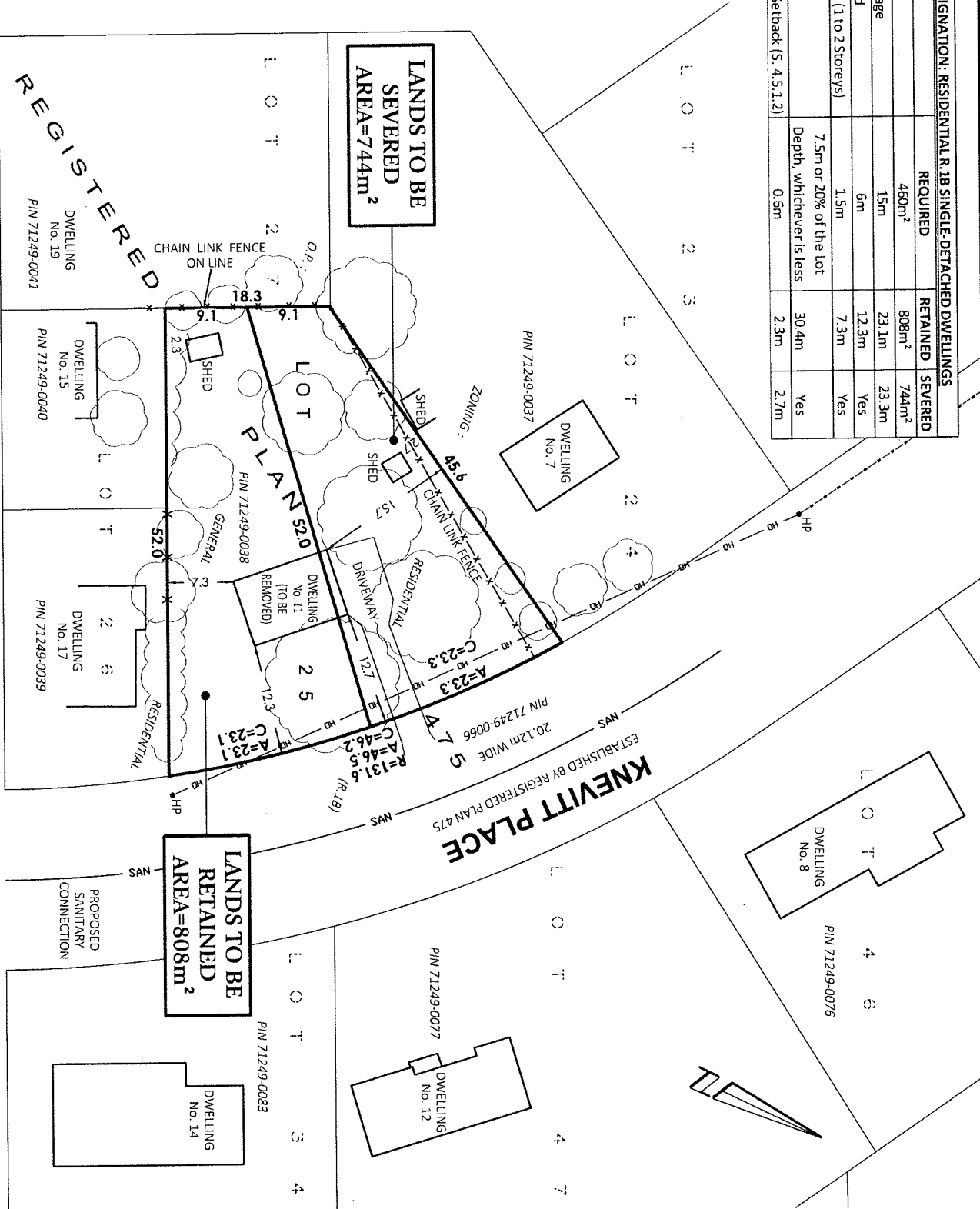
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

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

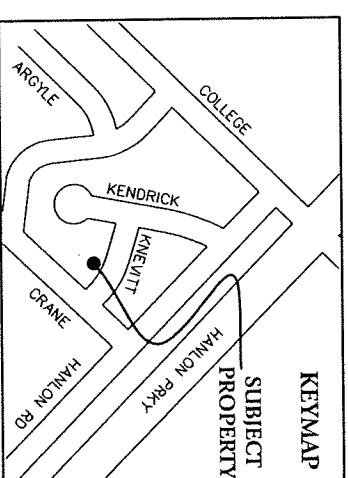
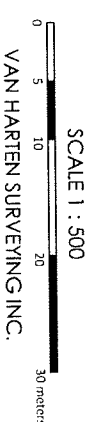
Dated this 24th day of September, 2018.



ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS			
REQUIRED	RETAINED	SEVERED	
MINIMUM Lot Area	460m ²	808m ²	744m ²
MINIMUM lot Frontage	15m	23.1m	23.3m
MINIMUM Front Yard	6m	12.3m	Yes
MINIMUM Side Yard (1 to 2 Storeys)	1.5m	7.3m	Yes
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less	30.4m	Yes
Accessory Building Setback (S. 4.5.1.2)	0.6m	2.3m	2.7m



SEVERANCE SKETCH
LOT 25, REGISTERED PLAN 475
CITY OF GUELPH
COUNTY OF WELLINGTON



- 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.
 - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 - SEPTIC ON SUBJECT PROPERTY TO BE DECOMMISSIONED AND REMOVED.

THIS SKETCH WAS PREPARED
ON THE 8th DAY OF AUGUST 2017

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



LAND SURVEYORS AND ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT NO. 23449-16

Aug 08, 2017 - 8:21am
G:\GUELPH\475\ACAD\SEV LOT25 (MOTTON) UTM.dwg

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 12 Knevitt Place

PROPOSAL: The applicant is proposing to sever the property and create two new residential lots. The property is currently occupied by a single detached residential dwelling, which will be demolished to allow for the construction of three new dwellings.

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

REQUEST: The applicant is requesting the following severances:

- a) File B-18/18: severance of a parcel of land with frontage along Knevitt Street of 13.9 metres and an area of 919 square metres; and
- b) File B-19/18: severance of a parcel of land with frontage along Knevitt Street of 13.9 metres and an area of 827 square metres.

The retained parcel will have frontage along Knevitt Street of 13.9 metres and an area of 838 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, October 11, 2018

TIME: 4:00 p.m.

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

APPLICATION NUMBERS: B-18/18 & B-19/18

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

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

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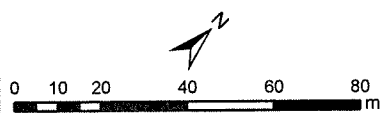
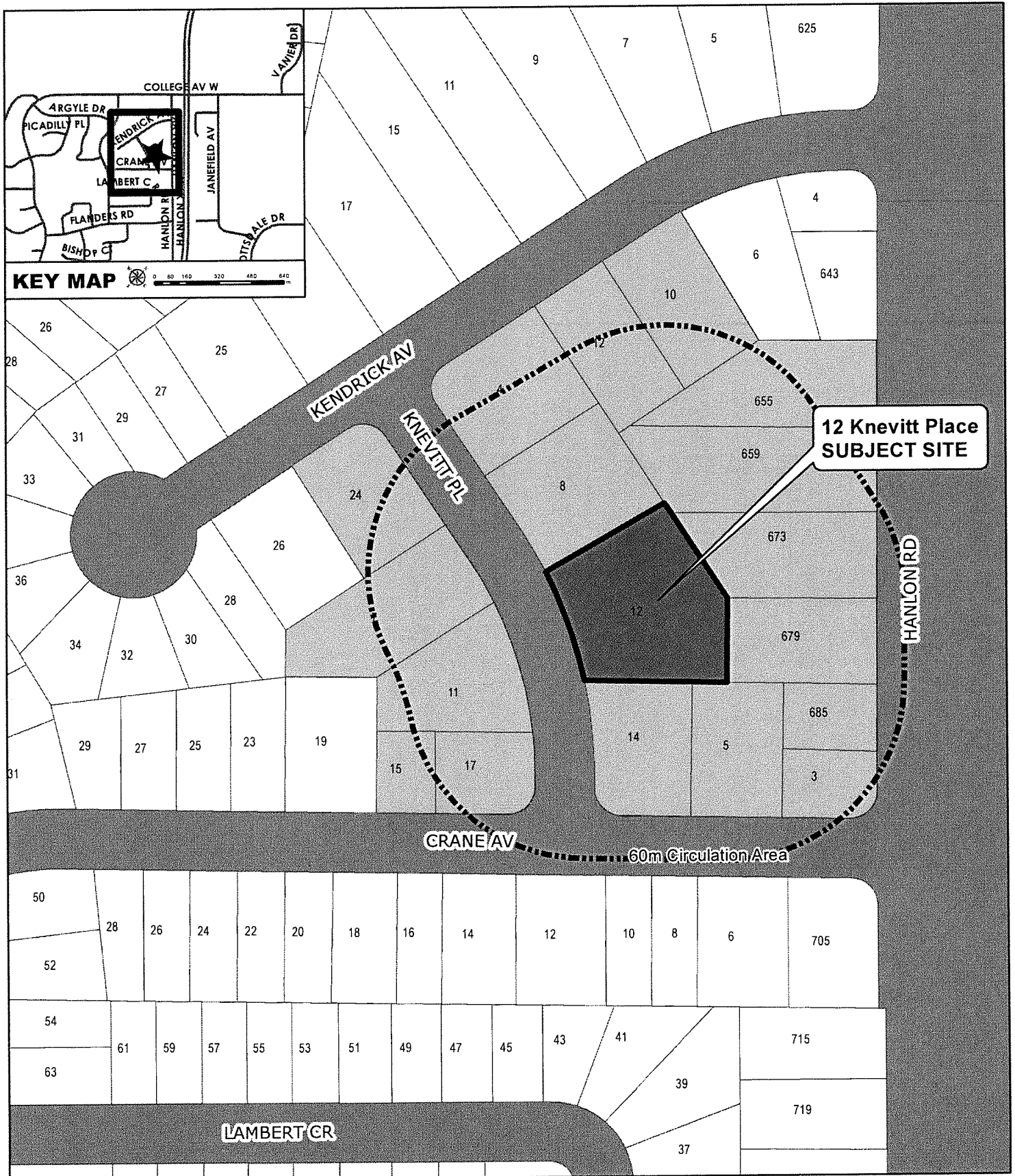
NOTICE OF THE DECISION

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

Dated this 24th day of September, 2018.

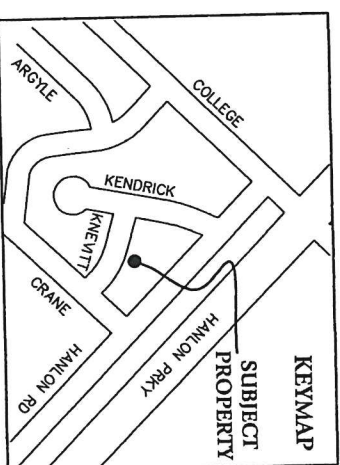


60m CIRCULATION AREA
12 Knevitt Place
File Nos.: B-18/18 & B-19/18

SEVERANCE SKETCH
LOT 47, REGISTERED PLAN 475
CITY OF GUELPH
COUNTY OF WELLINGTON



VAN HARTEN SURVEYING INC.



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RESIDENTIAL (R.1B).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL 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.
6. SEPTIC ON SUBJECT PROPERTY TO BE DECOMMISSIONED AND REMOVED.

THIS SKETCH WAS PREPARED
ON THE 17th DAY OF OCTOBER 2017

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

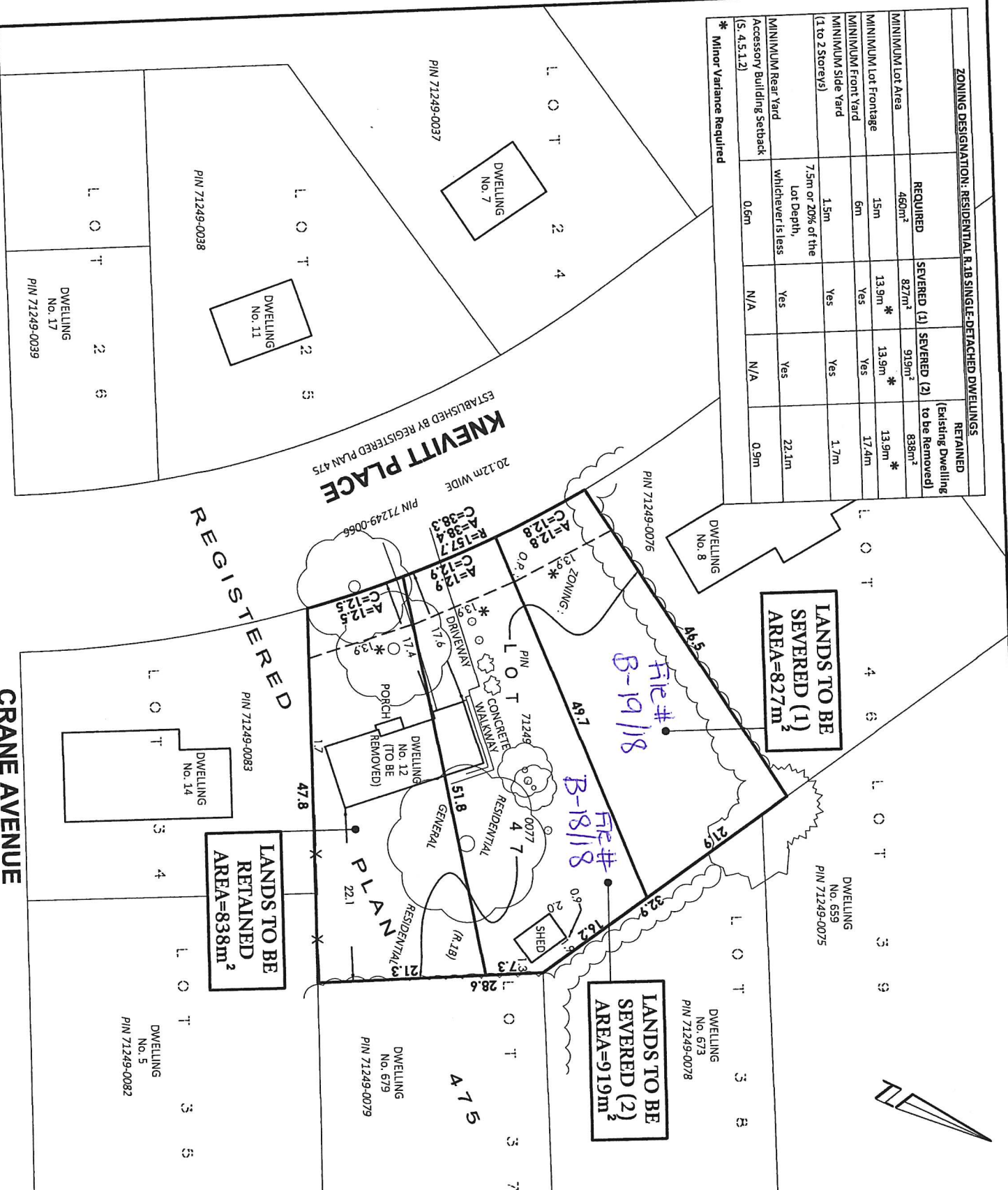
www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JBB PROJECT No. 24430-17

Oct 17, 2017 - 1:05pm
G:\GUELPH\475\ACAD\SEV LOT47 (SCHNICK) UTM (3 LOTS).dwg

ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS				RETAINED (Existing Dwelling to be Removed)
MINIMUM Lot Area	REQUIRED 460m ²	SEVERED (1) 827m ²	SEVERED (2) 919m ²	838m ²
MINIMUM Lot Frontage	15m	13.9m *	13.9m *	13.9m *
MINIMUM Front Yard	6m	Yes	Yes	17.4m
MINIMUM Side Yard (1 to 2 storeys)	1.5m	Yes	Yes	1.7m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less	Yes	Yes	22.1m
Accessory Building setback (S. 4.5.1.2)	0.6m	N/A	N/A	0.9m

* Minor Variance Required



CRANE AVENUE
(BY REGISTERED PLAN 475)
PIN 71249-0065

PIN 71249-0065

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 615 Willow Road

PROPOSAL: The applicant is proposing to establish an accessory apartment in the existing semi-detached dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Semi-detached/Duplex (R.2) Zone. A variance from Section 4.15.1.4.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires three off-street parking spaces for the existing dwelling and proposed accessory apartment with no more than two of the required parking spaces permitted in a stacked arrangement.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit three (3) off-street parking spaces for the existing semi-detached dwelling and proposed accessory apartment in a stacked arrangement.

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, October 11, 2018**

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

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

APPLICATION NUMBER: **A-74/18**

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

PROVIDING COMMENTS

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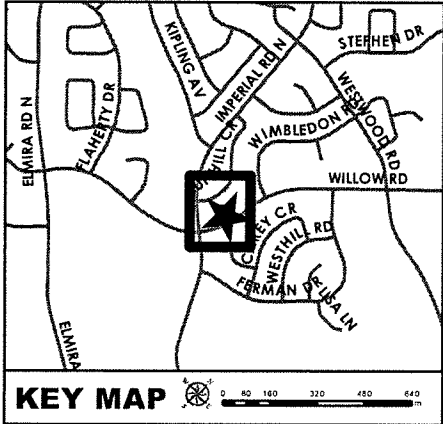
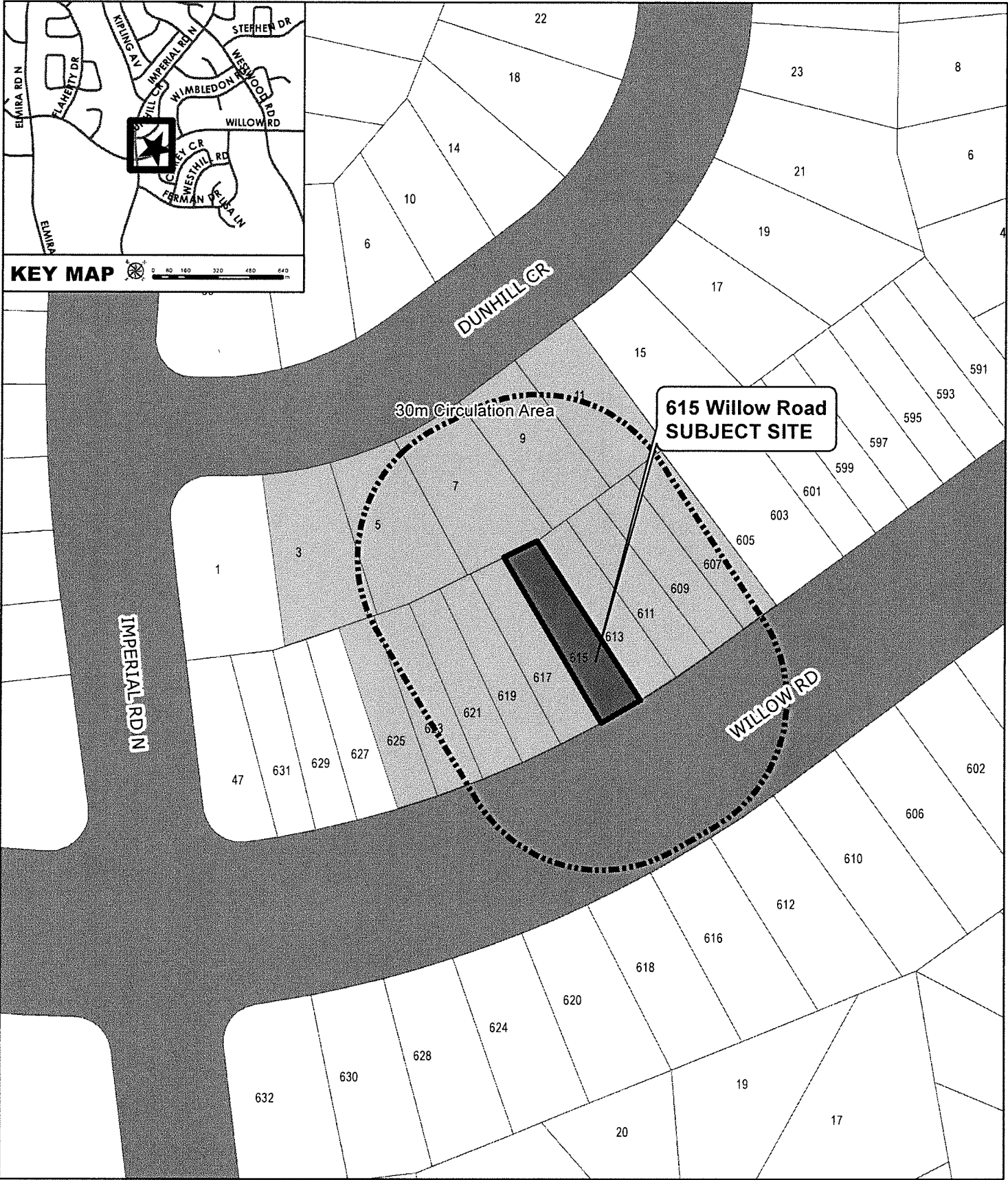
ADDITIONAL INFORMATION

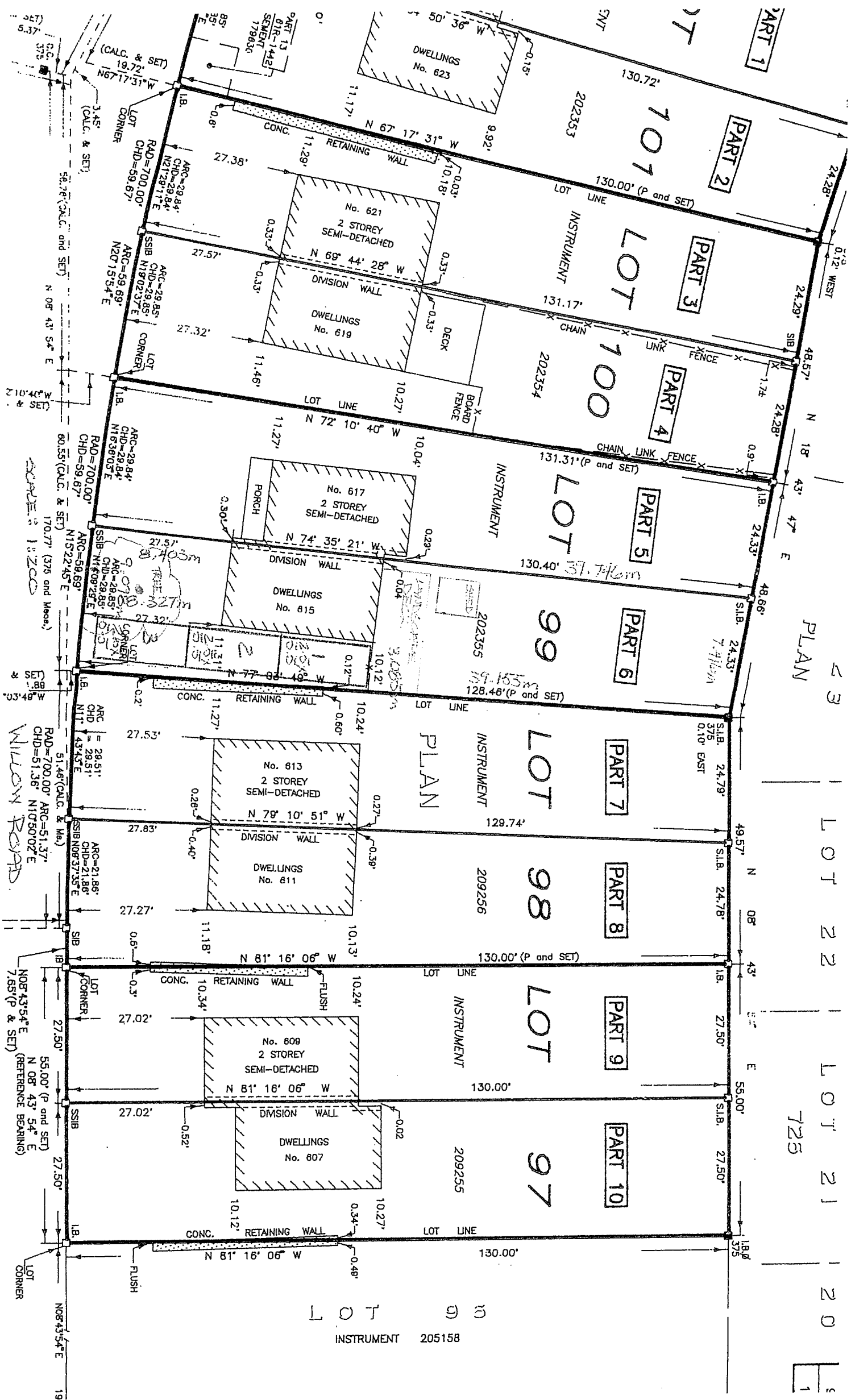
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours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

NOTICE OF THE DECISION

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Dated this 24th day of September, 2018.





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 181 King Street

PROPOSAL: The applicant is proposing to renovate the existing dwelling and construct a 19.68 square metre addition. A similar application previously received conditional approval at the July 12, 2018 Committee of Adjustment hearing (file A-59/18); however, the applicant has submitted a new application so that new conditions may be imposed.

BY-LAW

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

The property contains a triplex (3 units), which is considered to be legal non-conforming 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 enlarge/extend the legal non-conforming use to permit the construction of a 19.68 square metre 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, October 11, 2018**

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

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

APPLICATION NUMBER: **A-75/18**

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 **October 4, 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

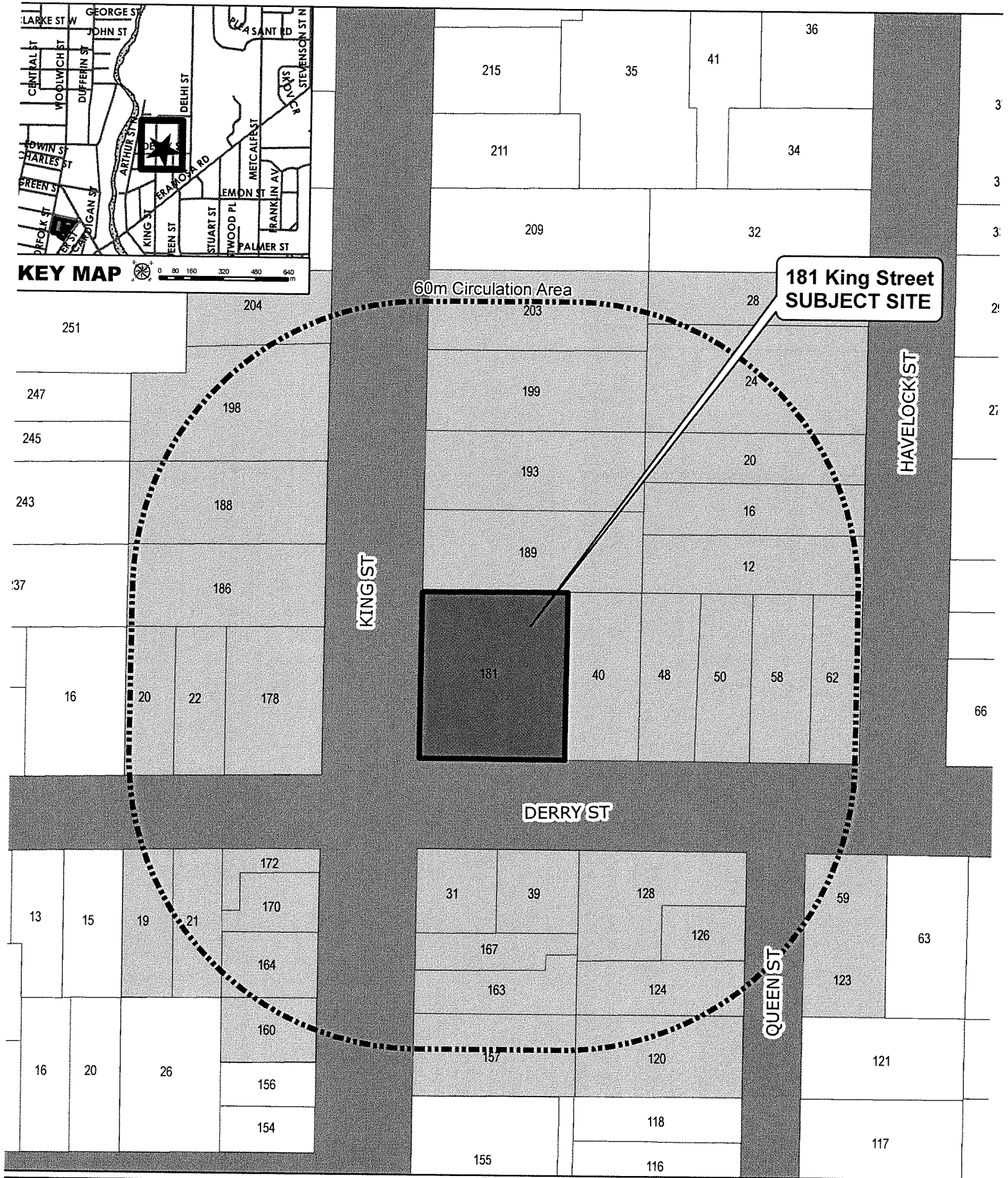
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours 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 24th day of September, 2018.



60m CIRCULATION AREA
181 King Street
File No.: A-75/18

ID	Issue Name	Date
01	Minor Variance App'n	2018-06-11

SITE PLAN KEYNOTES:

Part of Lot 1 & 2
Registered Plan 146

Zoning R1B

Lot Area 1,012.8 m²
Lot Frontage 30.489 m
Height 4m (2 Storey)

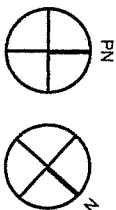
Existing Building Areas
Main Floor area 186.91 m²
Second Floor area 178.38 m²
Shed 13.96 m²
Veranda 11.35 m²
Total 389.6 m²

Proposed Building Areas
Main Floor area 205.59 m²
Second Floor area 161.34 m²
Shed 13.96 m²
Veranda 11.35 m²
Total 392.24 m²

SETBACKS

Front Yard (Derry St) 10.33
Interior Side (E) 3.69
Exterior Side (W) 4.73
Rear Yard 3.53

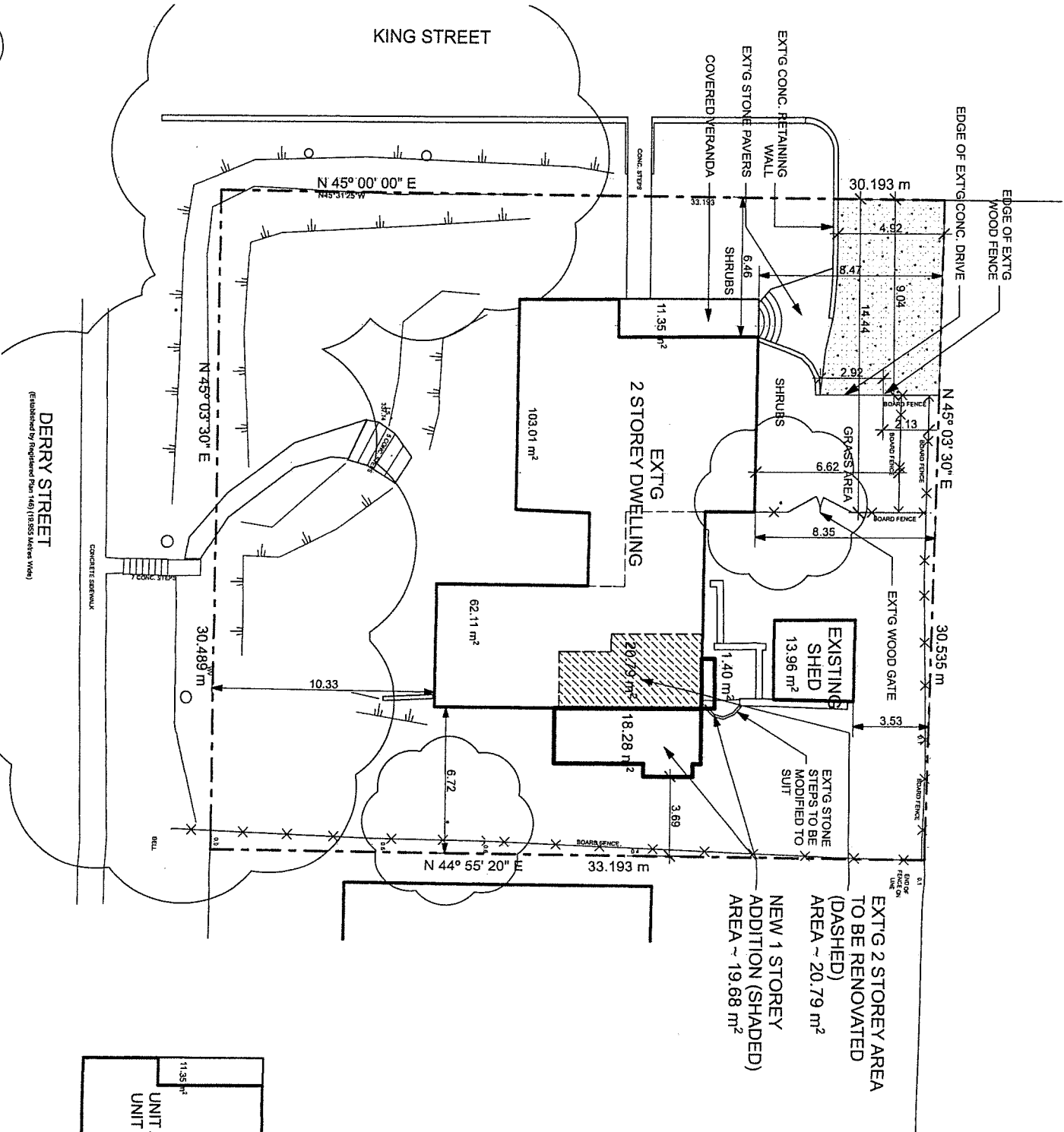
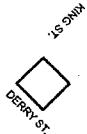
Survey information taken from survey,
prepared by Van Herten Surveying 1980 &
2017 (partial survey)



PROJECT	Hall Residence Addition/ Renovation
DRAWING NAME	181 King St. Guelph ON
SITE PLAN	

PLANT DATE	2018-06-12	DRAWING NO.	
SCALE	AS NOTED	PROJECT NO.	1705
PROJECT NO.	1705	LAST REVISION	A.01

3 SITE CONTEXT MAP
NOT TO SCALE



1 SITE PLAN
SCALE: 1:200

2 APARTMENT LAYOUT SCHEMATIC

