

COMMITTEE OF ADJUSTMENT APPLICATION FOR CONSENT



| | | |
|---|---|-------------------------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Nov. 3, 2016</u> | Folder #: |
| | Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Application #: <u>B-25/16</u> |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 68A/B re. 70 York Road

Legal description of property (registered plan number and lot number or other legal description):
Part of Lot 159, Reg'd Plan 113, Lots 1 + 2, Dep Plan 61R-20836

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? No Yes
If yes, describe:

Are the lands subject to any mortgages, easements, right-of-ways or other charges: No Yes
If yes, explain:

OWNER(S) INFORMATION:

Name: TerraView Riverside Ltd.

Mailing Address: 45 Speedvale Ave East Unit 5

City: Guelph Postal Code: N1H 1J2

Home Phone: _____ Work Phone: 519-763-6458

Fax: _____ Email: 519-763-7296

AGENT INFORMATION (If Any)

Name: Tracy Lesperance

Company: Vanharten Surveying Inc.

Mailing Address: 423 Woolwich St

City: Guelph Postal Code: N1H 3X3

Home Phone: _____ Work Phone: 519-821-2763 x 227

Fax: 519-821-2770 Email: tracy.lesperance@vanharten.com

PURPOSE OF APPLICATION (please check appropriate space):

- Creation of a New Lot Easement Right-of-Way
 Charge / Discharge Correction of Title Lease
 Addition to a Lot (submit deed for the lands to which the parcel will be added) Other: Explain
- _____
- _____

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:

N/A

DESCRIPTION OF LAND INTENDED TO BE SEVERED Part 2

| | | | | |
|--|---------------------|---|------------------------------|---------------|
| Frontage / Width: (m) 7.739 | Depth (m) 33.235 | Area: (m ²) 258.27m ² | Existing Use: Residential | Proposed Use: |
| Existing Buildings/Structures: | | Proposed Buildings / Structures: | | |
| Use of Existing Buildings/Structures (specify): | | Proposed Use of Buildings/Structures (specify): | | |
| DESCRIPTION OF LAND INTENDED TO BE RETAINED Part 1 | | | | |
| Frontage / Width: (m) 7.741 | Depth (m) 32.970 | Area: (m ²) 256.22m ² | Existing Use: Residential | Proposed Use: |
| Existing Buildings/Structures: | | Proposed Buildings / Structures: Semi-detached dwelling (under construction) | | |
| Use of Existing Buildings/Structures (specify): | | Proposed Use of Buildings/Structures (specify): construction | | |

TYPE OF ACCESS TO THE RETAINED LANDS

- Provincial Highway Municipal Road
 Private Road Right-of-Way
 Other (Specify)

TYPE OF ACCESS TO THE SEVERED LANDS

- Provincial Highway Municipal Road
 Private Road Right-of-Way
 Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS

- Municipally owned and operated Privately Owned Well
 Other (Specify)

TYPE OF WATER SUPPLY TO THE SEVERED LANDS

- Municipally owned and operated Privately Owned Well
 Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS

- Municipally owned and operated Septic Tank
 Other (Explain)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS

- Municipally owned and operated Septic Tank
 Other (Explain)

| | |
|---|---|
| Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | Is any portion of the land to be severed or retained located within a floodplain? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes |
|---|---|

LAND USE

What is the land use designation of the site in the Official Plan? Residential 1 + Special Policy Area

Does the proposal conform? YES NO

If No, has a separate application for an Official Plan Amendment been made?

Yes No FILE No.: _____ Status: _____

What is the current zoning of the subject lands? R2 - semi-detached / duplex etc.

Does the proposed plan conform to the existing zoning? YES NO

If No, have you made a concurrent application for Minor Variance?

Yes No FILE No.: _____ Status: _____

HISTORY OF SUBJECT LANDS

Has the subject land ever been the subject of:

- a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? YES NO

If yes, provide the following:

FILE No.: _____ Status: _____

- b) An application for Consent under section 53 of the *Planning Act*? YES NO

If yes, provide the following:

FILE No.: _____ Status: _____

Please indicate the previous severance(s) and supply the following information for each parcel severed: Transferee's name, date of the transfer and use of the parcel transferred; and attach the information to this application.

If this application is a re-submission of a previous consent application, describe how it has been changed from the original application on a separate page.

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|
| Official Plan Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Zoning By-law Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Plan of Subdivision | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Building Permit | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Minor Variance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Previous Minor Variance Application | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>A-8/16 - application denied</u> |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent), hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

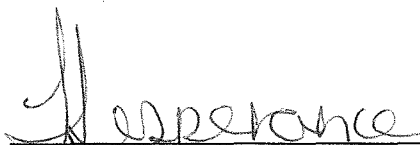
This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

TerraView Riverside Ltd.

[Organization name / property owner's name(s)]

being the registered property owner(s) of

70 York Road

(Legal description and/or municipal address)

hereby authorize VantHarden Surveying Inc. - Tracy Lesperance
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 31st day of October 2016.

[Signature]
(Signature of the property owner)

[Signature]
(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

AFFIDAVIT

I/we, Tracy Lesperance - VanHarten Surveying Inc., of the City of
(town, city)

Guelph in County/Regional Municipality of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[Signature]
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City of Guelph in the County/Regional Municipality of
(city or town)
Wellington this 2nd day of November, 2016.

[Signature]
Commissioner of Oaths

James Michael Laws,
A Commissioner, etc.,
Province of Ontario,
For Van Harten Surveying Inc.
Expires May 11, 2018.

(official stamp of Commissioner of Oaths)

SKETCH FOR BUILDING PERMIT APPLICATION

PART 6, DEPOSIT PLAN 61R-10518

CITY OF GUELPH

SCALE: 1 - 200

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.

NOTE: LOT DIMENSIONS ARE AS SHOWN ON DEPOSITED PLAN 61R-10518 AND HAVE NOT BEEN VERIFIED BY SURVEY.
 PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

© - THIS SKETCH IS PROTECTED BY COPYRIGHT.
 - THIS LOT MAY CONTAIN STRUCTURAL FILL.

ZONING: R2 (MAP 66)

FRONT YARD - 6.00 MINIMUM
 SIDE YARD - 1.20 MINIMUM
 REAR YARD - 20% OF LOT DEPTH (6.70 MIN.)
 LOT FRONTAGE - 7.50 MINIMUM (EACH UNIT)
 LOT AREA = 230.00m² MINIMUM (EACH UNIT)
 COVERAGE - 40% MAXIMUM
 DRIVEWAY WIDTH - 3.50 MAXIMUM

TOP OF FOUNDATION = 311.03
 UNDERSIDE OF FOOTING = 309.66
 BASEMENT FLOOR = 309.89
 FINISHED FLOOR = 311.28
 GARAGE CUT TO FINISHED SLAB = 0.20
 FROST FOOTINGS REQUIRED (309.03 MIN.)

NOTES:

- NOT A STANDARD FOUNDATION HEIGHT.
- PART 68 : WATER AND SANITARY SERVICE TO BE RE-ALIGNED TO AVOID CROSSING PROPERTY OF 6A.
- MINIMUM FINISHED FLOOR = 310.90 DUE TO FLOOD PLAIN.

NOTE: SIDE YARD TOLERANCE IS LESS THAN 0.05 M. IT IS THE SURVEYOR'S RECOMMENDATION THAT FOOTINGS BE PINNED.

SODDED AREA = 259.0m²

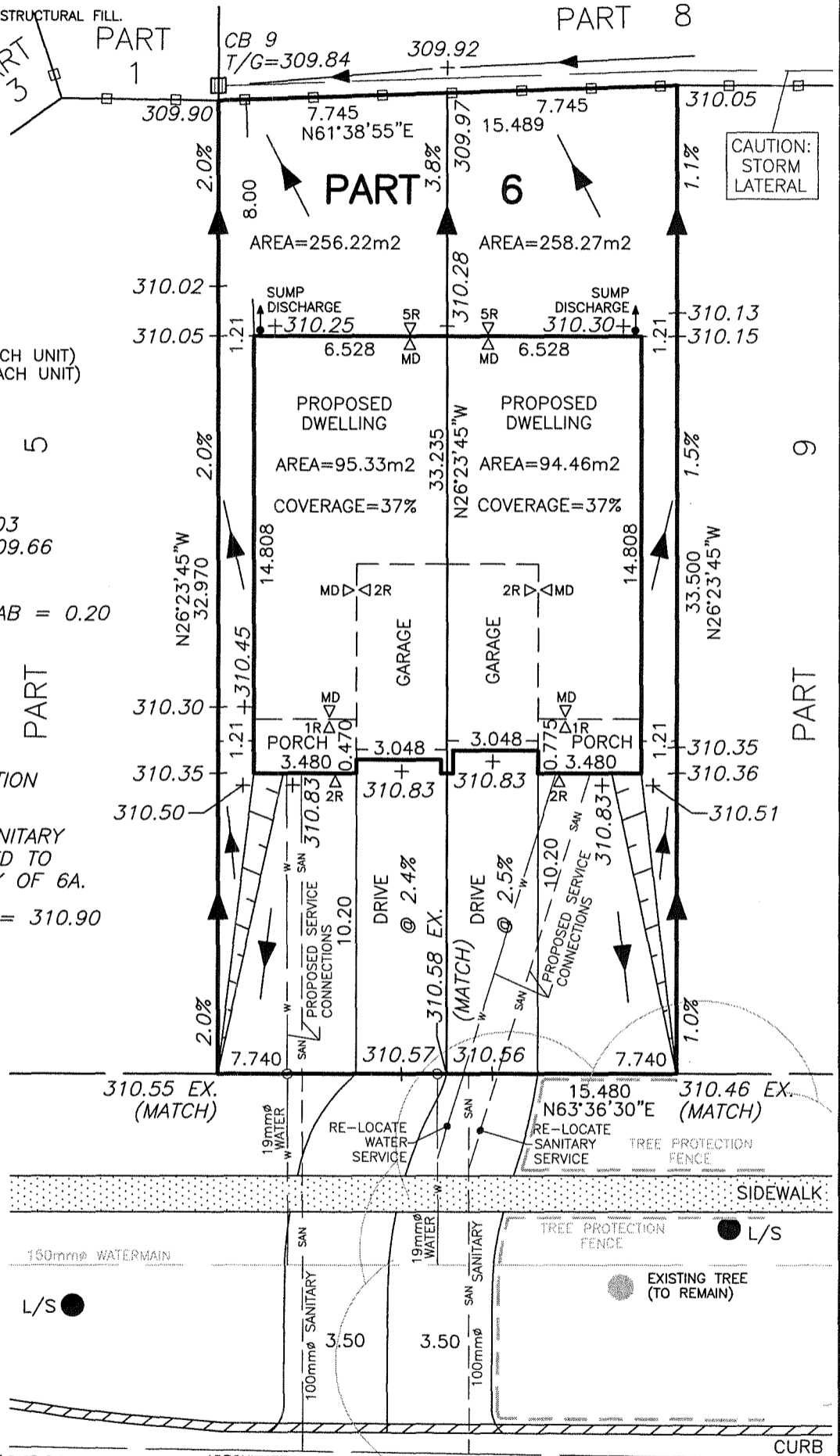
AMENDED: AUGUST 3, 2016

Aug 03,2016-3:06pm
 G:\GUELPH\113\TERRA VIEW CONDO Riverside\ACAD\PART 6.dwg

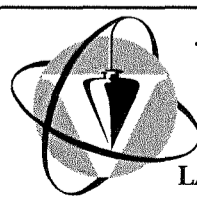
APROXIMATE INV=307.9m

YORK ROAD

APROXIMATE INV=308.0m 450mm ϕ SANIT



THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL



Van Harten

SURVEYING INC.

LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET - GUELPH, ONTARIO
 PHONE (519) 821-2763 FAX 821-2770

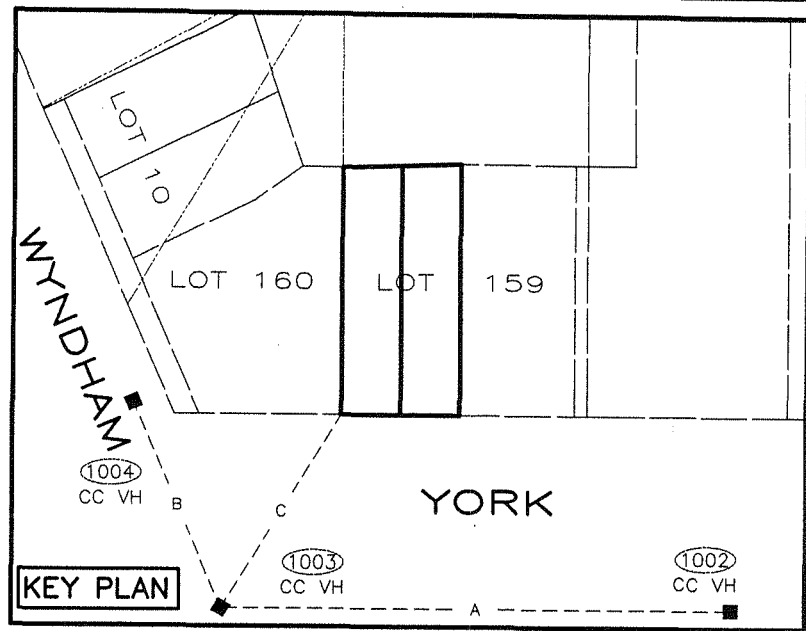
| | |
|-----------------------------------|--------------|
| FOR: TERRA VIEW HOMES LTD. | |
| PROJECT NO. | 19242-10 |
| DATE: | JULY 8, 2016 |
| PART 6 | TML |

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
PART OF LOT 159, REGISTERED PLAN 113
BEING PART 6, 61R-10518
CITY OF GUELPH
COUNTY OF WELLINGTON

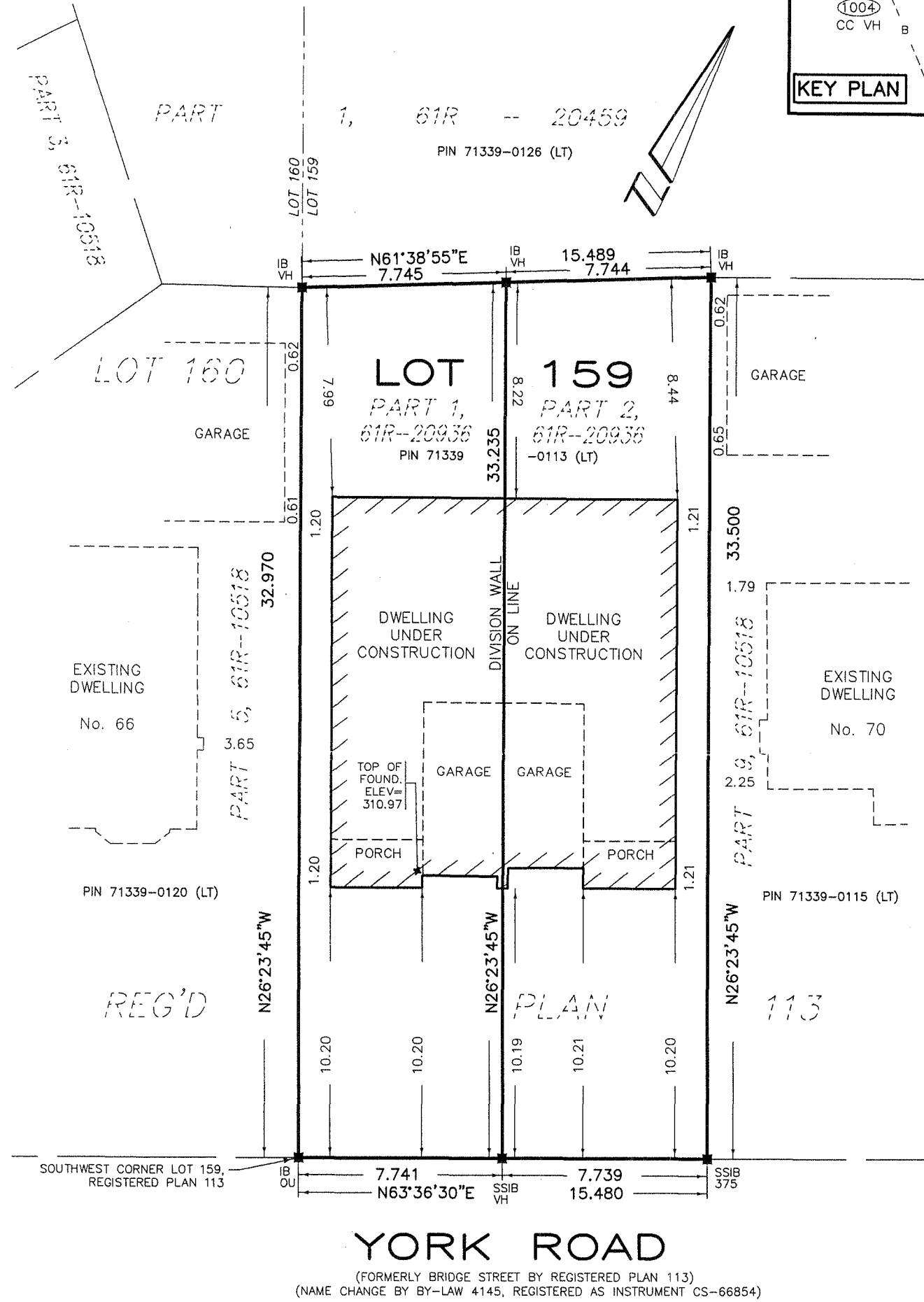
SCALE: 1 - 200



VAN HARTEN SURVEYING INC.



| LOT CONTROL TRAVERSE DATA | |
|---------------------------|---|
| A | : N63°40'03"E 66.896 Reference Bearing |
| B | : N49°21'35"W 29.986 |
| C | : N4°36'53"E 30.478 |



SUMMARY REPORT:

CLIENT: TERRA VIEW HOMES LTD.
 VAN HARTEN SURVEYING INC. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

DESCRIPTION:
 PART OF LOT 159, REGISTERED PLAN 113
 BEING PARTS 1 & 2, 61R-20936
 PIN 71339-0113 (LT)
 CITY OF GUELPH

EASEMENTS:
 NONE FOUND IN REGISTRY OFFICE.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
 PLAN SUBMISSION FORM
1992743

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29(3)

© 2016 VAN HARTEN SURVEYING INC. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.

Nov 02, 2016 - 2:15pm
 G:\GUELPH\113\TERRA VIEW CONDO Riverside\ACAD\BPART6 UTM 2010.DWG

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

NOTE : ALL MEASUREMENTS SHOWN TO BUILDING ARE TO THE CONCRETE FOUNDATION UNLESS INDICATED OTHERWISE

NOTE : ALL MEASUREMENTS SHOWN ON THIS PLAN ARE BY VAN HARTEN SURVEYING INC. UNLESS INDICATED OTHERWISE

LEGEND:

- SURVEY MONUMENT SET
 - SURVEY MONUMENT FOUND
 - SIB STANDARD IRON BAR
 - SSIB SHORT STANDARD IRON BAR
 - IB IRON BAR
 - CC CUT CROSS
 - (1001) CONTROL POINT
- 375 BLACK, SHOEMAKER ET AL, O.L.S.
 1155 & VH VAN HARTEN SURVEYING INC., O.L.S.'s

NOTE:
 BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS (NAD83 ADJUSTMENT), RELATED TO PLAN 113 AND BASED ON CONTROL LINE 'A' AS SHOWN HAVING A BEARING OF N63°40'03"E.

PROJ. NO. 19242-10
 CHECKED BY J.S.S.
 DRAWN BY S.A.P.

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH, ONTARIO N1H 3X3
 PHONE: (519) 821 - 2763 FAX: (519) 821 - 2770
 660 RIDDELL ROAD, UNIT 1 ORANGEVILLE, ONTARIO L9W 5G5
 PHONE: (519) 940 - 4110 FAX: (519) 940 - 4113
 www.vanharten.com

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF SEPTEMBER, 2016.

JOHN S. SCOTT, O.L.S.
 DATE: NOVEMBER 1, 2016

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



| | | |
|---|---|-------------------------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Oct-29, 2016.</u> | Folder #: |
| | Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Application #: <u>A-91/16</u> |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 5 Vipond Street

Legal description of property (registered plan number and lot number or other legal description):
Residential Semi-detached dwelling part lot 86

OWNER(S) INFORMATION:

Name: Vivien, Rachael & Alistair Keir
Mailing Address: 5 Vipond street
City: Guelph Postal Code: N1E 0G9
Home Phone: 519 836 0378 ^{Cell} Work-Phone: 226 821 3465
Fax: _____ Email: rachaelскеir@hotmail.com

AGENT INFORMATION (If Any)

Company: _____
Name: _____
Mailing Address: _____
City: _____ Postal Code: _____
Work Phone: _____ Mobile Phone: _____
Fax: _____ Email: _____

| | |
|---|--|
| Official Plan Designation: <u>General Residential</u> | Current Zoning Designation: <u>R2 zone</u> |
|---|--|

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

Variance under section 4.03.7.2.3 Zoning bylaw - Residential Driveway. → To adjust driveway width by 1.4m - 1.3m reduction is possible if repaved instead of stones

→ Rino Dal Bello (Planning) stated this type of variance is not supported by planning staff, but legal right to apply

→ Christine Smith (Engineering) Emailed stating engineering doesn't provide comments until application filed... Joe? Engineering called & stated not an engineering concern as we are not going past curb

Why is it not possible to comply with the provision of the by-law? (your explanation)

We purchased this place & moved in Aug 2016. My brother & myself moved in with my mother (All 3 own cars) after my father passed in Jan. 2016, to help out. Currently we park one in the garage, one in the driveway & one on the road. We built a pathway extension like many neighbours to park on to get the car off the street for winter as well to avoid street parking near the neighbours house by the mail box who has accused my mother as to why she parks on the street as well as giving myself the finger for parking. With winter approaching we need somewhere to park our car so we don't violate the winter parking bylaw as well the 48 hour street parking bylaw valid year round. Also it would help avoid confrontation with a neighbour who hates street parking.

PROPERTY INFORMATION

| | | | |
|--|--|--|---|
| Date property was purchased: | April 3rd 2016 Possession August 5th 2016 | Date property was first built on: | 2009 |
| Date of proposed construction on property: | September 2016 Paving stones placed beside legal driveway | Length of time the existing uses of the subject property have continued: | used Sept 5th until letter arrived September 30th |

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):
Residential

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):
Residential

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 6.849m Depth: 33.528m Area: 44.222m²

| PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric) | | | |
|--|-----------------------------------|---|-----------------------------------|
| EXISTING (DWELLINGS & BUILDINGS) | | PROPOSED | |
| Main Building | | Main Building | |
| Gross Floor Area: | 141.1 m ² | Gross Floor Area: | 141.1 m ² No change |
| Height of building: | 6.096 m | Height of building: | 6.096 m No change |
| Garage/Carport (if applicable) | | Garage/Carport (if applicable) | |
| Attached <input checked="" type="checkbox"/> | Detached <input type="checkbox"/> | Attached <input checked="" type="checkbox"/> | Detached <input type="checkbox"/> |
| Width: | 5.24 m 3.2 m | Width: | 3.2 m |
| Length: | 5.94 m | Length: | 5.94 m |
| Driveway Width: | 4.9 m | Driveway Width: | 4.9 m → 4.8 m |
| Accessory Structures (Shed, Gazebo, Pool, Deck) | | Accessory Structures (Shed, Gazebo, Pool, Deck) | |
| Describe details, including height: Shed L - 1.87 m W - 2.44 m H - 2.69 m | | Describe details, including height: No changes to shed | |

| LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND | | | |
|--|-------------------------------|---------------------------------------|--------------------------------------|
| EXISTING | | PROPOSED | |
| Front Yard Setback: | 6.29 m 3.29 6.29 M | Front Yard Setback: | No change M |
| Exterior Side Yard (corner lots only) | NA M | Exterior Side Yard (corner lots only) | NA M |
| Side Yard Setback: | Left: 1.35 M Right: NA M | Side Yard Setback: | Left: No change M Right: No change M |
| Rear Yard Setback | 12.24 m Left / 12.65 Right M | Rear Yard Setback | No change M |

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify) _____

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided: _____

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|-------------------------------------|--------------------------|-----------------------------|
| Official Plan Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
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| Plan of Subdivision | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Building Permit | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Consent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Previous Minor Variance Application | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

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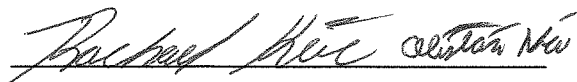
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Signature of Owner or Authorized Agent



Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Vivien, Rachael & Alistair Keir, of the City/Town of Guelph in County/Regional Municipality of Wellington, solemnly

declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Alistair Keir Rachael Keir
Signature of Applicant or Authorized Agent

Vivien Keir
Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of

Wellington this 7th day of November, 20 16.

Dylan McMahon
A Commissioner, etc., Province
of Ontario for the Corporation
of the City of Guelph,
Expires April 25, 2017.

[Signature]
Commissioner of Oaths

(official stamp of Commissioner of Oaths)

LOT 94

LOT 93

N45°35'15"W

10.73

10.548M
Rear property width

Shed
L-1.67m
W-2.44
H-2.69

shed to fence on right
7m

shed to house setback
9.14m

LOT 86

LOT 85

PIN 71493

2388 (L7)

DEPOSITED

left side depth
34.275

left side
Rear yard setback
12.24

PLAN

PART 17

right side depth
34.243

right side
Rear yard setback
12.65

01R-1

PART 18

PART

2.81

2.28

EXISTING DWELLING

DWELLING UNDER CONSTRUCTION
No. 5

DWELLING UNDER CONSTRUCTION
No. 3

CENTRELINE OF DIVISION

WALL ON LINE

GARAGE

GARAGE

PORCH

PORCH

TOP OF FOUND.
ELEV. = 351.11

side yard setback
1.35

REGISTERED

N41°30'10"E

N47°51'08"E

maple tree

5.639m
Front yard setback left side
6.43
Total
4.9m

side walk

wall

Part 17
Rear yard setback

6.29
Front yard setback
Right side

8.30

Vipond

18
375

RAD=78.500
ARC=8.854
CHD=6.854

Front property

RAD=78.500
ARC=8.840
CHD=6.840

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



| | | |
|---|---|--------------------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Nov-3, 2016.</u> | Folder #: <u>A-92/16</u> |
| | Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Application #: |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 45 DeShane Street, Guelph, Ontario

Legal description of property (registered plan number and lot number or other legal description):
Lot 39, Registered Plan 61M-178

OWNER(S) INFORMATION:

Name: Nathan Reid Holdings Ltd.

Mailing Address: 2781 Townline Road, R.R.#21

City: Cambridge Postal Code: N3C 2V3

Home Phone: _____ Work Phone: 519 249-1500 x 122

Fax: 519 249-1700 Email: nathan@reidhomes.ca

AGENT INFORMATION (If Any)

Company: Reid Homes

Name: ~~Theresa Washik~~ Grant Worton

Mailing Address: 2781 Townline Road, R.R.#21

City: Cambridge Postal Code N3C 2V3

Work Phone: ~~519 249-1500 x 121~~ 519-223-1037 Mobile Phone: _____

Fax: 519 249-1700 Email: ~~Theresa@reidhomes.ca~~
grant@reidhomes.ca

| | |
|---|--|
| Official Plan Designation: General Residential | Current Zoning Designation: R.1D-12 (Defined Area Map No. 78) |
|---|--|

| |
|---|
| NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required): This application is being submitted for consideration of increasing the floor area of a basement accessory apartment from 80 sq.m. to 113 sq.m. based on the reasoning below. |
| |
| |
| |
| |
| |
| |
| |

| |
|---|
| Why is it not possible to comply with the provision of the by-law? (your explanation) The Zoning Bylaw limits the area of an Accessory Apartment to 45% of the total Floor Area of the Building and 80 sq.m. (861 sq.ft.), whichever is lesser. The Single Family Dwelling unit currently under construction will have a Total Floor Area of 327.1409 sq.m. (3,521.315 sq.ft.). The 45% requirement would permit an accessory apartment area of 147.21 sq.m. (1,584.60 sq.ft.), therefore the 80 sq.m. limit governs in this application. The basement of this house has an area of 113 sq.m. (1,216.32 sq.ft.) and the requirements of 4.15.1 would require 33 sq.m. of the basement floor area be included as part of the upper unit, in order to comply with the bylaw. Increasing the accessory apartment floor area to 113 sq.m. would equate to 34.54% of the total floor area of the house if permitted. |
| Our design would relocate the fire rated door between units to the top of the basement stairs on the main floor. |

| | | | |
|---|---|--|---|
| PROPERTY INFORMATION | | | |
| Date property was purchased: | July 8, 2015 | Date property was first built on: | ~June 2016 |
| Date of proposed construction on property: | ~June 2016 (SFD currently under construction) | Length of time the existing uses of the subject property have continued: | Property is currently under construction for a Single Family Dwelling |
| EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Residential (Single Family Dwelling) | | | |
| PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Residential (Single Family Dwelling with Accessory Apartment) | | | |

| | | | | | |
|--|-------|--------|-------|-------|-------------|
| DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan) | | | | | |
| Frontage: | 16.5m | Depth: | 33.0m | Area: | 546.49sq.m. |

| PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric) | | | |
|---|-----------------------------------|--|-----------------------------------|
| EXISTING (DWELLINGS & BUILDINGS) | | PROPOSED | |
| Main Building | | Main Building | |
| Gross Floor Area: | 227.3065 sq.m. | Gross Floor Area: | 227.3065 sq.m. |
| Height of building: | 2 Storeys | Height of building: | 2 Storeys |
| Garage/Carport (if applicable) | | Garage/Carport (if applicable) | |
| Attached <input checked="" type="checkbox"/> | Detached <input type="checkbox"/> | Attached <input checked="" type="checkbox"/> | Detached <input type="checkbox"/> |
| Width: | 5.512m | Width: | 5.512m |
| Length: | 7.39m | Length: | 7.39m |
| Driveway Width: | 5.92m | Driveway Width: | 5.92m |
| Accessory Structures (Shed, Gazebo, Pool, Deck) | | Accessory Structures (Shed, Gazebo, Pool, Deck) | |
| Describe details, including height: | | Describe details, including height: | |

| LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND | | | | | |
|--|-------------|--------------|---------------------------------------|-------------|--------------|
| EXISTING | | | PROPOSED | | |
| Front Yard Setback: | 6.3M | | Front Yard Setback: | 6.3M | |
| Exterior Side Yard (corner lots only) | 6.25M | | Exterior Side Yard (corner lots only) | 6.25M | |
| Side Yard Setback: | Left: n/a M | Right: 1.3 M | Side Yard Setback: | Left: n/a M | Right: 1.3 M |
| Rear Yard Setback | 8.83M | | Rear Yard Setback | 8.83M | |

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify) _____

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided: _____

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|-------------------------------------|-------------------------------------|-----------------------------|
| Official Plan Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Zoning By-law Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Plan of Subdivision | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 61M-178 |
| Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Building Permit | <input type="checkbox"/> | <input checked="" type="checkbox"/> | #16-000587 RC 01 |
| Consent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Previous Minor Variance Application | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A-3/16 |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

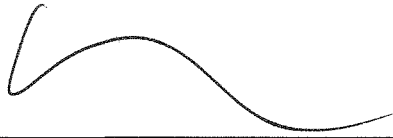
A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent



Signature of Owner or Authorized Agent

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

Nathan Reid Holdings Ltd- Nathan Reid
[Organization name / property owner's name(s)]

of Lot 39- Civic - 45 Deshane .
(Legal description and/or municipal address)

hereby authorize Grant Worton.
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 3rd day of November 2016.

(Signature of the property owner)

[Signature]

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

AFFIDAVIT

I/We, Theresa Wasuta, of the City/Town of Guelph in County/Regional Municipality of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[Signature]
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of

Wellington this 7th day of November, 20 16.

[Signature]
Commissioner of Oaths

Dylan McMahoe
A Commissioner, etc., Province
of Ontario for the Corporation
of the City of Guelph,
Expires April 25, 2017.
(official stamp of Commissioner of Oaths)

SKETCH FOR BUILDING PERMIT APPLICATION
LOT 39, REGISTERED PLAN 61M-178
CITY OF GUELPH

SCALE: 1 - 250

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

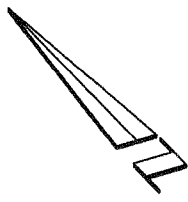
NOTE: LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-178 AND HAVE NOT BEEN VERIFIED BY SURVEY.
 PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

ZONING: R1D-12

FRONT YARD - 6.00 MIN.
 SIDE YARD - 0.60 MIN.
 EXTERIOR SIDE YARD - 4.50 MIN.
 EXTERIOR SIDE YARD - 2.10 MIN. TO PORCH
 REAR YARD - 20% OF LOT DEPTH (6.60 MIN.)

LOT SUBJECT TO MINOR VARIANCE. APPLICATION NO. A-3/16.

TOP OF FOUNDATION = 351.96
 UNDERSIDE OF FOOTING = 349.11
 BASEMENT FLOOR = 349.34
 FINISHED FLOOR = 352.29
 GARAGE CUT TO FINISHED SLAB = 0.77

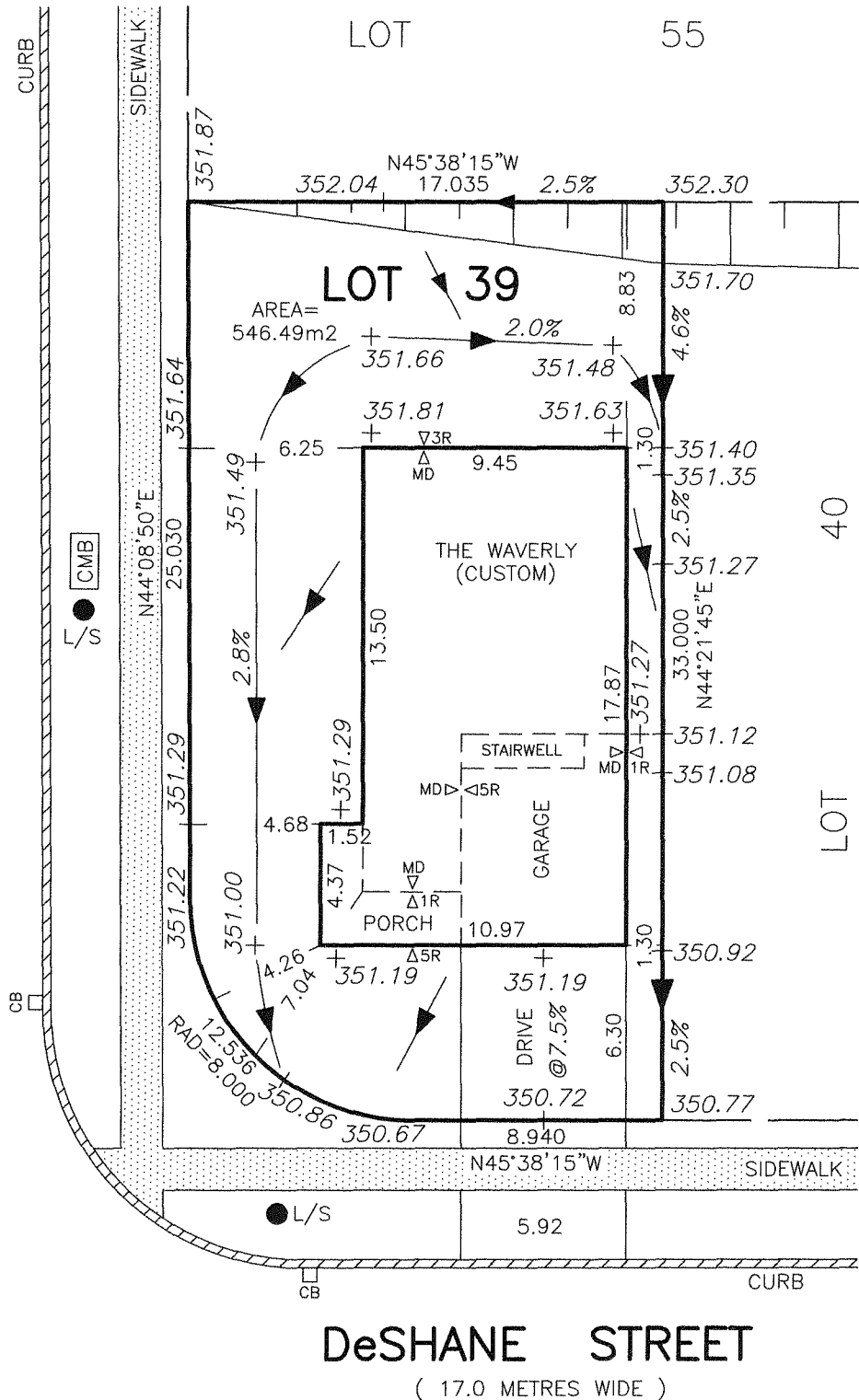


NOTE: DOUBLE SILL PLATE.
 2.70m (8'-10 1/2") FOUNDATION WALL HEIGHT AS PER CLIENT.

SODDED AREA = 333.7m²

NOTE: LOTS 38 AND 39 ARE NOT TO HAVE STORM SERVICES, SUMP PUMPS ARE REQUIRED. ALL DISCHARGE FROM SUMP PUMPS TO BE DIRECTED TO GRADE.

NORMA CRESCENT
 (20.0 METRES WIDE)



Mar 24, 2016-7:16am
 G:\GUELFPH\61M-178\ACAD\P39.dwg

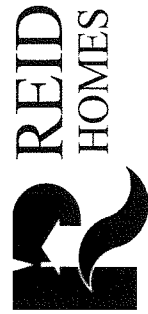
AMENDED (FOUNDATION WALL HEIGHT): MARCH 24, 2016

THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL



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

| | |
|-------------|-------------------|
| FOR: | REID HOMES |
| PROJECT NO. | 19826-11 |
| DATE: | JANUARY 21, 2016 |
| P39 | TML |



2781 TOWNLINE RD. RR#21
CAMBRIDGE, ONTARIO N3C 2V3
TEL: (519) 249-1500
FAX: (519) 249-1700

MARK BRYAN HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK DESCRIBED IN THIS DOCUMENT & I AM QUALIFIED IN THE APPROPRIATE CATEGORIES AS AN 'OTHER DESIGNER' UNDER PART 3, DIV. C, SUBSECTION 3.2.5. OF THE ONTARIO BUILDING CODE. THESE DESIGNS RELATE TO THE CONSTRUCTION UNDER THE ONTARIO NEW HOME WARRANTIES PLAN ACT.

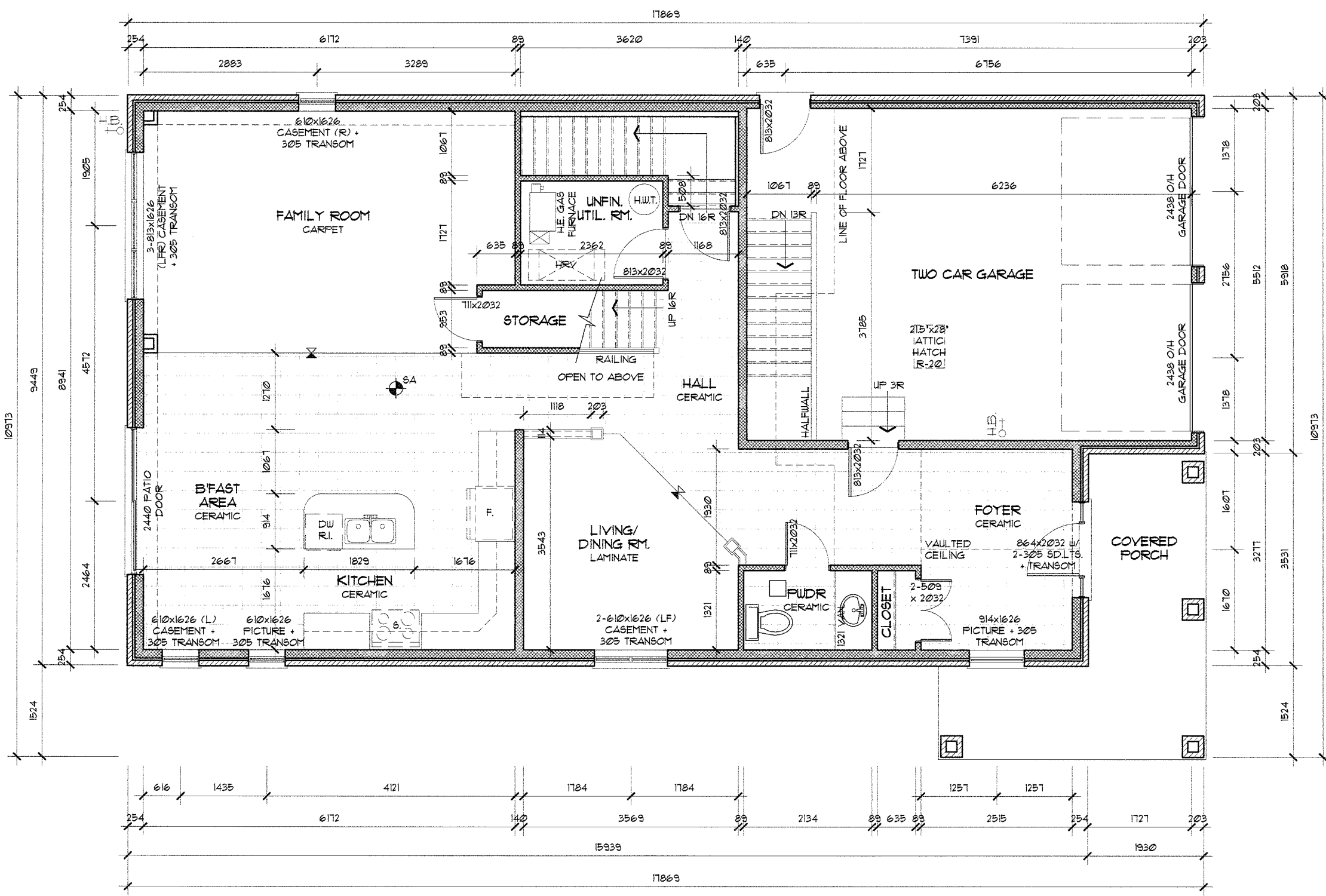
BCIN # 38110
DATE NOV. 1, 2016
SIGNATURE *[Signature]*

| | |
|--------|-----------------|
| STATUS | BUILDING-FERMIT |
| FILE | FLPLNS |
| SCALE | 3/16" = 1'-0" |
| DUN BY | MFR |
| DATE | NOV. 1, 2016 |

PROJECT
**THE WAYERLY
LOT 39 DESHANE**
GUELPH, ONTARIO

TITLE
MAIN FLOOR PLAN

SHEET No.
SK 2 OF 2



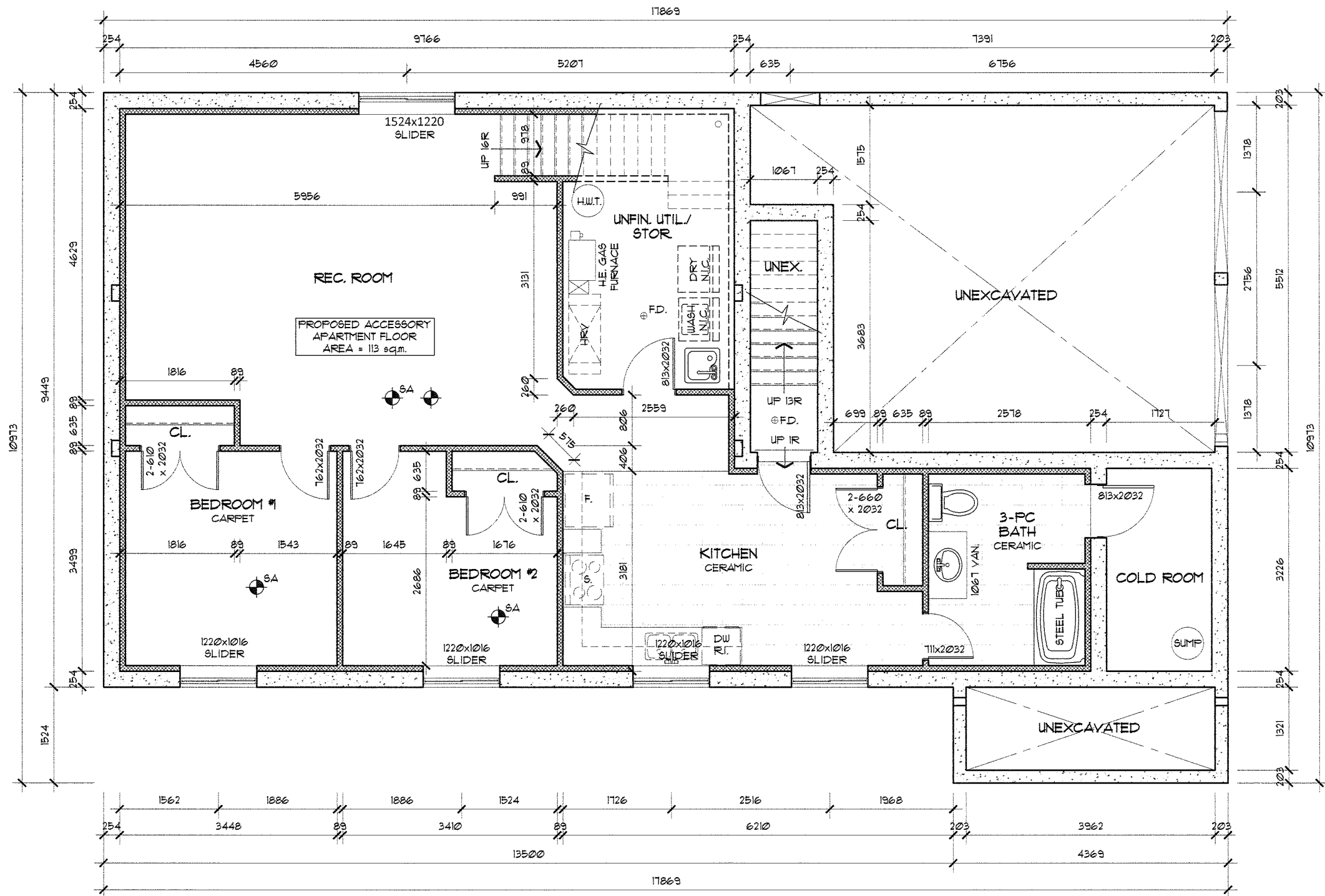
GENERAL NOTES:
PROVIDE P. ENG. APPROVED TRUSS DRAWINGS/SPECS TO BUILDING INSPECTOR AT FRAMING INSPECTION
EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH A MIN. 21.5' X 28' ACCESS HATCH (MIN. R20)

ENSURE (2) WARM & (1) COLD AIR REGISTERS IN ALL ROOMS ABOVE GARAGE & PORCH
USE 2-2" X 10" HEADERS OVER ALL WINDOWS UNLESS OTHERWISE NOTED

INT. DOOR FRAMING SCHEDULE
ALL INTERIOR BIFOLD DOOR R50'S: NOMINAL WIDTH + 1' X 82" HEIGHT
ALL INTERIOR SWING DOORS R50'S: NOMINAL WIDTH + 2' X 82 1/4" HEIGHT

TYPICAL GARAGE SLAB
32 MPa WITH 5 TO 8% AIR ENTRAINMENT
4" 32 MPa CONC. SLAB
#10-6" X 6" WUM.
5' GRANULAR FILL
5' SLOPE TO GARAGE DOOR

STEEL BRICK LINTELS
STEEL BRICK LINTELS ARE TO BE 3 1/2" X 3 1/2" X 1/4" FOR OPENINGS UP TO 8'-1"



BASEMENT FLOOR PLAN

GENERAL NOTES:
 ALL RUN OFF FROM EAVES AND WEeping TILE TO BE INTERCONNECTED DRAINING TO SITE RETENTION POND.
 SUMP PUMP/PIT SHALL BE INSTALLED AND CONNECTED TO STORM SEWER CONTACT DEPARTMENT OF PUBLIC WORKS FOR VERIFICATION OF LOCATION

FOR WALKOUTS OR FINISHED BASEMENTS, BOTH SUPPLY AND RETURN AIR DUCTS MUST BE AT FLOOR LEVEL.
 USE 2-2"x10" HEADERS OVER ALL WINDOWS UNLESS OTHERWISE NOTED

INT. DOOR FRAMING SCHEDULE
 ALL INTERIOR BIFOLD DOOR R50'S: NOMINAL WIDTH + 1" X82" HEIGHT
 ALL INTERIOR SWING DOORS R50'S: NOMINAL WIDTH + 2" X82 1/4" HEIGHT

SLAB ON GRADE
 3" FOURSIDE CONCRETE SLAB C/W 5' OF 3/4" STONE

• 8'-10 1/2" BSMT CEILING •

INSTALL SINGLE SPRINKLER HEAD IN BASEMENT FURNACE ROOM

MARK RYAN HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK DESCRIBED IN THIS DOCUMENT AS AN 'OTHER DESIGNER' UNDER PART 3, DIV. C, SUBSECTION 3.2.5. OF THE ONTARIO BUILDING CODE. THESE DESIGNS RELATE TO THE CONSTRUCTION UNDER THE ONTARIO NEW HOME WARRANTIES PLAN ACT.
 BCIN # 39110
 DATE NOV. 1, 2016
 SIGNATURE [Signature]

| | |
|--------|-----------------|
| STATUS | BUILDING-PERMIT |
| FILE | FLPLNG |
| SCALE | 3/16"=1'-0" |
| DUN BY | MFR |
| DATE | NOV. 1, 2016 |

PROJECT
 THE WAYERLY
 LOT 39 DESHANE
 GUELPH, ONTARIO

TITLE
 PROPOSED ACCESSORY
 APARTMENT FLOOR PLAN

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



| | | |
|---|---|---------------------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Nov. 3, 2016.</u> | Folder #: <u>A-93/16.</u> |
| | Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Application #: |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 36 DeShane Street, Guelph, Ontario

Legal description of property (registered plan number and lot number or other legal description):
Lot 34, Registered Plan 61M-178

OWNER(S) INFORMATION:

Name: Nathan Reid Holdings Ltd.

Mailing Address: 2781 Townline Road, R.R.#21

City: Cambridge Postal Code: N3C 2V3

Home Phone: _____ Work Phone: 519 249-1500 x 122

Fax: 519 249-1700 Email: nathan@reidhomes.ca

AGENT INFORMATION (If Any)

Company: Reid Homes

Name: ~~Theresa Washik~~ Grant Worton

Mailing Address: 2781 Townline Road, R.R.#21

City: Cambridge Postal Code: N3C 2V3

Work Phone: ~~519 249-1500 x 121~~ 519-823-1037 Mobile Phone: _____

Fax: 519 249-1700 Email: ~~Theresa@reidhomes.ca~~ grant@reidhomes.ca

| | |
|---|---|
| Official Plan Designation: General Residential | Current Zoning Designation: R.2-12 (Defined Area Map No. 78) |
|---|---|

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
 This application is being submitted for consideration of increasing the floor area of a basement accessory apartment from 80 sq.m. to 113 sq.m. based on the reasoning below.

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| |

Why is it not possible to comply with the provision of the by-law? (your explanation)
 The Zoning Bylaw limits the area of an Accessory Apartment to 45% of the total Floor Area of the Building and 80 sq.m. (861 sq.ft.), whichever is lesser. The Single Family Dwelling unit currently under construction will have a Total Floor Area of 327.1409 sq.m. (3,521.315 sq.ft.). The 45% requirement would permit an accessory apartment area of 147.21 sq.m. (1,584.60 sq.ft.), therefore the 80 sq.m. limit governs in this application. The basement of this house has an area of 113 sq.m. (1,216.32 sq.ft.) and the requirements of 4.15.1 would require 33 sq.m. of the basement floor area be included as part of the upper unit, in order to comply with the bylaw. Increasing the accessory apartment floor area to 113 sq.m. would equate to 34.54% of the total floor area of the house if permitted.

Our design would relocate the fire rated door between units to the top of the basement stairs on the main floor.

PROPERTY INFORMATION

| | | | |
|--|---|--|---|
| Date property was purchased: | July 8, 2015 | Date property was first built on: | ~June 2016 |
| Date of proposed construction on property: | ~June 2016 (SFD currently under construction) | Length of time the existing uses of the subject property have continued: | Property is currently under construction for a Single Family Dwelling |

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Residential (Single Family Dwelling)

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Residential (Single Family Dwelling with Accessory Apartment)

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

| | | | | | |
|-----------|-------|--------|-------|-------|-------------|
| Frontage: | 16.8m | Depth: | 35.0m | Area: | 558.10sq.m. |
|-----------|-------|--------|-------|-------|-------------|

| PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric) | | | |
|---|-----------------------------------|--|-----------------------------------|
| EXISTING (DWELLINGS & BUILDINGS) | | PROPOSED | |
| Main Building | | Main Building | |
| Gross Floor Area: | 227.3065 sq.m. | Gross Floor Area: | 227.3065 sq.m. |
| Height of building: | 2 Storeys | Height of building: | 2 Storeys |
| Garage/Carport (if applicable) | | Garage/Carport (if applicable) | |
| Attached <input checked="" type="checkbox"/> | Detached <input type="checkbox"/> | Attached <input checked="" type="checkbox"/> | Detached <input type="checkbox"/> |
| Width: | 5.512m | Width: | 5.512m |
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| Driveway Width: | 5.92m | Driveway Width: | 5.92m |
| Accessory Structures (Shed, Gazebo, Pool, Deck) | | Accessory Structures (Shed, Gazebo, Pool, Deck) | |
| Describe details, including height: | | Describe details, including height: | |

| LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND | | | | | |
|--|-------------|--------------|---------------------------------------|-------------|--------------|
| EXISTING | | | PROPOSED | | |
| Front Yard Setback: | 6.3M | | Front Yard Setback: | 6.3M | |
| Exterior Side Yard (corner lots only) | 6.47M | | Exterior Side Yard (corner lots only) | 6.47M | |
| Side Yard Setback: | Left: n/a M | Right: 1.3 M | Side Yard Setback: | Left: n/a M | Right: 1.3 M |
| Rear Yard Setback | 10.83M | | Rear Yard Setback | 10.83M | |

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify) _____

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided: _____

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|-------------------------------------|-------------------------------------|-----------------------------|
| Official Plan Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Zoning By-law Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Plan of Subdivision | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 61M-178 |
| Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Building Permit | <input type="checkbox"/> | <input checked="" type="checkbox"/> | #16-000210 RC |
| Consent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Previous Minor Variance Application | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

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POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.


A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent



Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Theresa Washnik, of the City/Town of Guelph in County/Regional Municipality of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[Signature]
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of

Wellington this 7th day of November, 2016.

[Signature]
Commissioner of Oaths

Dylan McMahon
A Commissioner, etc., Province
of Ontario for the Corporation
of the City of Guelph,
Expires April 25, 2017.
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

Nathan Reid Holdings Ltd.
[Organization name / property owner's name(s)]


of Lot 34 - Civic 36 Deshane
(Legal description and/or municipal address)

hereby authorize Grant Worton.
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 3rd day of November 2016.

(Signature of the property owner)



(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

SKETCH FOR BUILDING PERMIT APPLICATION
LOT 34, REGISTERED PLAN 61M-178
CITY OF GUELPH

SCALE: 1 - 250

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

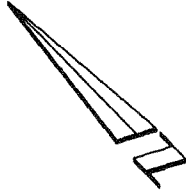
- NOTE:**
- LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-178 AND HAVE NOT BEEN VERIFIED BY SURVEY.
 - PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

ZONING: R.2-12

- FRONT YARD - 6.00 MIN.
- SIDE YARD - 0.60 MIN.
- EXTERIOR SIDE YARD - 4.50 MIN.
- EXTERIOR SIDE YARD - 2.10 MIN. TO PORCH
- REAR YARD - 20% OF LOT DEPTH (7.00 MIN.)

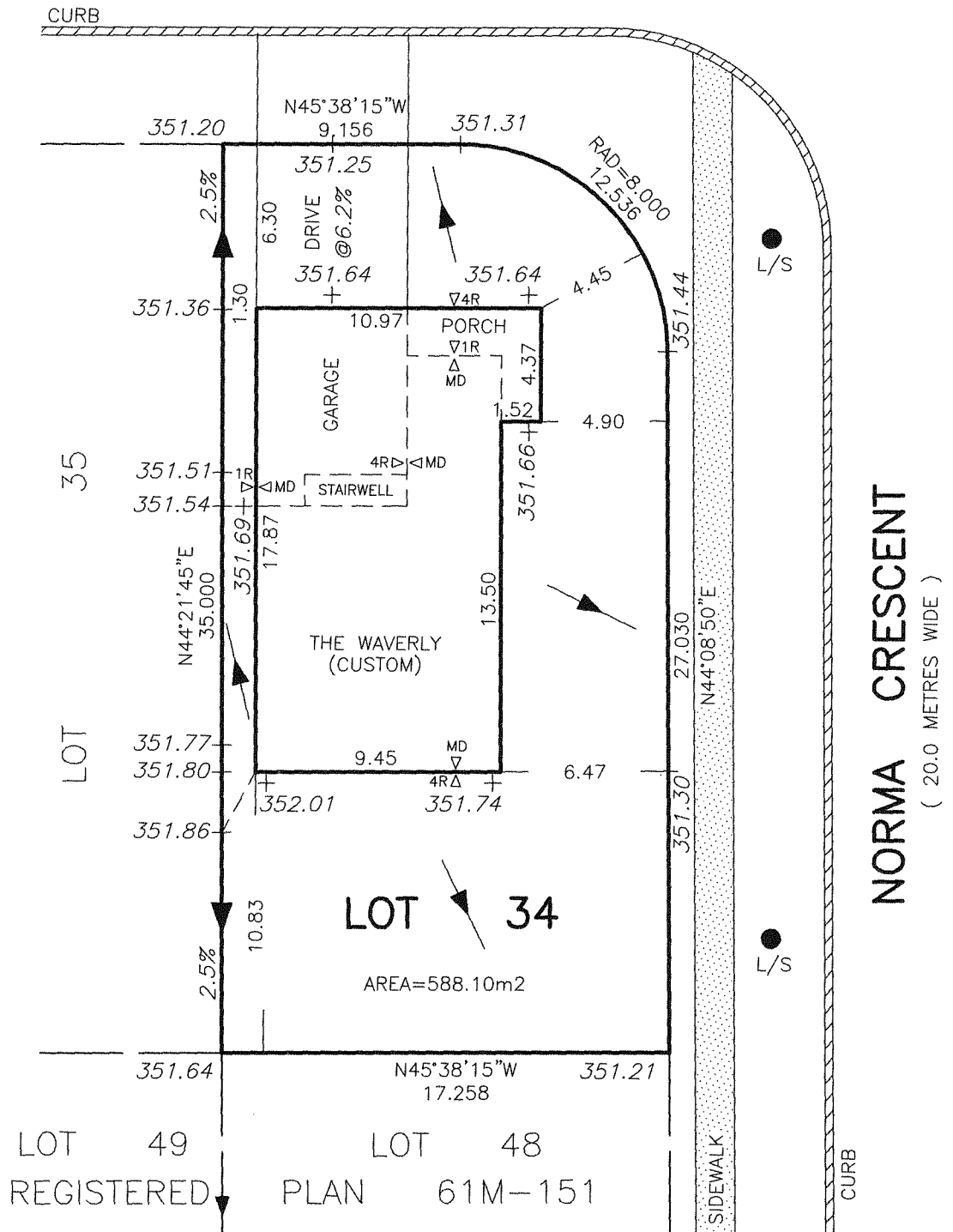
TOP OF FOUNDATION = 352.21
 UNDERSIDE OF FOOTING = 349.36
 BASEMENT FLOOR = 349.59
 FINISHED FLOOR = 352.54
 GARAGE CUT TO FINISHED SLAB = 0.57

NOTE: DOUBLE SILL PLATE.
 2.70m (8'-10 1/2") FOUNDATION WALL HEIGHT AS PER CLIENT.



SODDED AREA = 375.9m²

DeSHANE STREET
 (17.0 METRES WIDE)



Mar 24, 2016-7:13am
 G:\GUELPHM\61M-178\ACAD\P34.dwg

AMENDED (FOUNDATION WALL HEIGHT): MARCH 24, 2016
 AMENDED (MODEL CHANGE): JANUARY 4, 2016

THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL


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

| | |
|-------------|-------------------|
| FOR: | REID HOMES |
| PROJECT NO. | 19826-11 |
| DATE: | JANUARY 21, 2015 |
| P34 | JLW |

MARK RYAN HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK DESCRIBED IN THIS DOCUMENT & I AM QUALIFIED IN THE APPROPRIATE CATEGORIES AS AN 'OTHER DESIGNER' UNDER PART 3, DIV. C, SUBSECTION 3.2.3, OF THE ONTARIO BUILDING CODE. THESE DESIGNS RELATE TO THE CONSTRUCTION UNDER THE ONTARIO NEW HOME WARRANTIES PLAN ACT.

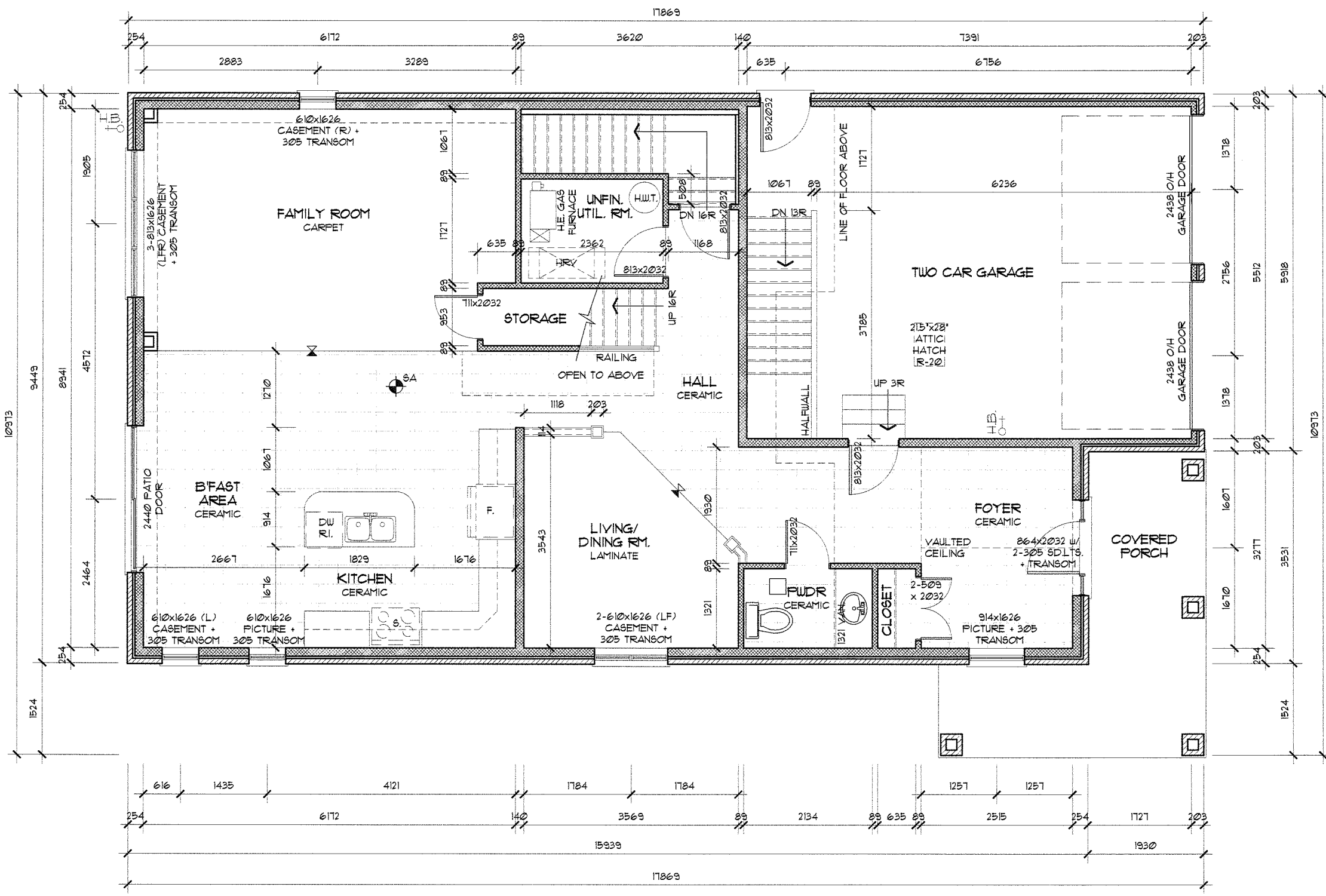
BCN # 3810
DATE NOV. 1, 2016
SIGNATURE *[Signature]*

| | |
|--------|-----------------|
| STATUS | BUILDING PERMIT |
| FILE | FLPLNS |
| SCALE | 3/16" = 1'-0" |
| DUN BY | MFR |
| DATE | NOV. 1, 2016 |

PROJECT
THE WAYERLY
LOT 34 DESHANE
GUELPH, ONTARIO

TITLE
MAIN FLOOR PLAN

SHEET No.
SK2 OF 2



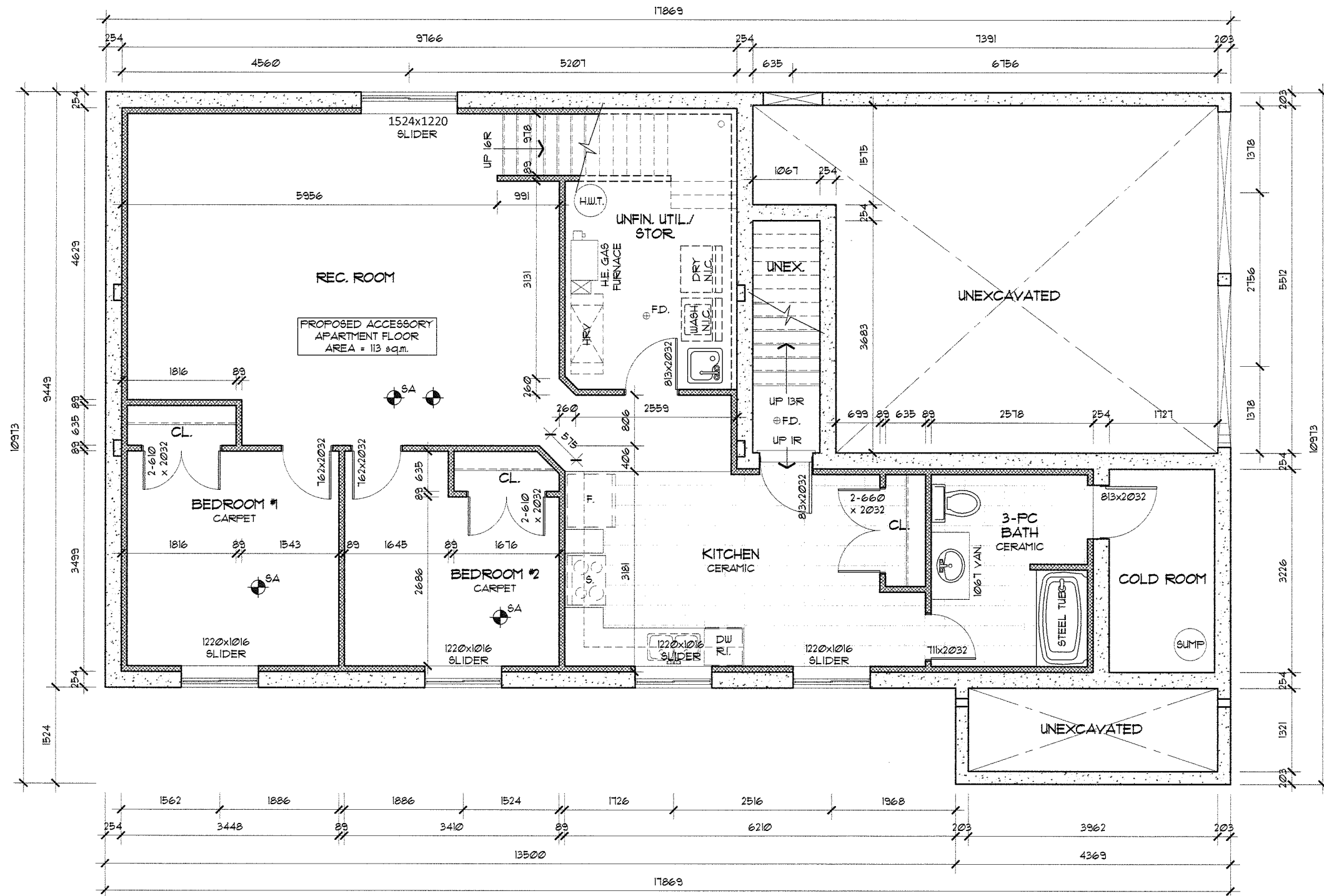
GENERAL NOTES:
PROVIDE P. ENG. APPROVED TRUSS DRAWINGS/SPECS TO BUILDING INSPECTOR AT FRAMING INSPECTION
EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH A MIN. 215' X 28' ACCESS HATCH (MIN. R20)

ENSURE (2) WARM & (1) COLD AIR REGISTERS IN ALL ROOMS ABOVE GARAGE & PORCH
USE 2-2"x10" HEADERS OVER ALL WINDOWS UNLESS OTHERWISE NOTED

INT. DOOR FRAMING SCHEDULE
ALL INTERIOR BIFOLD DOOR R50'S: NOMINAL WIDTH + 1' X 82' HEIGHT
ALL INTERIOR SWING DOORS R50'S: NOMINAL WIDTH + 2' X 82 1/2' HEIGHT

TYPICAL GARAGE SLAB
32 MPa WITH 5 TO 8% AIR ENTRAINMENT
4' 32 MPa CONC. SLAB
#10-6' X 6' W/M.
5' GRANULAR FILL
5' SLOPE TO GARAGE DOOR

STEEL BRICK LINTELS
STEEL BRICK LINTELS ARE TO BE 3 1/2' x 3 1/2' x 1/4' FOR OPENINGS UP TO 8'-1"



BASEMENT FLOOR PLAN

GENERAL NOTES:
 ALL RUN OFF FROM EAVES AND WEeping TILE TO BE INTERCONNECTED DRAINING TO SITE RETENTION POND.

SUMP PUMP/PIT SHALL BE INSTALLED AND CONNECTED TO STORM SEWER CONTACT DEPARTMENT OF PUBLIC WORKS FOR VERIFICATION OF LOCATION

FOR WALKOUTS OR FINISHED BASEMENTS, BOTH SUPPLY AND RETURN AIR DUCTS MUST BE AT FLOOR LEVEL.

USE 2-2"x10" HEADERS OVER ALL WINDOWS UNLESS OTHERWISE NOTED

INT. DOOR FRAMING SCHEDULE
 ALL INTERIOR BIFOLD DOOR R50'S: NOMINAL WIDTH + 1" X82" HEIGHT

ALL INTERIOR SWING DOORS R50'S: NOMINAL WIDTH + 2" X82 1/4" HEIGHT

SLAB ON GRADE
 3" POURED CONCRETE SLAB C/W 5' OF 3/4" STONE

• 8'-10 1/2" B8MT CEILING •

INSTALL SINGLE SPRINKLER HEAD IN BASEMENT FURNACE ROOM



2781 TOWNLINE RD., RR#21
 CAMBRIDGE, ONTARIO N3C 2V3
 TEL: (519) 249-1500
 FAX: (519) 249-1700

MARK RYAN HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK DESCRIBED IN THIS DOCUMENT & I AM QUALIFIED IN THE APPROPRIATE CATEGORIES AS AN 'OTHER DESIGNER' UNDER PART 3, DIV. C. SUBSECTION 3.2.5. OF THE ONTARIO BUILDING CODE. THESE DESIGNS RELATE TO THE CONSTRUCTION UNDER THE ONTARIO NEW HOME WARRANTIES PLAN ACT.

BCIN # 38110
 DATE NOV. 1, 2016
 SIGNATURE [Signature]

| | |
|--------|-----------------|
| STATUS | BUILDING-PERMIT |
| FILE | FLPLNS |
| SCALE | 3/16" = 1'-0" |
| DUN BY | MFR |
| DATE | NOV. 1, 2016 |

THE WAYERLY
LOT 34 DESHANE
 GUELPH, ONTARIO
PROPOSED ACCESSORY
APARTMENT FLOOR PLAN

PROJECT SHEET No. SKI OF 2

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



| | | |
|---|---|-------------------------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Nov. 4, 2016</u> | Folder #: |
| | Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Application #: <u>A-94/16</u> |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 71 Norma Crescent, Guelph, Ontario

Legal description of property (registered plan number and lot number or other legal description):
Lot 24, Registered Plan 61M-178

OWNER(S) INFORMATION:

Name: Eleane Reid

Mailing Address: 4508 Side Road 10 North

City: Cambridge Postal Code: N3C 2V4

Home Phone: 519-658-5933 Work Phone: cell - 519-830-9081

Fax: _____ Email: eleane.dassantos@gmail.com

AGENT INFORMATION (If Any)

Company: Reid Homes

Name: ~~Theresa Washik~~ Grant Worton

Mailing Address: 2781 Townline Road, R.R.#21

City: Cambridge Postal Code: N3C 2V3

Work Phone: ~~519-249-1500 x121~~ 519-223-1037 Mobile Phone: _____

Fax: 519 249-1700 Email: ~~Theresa@reidhomes.ca~~ grant@reidhomes.ca

| | |
|---|--|
| Official Plan Designation: General Residential | Current Zoning Designation: R.1D-13 (Defined Area Map No. 78) |
|---|--|

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
 This application is being submitted for consideration of increasing the floor area of a basement accessory apartment from 80 sq.m. to 113 sq.m. based on the reasoning below.

| |
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| |

Why is it not possible to comply with the provision of the by-law? (your explanation)
 The Zoning Bylaw limits the area of an Accessory Apartment to 45% of the total Floor Area of the Building and 80 sq.m. (861 sq.ft.), whichever is lesser. The Single Family Dwelling unit currently under construction will have a Total Floor Area of 327.1409 sq.m. (3,521.315 sq.ft.). The 45% requirement would permit an accessory apartment area of 147.21 sq.m. (1,584.60 sq.ft.), therefore the 80 sq.m. limit governs in this application. The basement of this house has an area of 113 sq.m. (1,216.32 sq.ft.) and the requirements of 4.15.1 would require 33 sq.m. of the basement floor area be included as part of the upper unit, in order to comply with the bylaw. Increasing the accessory apartment floor area to 113 sq.m. would equate to 34.54% of the total floor area of the house if permitted.

Our design would relocate the fire rated door between units to the top of the basement stairs on the main floor.

| | | | |
|---|---|--|---|
| PROPERTY INFORMATION | | | |
| Date property was purchased: | May 4, 2016 | Date property was first built on: | ~August 2016 |
| Date of proposed construction on property: | ~August 2016 (SFD currently under construction) | Length of time the existing uses of the subject property have continued: | Property is currently under construction for a Single Family Dwelling |
| EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Residential (Single Family Dwelling) | | | |
| PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Residential (Single Family Dwelling with Accessory Apartment) | | | |

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

| | | | | | |
|-----------|-------|--------|-------|-------|-------------|
| Frontage: | 11.9m | Depth: | 38.4m | Area: | 676.33sq.m. |
|-----------|-------|--------|-------|-------|-------------|

| PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric) | | | | | |
|---|-----------------------------------|--|--|-----------------------------------|--|
| EXISTING (DWELLINGS & BUILDINGS) | | | PROPOSED | | |
| Main Building | | | Main Building | | |
| Gross Floor Area: | 227.3065 sq.m. | | Gross Floor Area: | 227.3065 sq.m. | |
| Height of building: | 2 Storeys | | Height of building: | 2 Storeys | |
| Garage/Carport (if applicable) | | | Garage/Carport (if applicable) | | |
| Attached <input checked="" type="checkbox"/> | Detached <input type="checkbox"/> | | Attached <input checked="" type="checkbox"/> | Detached <input type="checkbox"/> | |
| Width: | 5.512m | | Width: | 5.512m | |
| Length: | 7.39m | | Length: | 7.39m | |
| Driveway Width: | 5.54m | | Driveway Width: | 5.54m | |
| Accessory Structures (Shed, Gazebo, Pool, Deck) | | | Accessory Structures (Shed, Gazebo, Pool, Deck) | | |
| Describe details, including height: | | | Describe details, including height: | | |

| LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND | | | | | |
|--|--------------|---------------|---------------------------------------|--------------|---------------|
| EXISTING | | | PROPOSED | | |
| Front Yard Setback: | 6.3 M | | Front Yard Setback: | 6.3 M | |
| Exterior Side Yard (corner lots only) | N/A M | | Exterior Side Yard (corner lots only) | N/A M | |
| Side Yard Setback: | Left: 1.43 M | Right: 1.43 M | Side Yard Setback: | Left: 1.43 M | Right: 1.43 M |
| Rear Yard Setback | 12.20 M | | Rear Yard Setback | 12.20 M | |

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify) _____

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided: _____

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|-------------------------------------|-------------------------------------|-----------------------------|
| Official Plan Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Zoning By-law Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Plan of Subdivision | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 61M-178 |
| Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Building Permit | <input type="checkbox"/> | <input checked="" type="checkbox"/> | #16-004653 RC |
| Consent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Previous Minor Variance Application | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

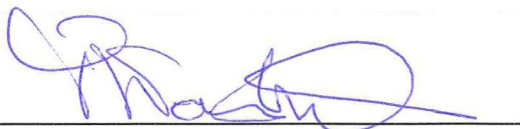
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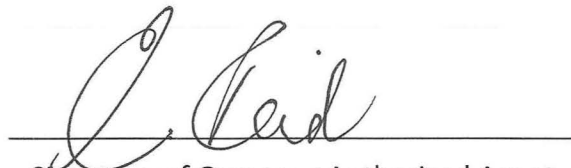
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I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



Signature of Owner or Authorized Agent



Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Theresa Washie, of the City/Town of Guelph in County/Regional Municipality of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.



Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of

Wellington this 8th day of November, 20 16.


Commissioner of Oaths

Dylan McMalon
A Commissioner, etc., Province
of Ontario for the Corporation
of the City of Guelph,
Expires April 25, 2017
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

Eleanore Reid

[Organization name / property owner's name(s)]

of

Lot 24 Norma-Civic 71 - 61M-178
(Legal description and/or municipal address)

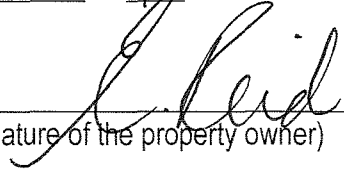
hereby authorize

Grant Worton
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 4th day of November 2016.

(Signature of the property owner)


(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
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**SKETCH FOR BUILDING PERMIT APPLICATION
LOT 24, REGISTERED PLAN 61M-178
CITY OF GUELPH**

SCALE: 1 - 250

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NORMA CRESCENT

(20.0 METRES WIDE)

TOP OF FOUNDATION = 353.90
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 BASEMENT FLOOR = 351.27
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 GARAGE CUT TO FINISHED SLAB = 0.54

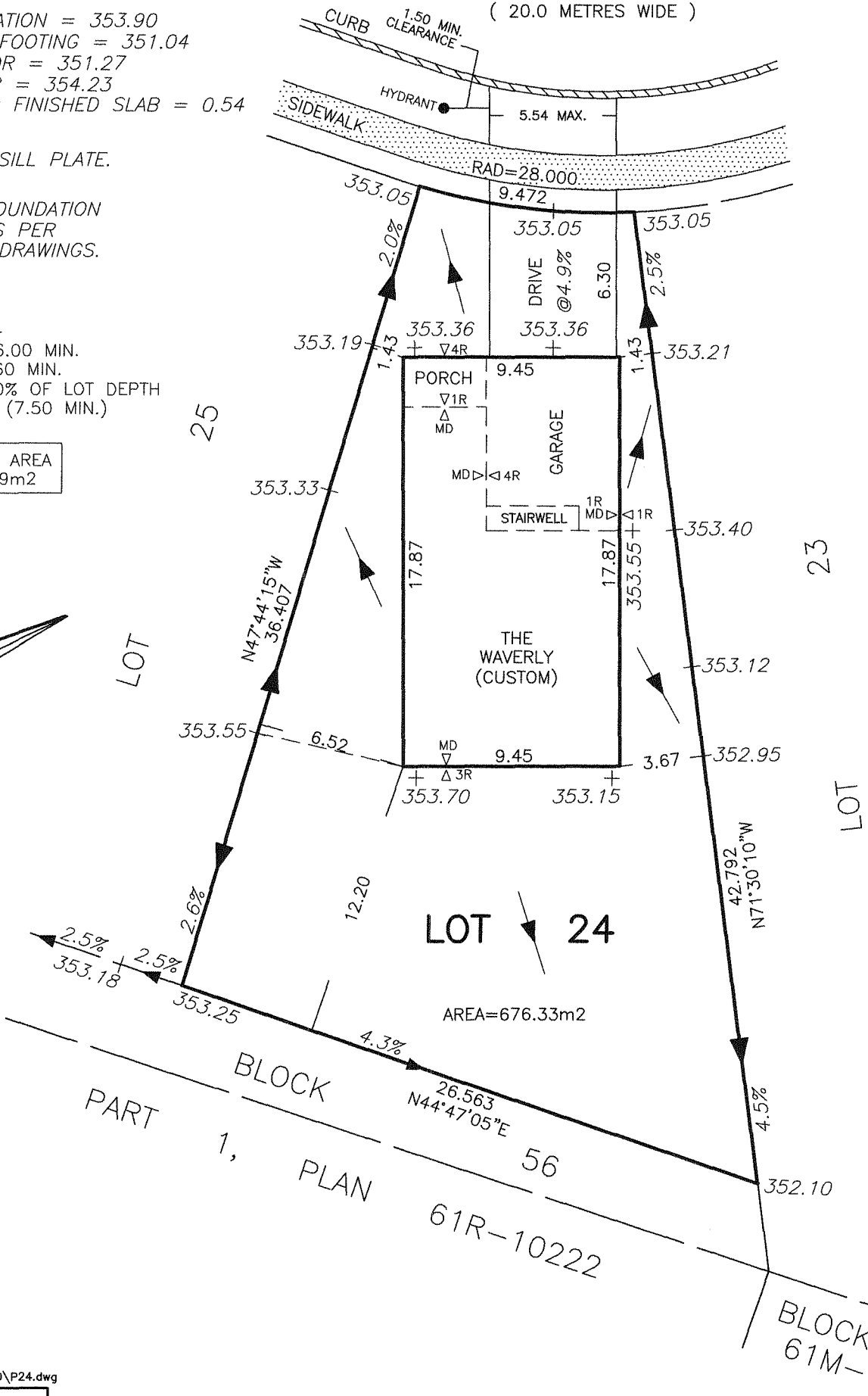
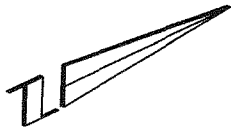
NOTE: DOUBLE SILL PLATE.

NOTE: 8'-10 FOUNDATION WALL HEIGHT AS PER CONSTRUCTION DRAWINGS.

ZONING: R1D-13

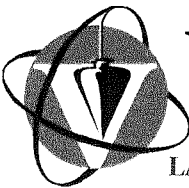
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SODDED AREA = 471.9m²



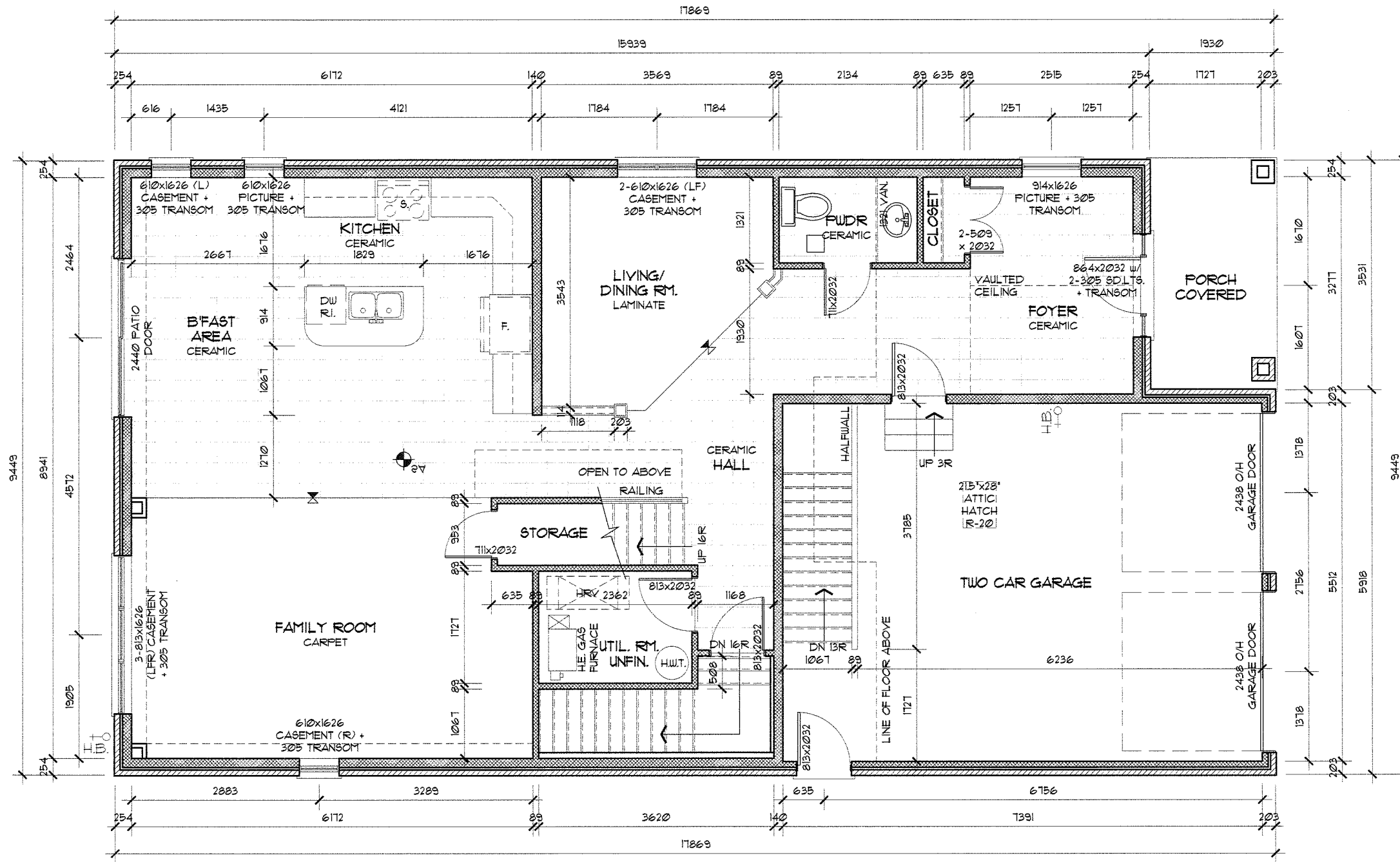
Jun 20, 2016--11:54am
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THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL



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

| | |
|-------------|---------------|
| FOR: | REID HOMES |
| PROJECT NO. | 19826-11 |
| DATE: | JUNE 16, 2016 |
| P24 | TML |



GENERAL NOTES:
 PROVIDE P. ENG. APPROVED TRUSSDRAWINGS/SPECS TO BUILDING INSPECTOR AT FRAMING INSPECTION

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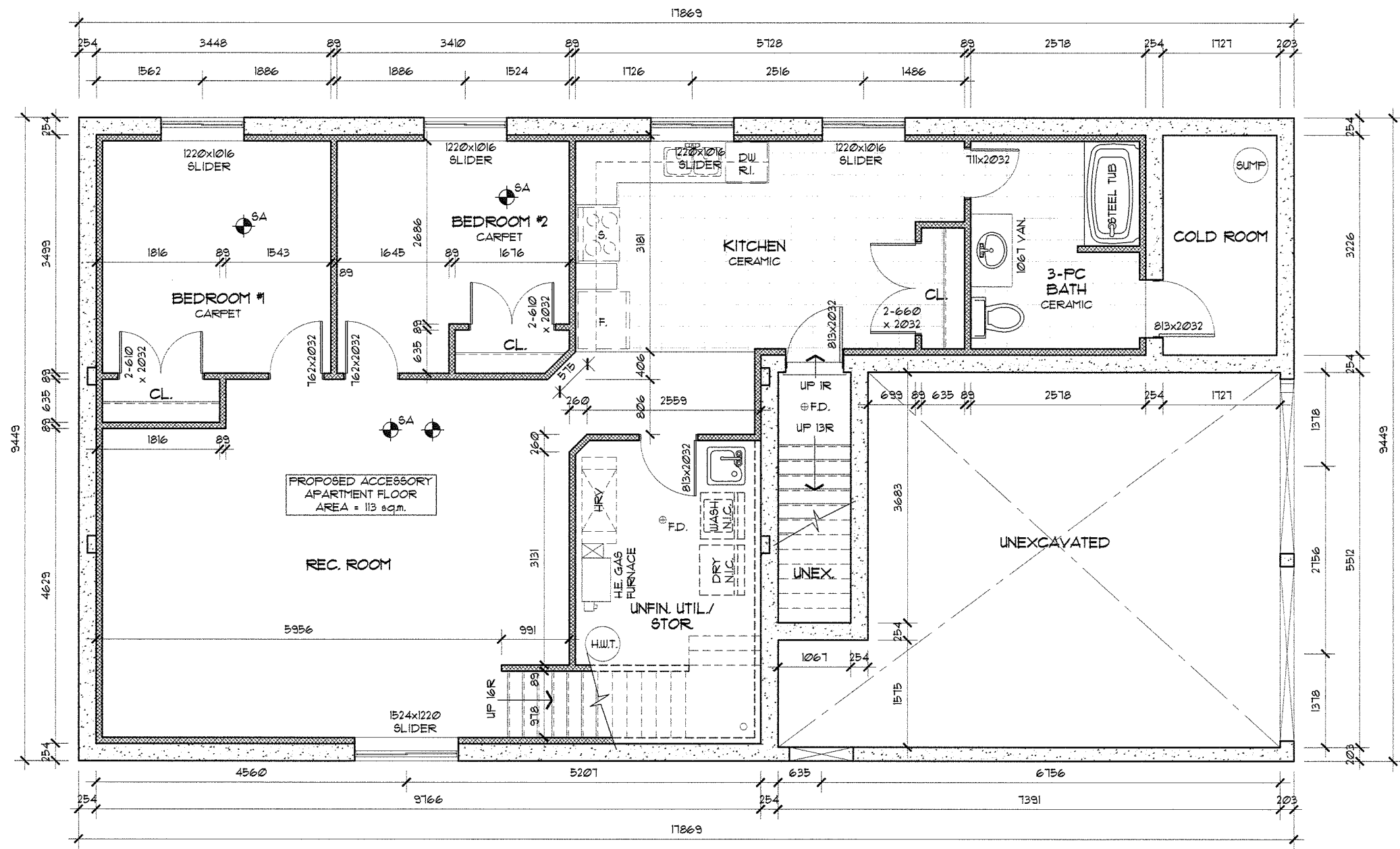
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BCIN # 38110
 DATE NOV. 1, 2016
 SIGNATURE *Mark Ryan*

| | |
|--------|-----------------|
| STATUS | BUILDING-PERMIT |
| FILE | FLPLN8 |
| SCALE | 3/16"=1'-0" |
| DUN BY | MFR |
| DATE | NOV. 1, 2016 |

PROJECT
THE WAYERLY
LOT 24 NORMA
 GUELPH, ONTARIO

TITLE
MAIN FLOOR PLAN



BASEMENT FLOOR PLAN

GENERAL NOTES:
 ALL RUN OFF FROM EAVES AND WEEPING TILE TO BE INTERCONNECTED DRAINING TO SITE RETENTION POND.
 SUMP PUMP/PIT SHALL BE INSTALLED AND CONNECTED TO STORM SEWER CONTACT DEPARTMENT OF PUBLIC WORKS FOR VERIFICATION OF LOCATION

FOR WALKOUTS OR FINISHED BASEMENTS, BOTH SUPPLY AND RETURN AIR DUCTS MUST BE AT FLOOR LEVEL.
 USE 2-2"x10" HEADERS OVER ALL WINDOWS UNLESS OTHERWISE NOTED

INT. DOOR FRAMING SCHEDULE
 ALL INTERIOR BIFOLD DOOR R50'S: NOMINAL WIDTH + 1" X82" HEIGHT
 ALL INTERIOR SWING DOORS R30'S: NOMINAL WIDTH + 2"x82 1/4" HEIGHT

SLAB ON GRADE
 3" POURED CONCRETE SLAB C/W 5' OF 3/4" STONE
 • 8'-10 1/2" BSMT CEILING •
 INSTALL SINGLE SPRINKLER HEAD IN BASEMENT FURNACE ROOM

MARK RYAN HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK DESCRIBED IN THIS DOCUMENT. I AM QUALIFIED IN THE APPROPRIATE CATEGORIES AS AN 'OTHER DESIGNER' UNDER PART 3, DIV. C, SUBSECTION 3.2.5, OF THE ONTARIO BUILDING CODE. THESE DESIGNS RELATE TO THE CONSTRUCTION UNDER THE ONTARIO NEW HOME WARRANTIES PLAN ACT.
 BCIN # 38110
 DATE NOV. 1, 2016
 SIGNATURE *[Signature]*

| | |
|--------|-----------------|
| STATUS | BUILDING-PERMIT |
| FILE | FLPLNS |
| SCALE | 3/16"=1'-0" |
| DUN BY | MFR |
| DATE | NOV. 1, 2016 |

PROJECT
 THE WAVERLY
 LOT 24 NORMA
 GUELPH, ONTARIO

TITLE
 PROPOSED ACCESSORY
 APARTMENT FLOOR PLAN

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



| | | |
|---|---|--------------------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Nov-9th.</u> | Folder #: <u>A-95/16</u> |
| | Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Application #: |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

| | | | |
|---|---|---------------|--|
| PROPERTY INFORMATION: | | | |
| Address of Property: <u>37 Raglan Street, Guelph , Ontario N1H 2S4</u> | | | |
| Legal description of property (registered plan number and lot number or other legal description): <u>Part of Lots Q and R, Registered Plan 267, City of Guelph</u> | | | |
| OWNER(S) INFORMATION: | | | |
| Name: | <u>Adam Bonnycastle and Shannon Thibodeau</u> | | |
| Mailing Address: | <u>37 Raglan Street</u> | | |
| City: | <u>Guelph</u> | Postal Code: | <u>N1H 2S4</u> |
| Home Phone: | | Work Phone: | <u>519 824 4120 ext. 53097 (Adam Bonnycastle)</u> |
| Fax: | | Email: | <u>abonnyca@uoguelph.ca</u> <u>sthibode@uoguelph.ca</u> |
| AGENT INFORMATION (If Any) | | | |
| Company: | <u>TALO Architect Inc.</u> | | |
| Name: | <u>Daphne Wainman-Wood</u> | | |
| Mailing Address: | <u>302 Edinburgh Rd. South</u> | | |
| City: | <u>Guelph</u> | Postal Code | <u>N1G 2K4</u> |
| Work Phone: | <u>519 341 3519 Ext. 2#</u> | Mobile Phone: | |
| Fax: | | Email: | <u>daphne@taloarchitect.ca</u> |

| | |
|---|---------------------------------|
| Official Plan Designation: <i>General</i> Residential | Current Zoning Designation: R1B |
|---|---------------------------------|

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

To construct a two- storey rear-yard addition within the required side yard set back of 1.5 meters, as set out in Table 5.1.2 – regulations Governing R1 Zones, City of Guelph Zoning Bylaw. *↳ ROW 7 se.*

The proposed addition will be 0.62 meters from the right side property line.

Why is it not possible to comply with the provision of the by-law? (your explanation)

In order to achieve reasonable roof and room configurations in the proposed addition, it is deemed necessary to extend the right side wall of the existing house.

| | | | |
|---|--------------|--|--------------------|
| PROPERTY INFORMATION | | | |
| Date property was purchased: | October 2010 | Date property was first built on: | 1917 +/- |
| Date of proposed construction on property: | Spring 2017 | Length of time the existing uses of the subject property have continued: | Since construction |
| EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Residential | | | |
| PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Residential | | | |

| | | | | | |
|--|-------------|----------------------|---|-------------------|--|
| DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan) | | | | | |
| Frontage: 11.89 m | | Depth: 40.41-40.43 m | | Area: 480.59 s.m. | |
| PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric) | | | | | |
| EXISTING (DWELLINGS & BUILDINGS) | | | PROPOSED | | |
| Main Building | | | Main Building | | |
| Gross Floor Area: | 122.71 s.m. | Gross Floor Area: | 172.22 s.m. | | |
| Height of building: | 7.62 m | Height of building: | 7.62 m | | |
| Garage/Carport (if applicable) | | | Garage/Carport (if applicable) | | |
| Attached <input type="checkbox"/> Detached <input checked="" type="checkbox"/> | | | Attached <input type="checkbox"/> Detached <input type="checkbox"/> | | |
| Width: | 3.66 m | Width: | n/a | | |
| Length: | 7.16 m | Length: | n/a | | |
| Driveway Width: | 3.66 m | Driveway Width: | 3.66 m | | |
| Accessory Structures (Shed, Gazebo, Pool, Deck) | | | Accessory Structures (Shed, Gazebo, Pool, Deck) | | |
| Describe details, including height: Existing deck and garage to be demolished at time of addition construction. | | | Describe details, including height: | | |

| | | | | | |
|---|--------------|---------------|---------------------------------------|------------------------------|---------------|
| LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND | | | | | |
| EXISTING | | | PROPOSED | | |
| Front Yard Setback: | 2.87 – 2.9 M | | Front Yard Setback: | 2.87 – 2.9 M | |
| Exterior Side Yard (corner lots only) | n/a M | | Exterior Side Yard (corner lots only) | n/a M | |
| Side Yard Setback: | Left: 4.65 M | Right: 0.62 M | Side Yard Setback: | Left: 4.65 M 2.61 | Right: 0.62 M |
| Rear Yard Setback | 26.77 M | | Rear Yard Setback | 23.32 M | |

| | | | | | |
|---|--|---------------------------------------|--------------------------------|-----------------|--|
| TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes) | | | | | |
| Provincial Highway <input type="checkbox"/> | Municipal Road <input checked="" type="checkbox"/> | Private Road <input type="checkbox"/> | Water <input type="checkbox"/> | Other (Specify) | |

| | | | | | |
|---|--|--------------------------------------|--|--|--|
| MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes) | | | | | |
| Water <input checked="" type="checkbox"/> | Sanitary Sewer <input checked="" type="checkbox"/> | Storm Sewer <input type="checkbox"/> | | | |
| If not available, by what means is it provided: | | | | | |

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

No Yes File Number and File Status _____

Official Plan Amendment

Zoning By-law Amendment

| PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric) | | | |
|---|--|---|--|
| EXISTING (DWELLINGS & BUILDINGS) | | PROPOSED | |
| Main Building | | Main Building | |
| Gross Floor Area: | | Gross Floor Area: | |
| Height of building: | | Height of building: | |
| Garage/Carport (if applicable) | | Garage/Carport (if applicable) | |
| Attached <input type="checkbox"/> Detached <input type="checkbox"/> | | Attached <input type="checkbox"/> Detached <input type="checkbox"/> | |
| Width: | | Width: | |
| Length: | | Length: | |
| Driveway Width: | | Driveway Width: | |
| Accessory Structures (Shed, Gazebo, Pool, Deck) | | Accessory Structures (Shed, Gazebo, Pool, Deck) | |
| Describe details, including height: | | Describe details, including height: | |

| LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND | | | | | |
|--|--|----------|---------------------------------------|--|---|
| EXISTING | | PROPOSED | | | |
| Front Yard Setback: | | M | Front Yard Setback: | | M |
| Exterior Side Yard (corner lots only) | | M | Exterior Side Yard (corner lots only) | | M |
| Side Yard Setback: | Left: <input type="checkbox"/> M Right: <input type="checkbox"/> M | | Side Yard Setback: | Left: <input type="checkbox"/> M Right: <input type="checkbox"/> M | |
| Rear Yard Setback | | M | Rear Yard Setback | | M |

| TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes) | |
|--|--|
| Provincial Highway <input type="checkbox"/> | Municipal Road <input type="checkbox"/> Private Road <input type="checkbox"/> Water <input type="checkbox"/> Other (Specify) |

| MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes) | |
|--|--|
| Water <input type="checkbox"/> | Sanitary Sewer <input type="checkbox"/> Storm Sewer <input type="checkbox"/> |
| If not available, by what means is it provided: | |

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|-------------------------------------|--------------------------|-----------------------------|
| Official Plan Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Zoning By-law Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Plan of Subdivision | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Building Permit | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Consent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Previous Minor Variance Application | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Daphne Wainman-Wood, of the City/Town of
Guelph in County/Regional Municipality of Wellington, solemnly
declare that all of the above statements contained in this application are true and I make this solemn
declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made
under oath and by virtue of the Canada Evidence Act.

Daphne Wainman-Wood
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

**NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A
Commissioner is available when submitting the application to Committee of Adjustment staff.**

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of

Wellington this 7th day of November, 2016.

[Signature]
Commissioner of Oaths

Dylan McMahon
A Commissioner, etc., Province
of Ontario for the Corporation
of the City of Guelph,
Expires April 25, 2017.
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

SHANNON THIBODEAU & ADAM BONNYCASTLE
[Organization name / property owner's name(s)]

of 37 RAGLAN STREET, GUELPH, ON
(Legal description and/or municipal address)

hereby authorize DAPHNE WAINMAN-WOOD/TALO ARCHITECT INC.
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 3RD day of NOVEMBER 2016.


(Signature of the property owner)


(Signature of the property owner)

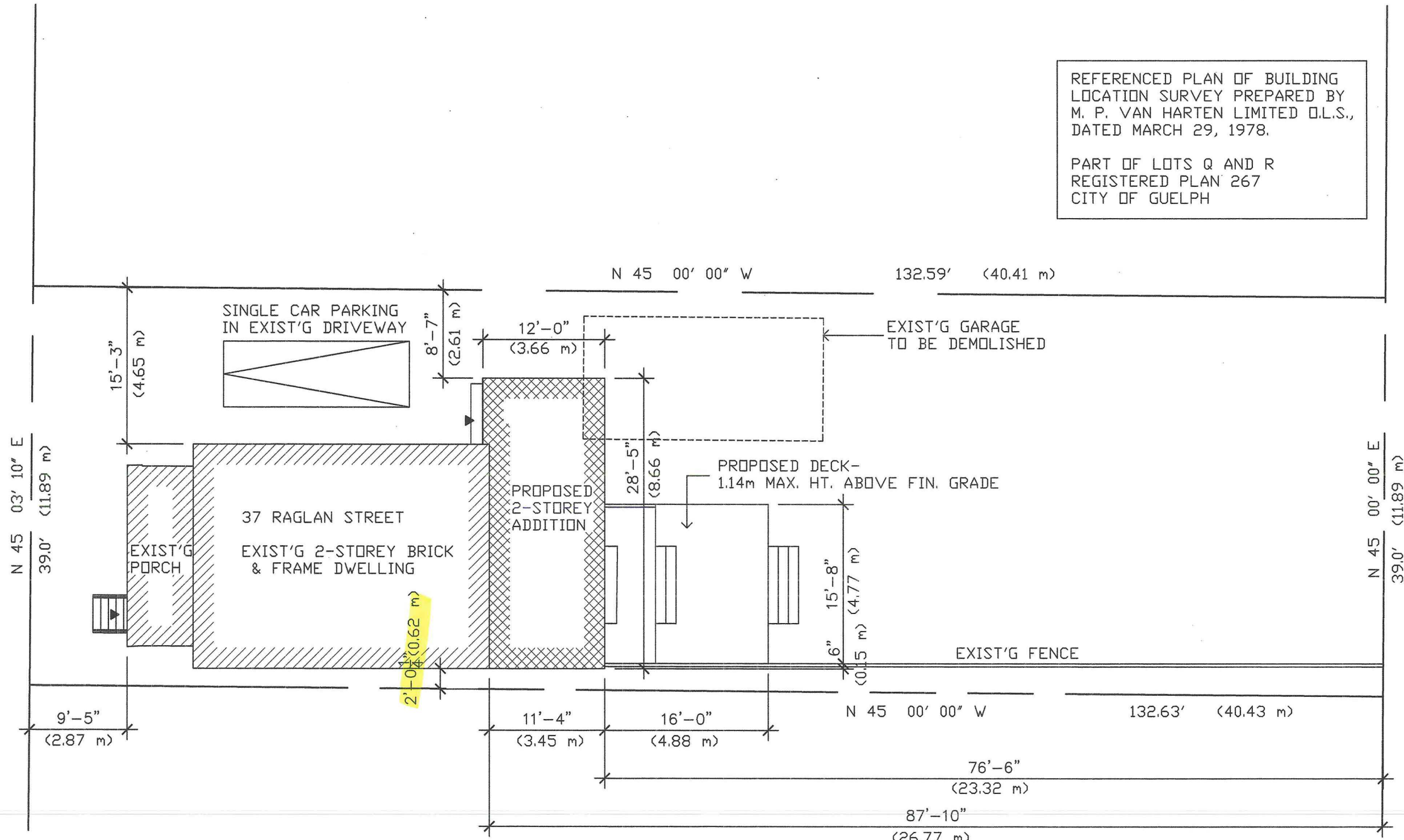
NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

REFERENCED PLAN OF BUILDING
LOCATION SURVEY PREPARED BY
M. P. VAN HARTEN LIMITED O.L.S.,
DATED MARCH 29, 1978.

PART OF LOTS Q AND R
REGISTERED PLAN 267
CITY OF GUELPH

RAGLAN STREET



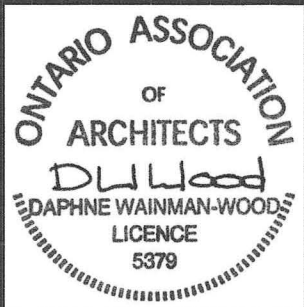
GENERAL NOTES :

Do not scale drawings.

Contractor to verify all dimensions on site and report any discrepancies from these drawings to the Architect, in writing, before starting any work.

All drawings and specifications are the property of the Architect.

| NO. | DATE | ISSUES & REVISIONS |
|-----|----------|-----------------------------------|
| 1 | 16/11/04 | ISSUED TO COMMITTEE OF ADJUSTMENT |



ADDITION & ALTERATIONS
37 Raglan St., Guelph

TALO Architect Inc.
(519) 341-3519



SITE PLAN

SCALE: 3/32" = 1'-0"
PROJECT # 16-176
DATE: NOV. 2016
DRAWN BY: DWW

AO

PLAN OF BUILDING LOCATION

ON PART OF

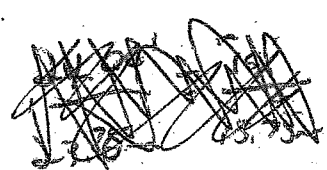
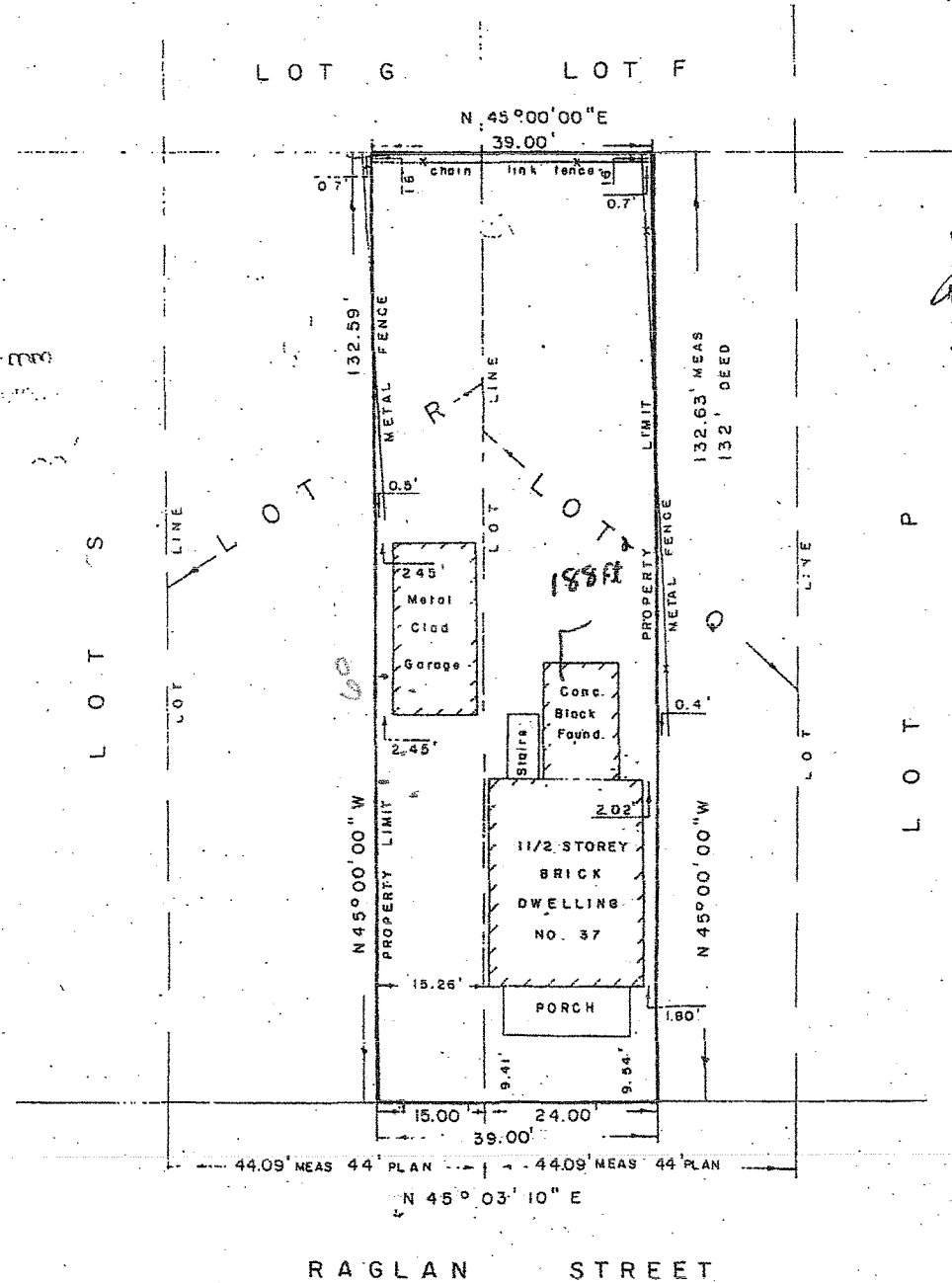
LOTS Q AND R

REGISTERED PLAN 267

CITY OF GUELPH

SCALE: 1 Inch = 20 Feet

*sealed to fit paper, ∴
not accurate*



FOR: TROTMAN SALE TO SAUNDERS

NOTE:

THIS PLAN IS LIMITED TO ILLUSTRATE IMPROVEMENTS ON OR ADJACENT TO THE PROPERTY SHOWN. PLAN DOES NOT NECESSARILY COMPLY WITH REGULATIONS MADE UNDER THE SURVEYS ACT AND REGISTRY ACT.

PROJECT NO.
78-278

M. P. VAN HARTEN LIMITED
ONTARIO LAND SURVEYORS
423 WOOLWICH STREET
GUELPH - ONTARIO
PHONE: 821-2763

PER: *L. Van Harten*
L. VAN HARTEN

DATE: MARCH 29, 1978.



COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



| | | |
|---|---|--------------------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Nov. 7, 2016</u> | Folder #: <u>A-96/16</u> |
| | Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 403 Ardeell Road Unit 7 Guelph ON N1G1E5

Legal description of property (registered plan number and lot number or other legal description):
Plan 61M156 Block 3

OWNER(S) INFORMATION:

Name: Bruno Mazziano (SARAL PROPERTIES ARDELL)

Mailing Address: 449 LAIRD ROAD UNIT 6

City: GUELPH Postal Code: N1G4W1

Home Phone: 519-277-2774 Work Phone: 519 823-5680

Fax: 519-223-5210 Email: Bruno@brunomazgroup.ca
gstam@3Dapproach.ca.

AGENT INFORMATION (If Any)

Company: _____

Name: _____

Mailing Address: _____

City: _____ Postal Code: _____

Work Phone: _____ Mobile Phone: _____

Fax: _____ Email: _____

Neighbourhood Commercial ZL.

| | |
|--|---------------------------------------|
| <p>Official Plan Designation: Part 11412 and 61R-106-9 City of Burlington, County of Wellington</p> | <p>Current Zoning Designation: NC</p> |
|--|---------------------------------------|

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

Recreation Centre

Request from Section 6.2.1.1 - Permitted Uses
 ↳ to add Recreation Centre as a permitted use in a 247m² unit within an existing commercial building ZL.

Why is it not possible to comply with the provision of the by-law? (your explanation)

Recreation Centre is not currently a permitted use within the Neighbourhood Commercial Zone.

| PROPERTY INFORMATION | | | |
|--|-----------------------------|--|---------------|
| Date property was purchased: | Aug 26 th , 2008 | Date property was first built on: | June 23, 2010 |
| Date of proposed construction on property: | N/A | Length of time the existing uses of the subject property have continued: | 8 years |
| EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): | | | |
| Commercial NC Zone | | | |
| PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): | | | |
| Commercial NC Zone Same. | | | |

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 73250 mm Depth: 71000 mm Area: 5197 m².

| PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric) | | | |
|---|-----------------------------------|--|-----------------------------------|
| EXISTING (DWELLINGS & BUILDINGS) | | PROPOSED | |
| Main Building | | Main Building | |
| Gross Floor Area: | 1486 m ² | Gross Floor Area: | |
| Height of building: | 10 m | Height of building: | |
| Garage/Carport (if applicable) | | Garage/Carport (if applicable) | |
| Attached <input type="checkbox"/> | Detached <input type="checkbox"/> | Attached <input type="checkbox"/> | Detached <input type="checkbox"/> |
| Width: | | Width: | |
| Length: | | Length: | |
| Driveway Width: | | Driveway Width: | |
| Accessory Structures (Shed, Gazebo, Pool, Deck) | | Accessory Structures (Shed, Gazebo, Pool, Deck) | |
| Describe details, including height: | | Describe details, including height: | |

| LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND | | | | | |
|--|---------------------|---|---------------------------------------|------------------|---|
| EXISTING | | | PROPOSED | | |
| Front Yard Setback: | 3 m | M | Front Yard Setback: | | M |
| Exterior Side Yard (corner lots only) | 2 m | M | Exterior Side Yard (corner lots only) | | M |
| Side Yard Setback: | Left: M Right: 23.9 | M | Side Yard Setback: | Left: M Right: M | M |
| Rear Yard Setback | 25 23.9 | M | Rear Yard Setback | | M |

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify) _____

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided: _____

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|-------------------------------------|--------------------------|-----------------------------|
| Official Plan Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Zoning By-law Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Plan of Subdivision | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Building Permit | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Consent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |
| Previous Minor Variance Application | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____ |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.




Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Bruno Marziano, of the City/Town of WELLINGTON in County/Regional Municipality of GUELPH, solemnly


declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.


Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the
City/Town of _____ in the County/Regional Municipality of _____
_____ this _____ day of _____, 20_____.


Commissioner of Oaths

Dylan McMahon
A Commissioner, etc., Province
of Ontario for the Corporation
of the City of Guelph,
Expires April 25, 2017.
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

[Organization name / property owner's name(s)]

of 403 Ardell Road Concord CA 94518

(Legal description and/or municipal address)

hereby authorize _____
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

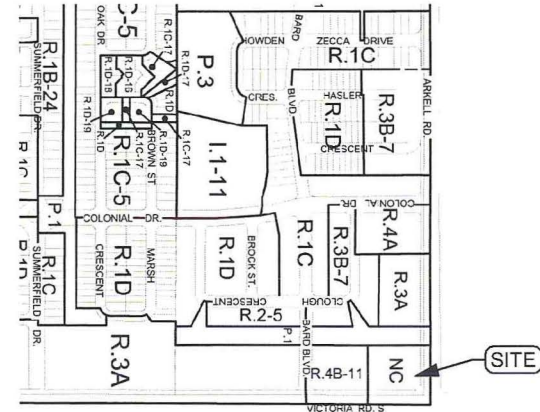
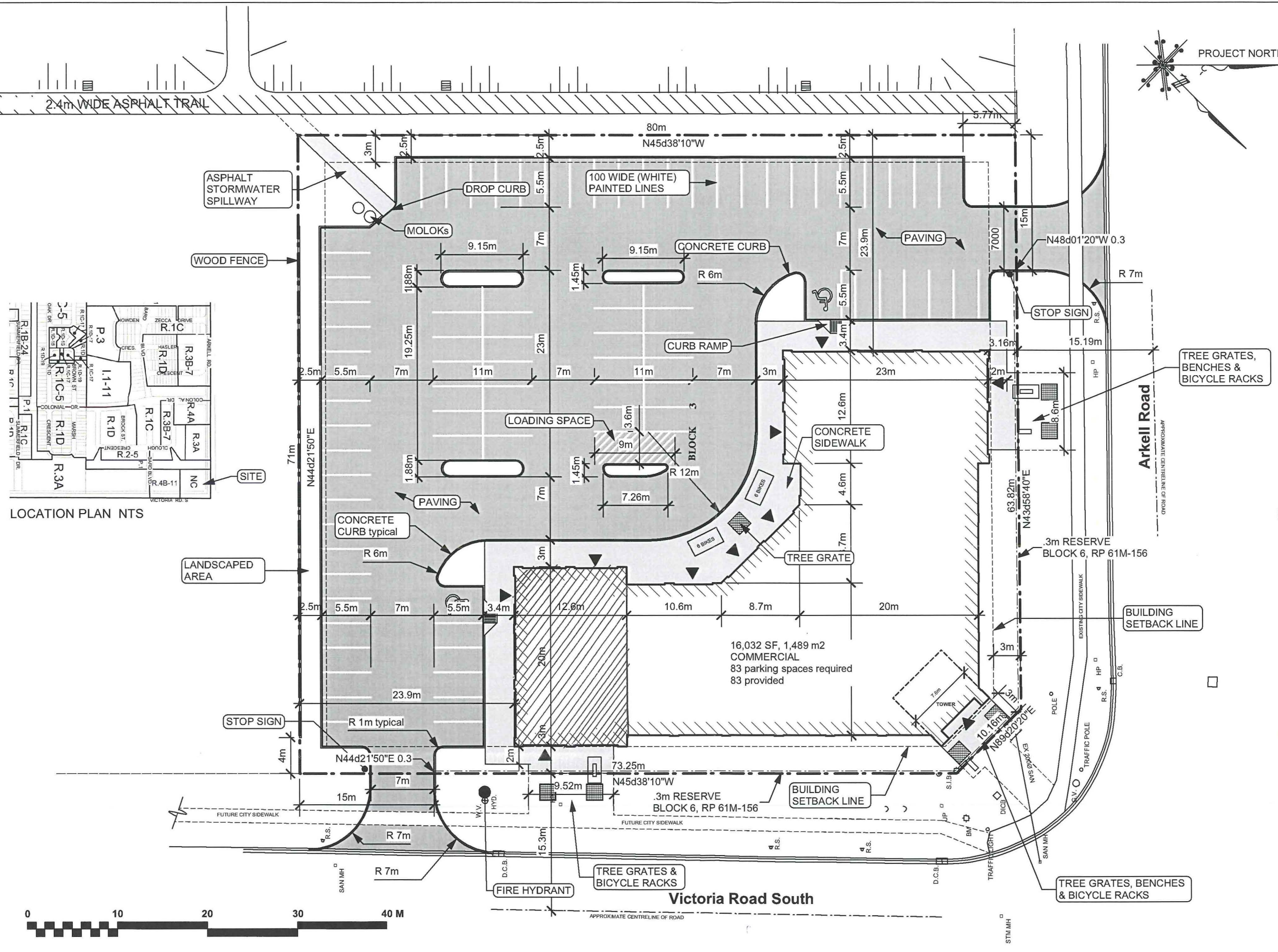
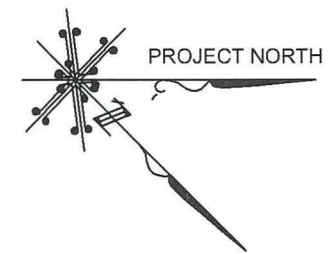
Dated this _____ day of _____ 20____.

(Signature of the property owner)

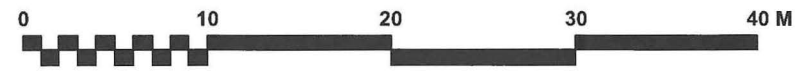
(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.



LOCATION PLAN NTS



Larry May Architect
 623308 Negro Creek Road
 Chatsworth ON N0H 1G0
 Landline: 519-794-4406
 Mobile: 416-525-3556
 LarryMay@Xplomet.ca

Design Build

 449 Laird Road
 Guelph, Ontario N1G 3M1

Project
Victoria / Arkell Plaza
 403 Arkell Road, Guelph ON

Drawing Title
SITE PLAN
 Scale: 1:400

Drawn By
 Larry May, Architect

PlotDate_time
 06Nov2016_1247

CAD File Name
 Arkell_11x17_Sketches_19Oct10.vwx

Scale
 as noted when plotted at 11x17"

Drawing No.
Sk-10

Existing Site Plan - from records
 0 06Nov2016

plot_size_11x17"

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



| | | |
|---|-----------------------------------|--------------------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Nov 7, 2016</u> | Folder #: <u>A-97/16</u> |
| Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 46 Teal Drive

Legal description of property (registered plan number and lot number or other legal description):
Lot 88 Plan G1M54; Guelph

OWNER(S) INFORMATION:

Name: Jacqueline Harrison

Mailing Address: 46 Teal Drive

City: Guelph Postal Code: N1C1G4

Home Phone: N/A Work Phone: 519-836-1072

Fax: 519-8363903 Email: JackieCanBeReached@homelifeguelph.com

AGENT INFORMATION (If Any)

Company: _____

Name: _____

Mailing Address: _____

City: _____ Postal Code: _____

Work Phone: _____ Mobile Phone: _____

Fax: _____ Email: _____

| | |
|---|---|
| Official Plan Designation: <i>General Residential</i> | Current Zoning Designation: <i>R.1C</i> |
|---|---|

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

Variance required for Section 4.15.1.5 to allow an accessory apartment which is currently 117.5m² (1265 sqft); which is oversized by 37.5 m² (404 sqft)

*Total floor area = 366.64 m²
(w/ basement + cold cellar)*

Apartment size as % of total floor area = 32%

Why is it not possible to comply with the provision of the by-law? (your explanation)

I purchased the property as is with an accessory apartment; however have discovered its not to the by-law. If a variance is not approved I will have to spend alot of money to demolish and reconfig the basement.

| PROPERTY INFORMATION | | | |
|---|-------------------|--|------------------|
| Date property was purchased: | <i>June 28/16</i> | Date property was first built on: | <i>Sept 2002</i> |
| Date of proposed construction on property: | <i>N/A</i> | Length of time the existing uses of the subject property have continued: | <i>14 years</i> |
| EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): | | | |
| <i>Residential</i> | | | |
| PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): | | | |
| <i>Residential</i> | | | |

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: *12.44 m* Depth: *41.97 m / 38.70 m* Area: *482 m²*

| PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric) | | | |
|---|-------------------------------------|--|-----------------------------------|
| EXISTING (DWELLINGS & BUILDINGS) | | PROPOSED | |
| Main Building | | Main Building | |
| Gross Floor Area: | 1942.76 sqft = 180.27m ² | Gross Floor Area: | |
| Height of building: | 1 storey | Height of building: | |
| Garage/Carport (if applicable) | | Garage/Carport (if applicable) | |
| Attached <input checked="" type="checkbox"/> | Detached <input type="checkbox"/> | Attached <input type="checkbox"/> | Detached <input type="checkbox"/> |
| Width: | 5.64 | Width: | |
| Length: | 7.04 | Length: | |
| Driveway Width: | 6.65 | Driveway Width: | |
| Accessory Structures (Shed, Gazebo, Pool, Deck) | | Accessory Structures (Shed, Gazebo, Pool, Deck) | |
| Shed | | | |
| Describe details, including height: shed size 3.02 x 3.09 | | Describe details, including height: | |

| LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND | | | |
|--|----------------------------|---------------------------------------|------------------|
| EXISTING | | PROPOSED | |
| Front Yard Setback: | 6.65 M | Front Yard Setback: | M |
| Exterior Side Yard (corner lots only) | N/A M | Exterior Side Yard (corner lots only) | M |
| Side Yard Setback: | Left: 1.26 M Right: 1.28 M | Side Yard Setback: | Left: M Right: M |
| Rear Yard Setback | 8.19 M | Rear Yard Setback | M |

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|-------------------------------------|--------------------------|-----------------------------|
| Official Plan Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Zoning By-law Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Plan of Subdivision | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Building Permit | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Consent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Previous Minor Variance Application | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

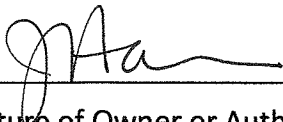
This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Jacqueline Harrison, of the City/Town of Guelph in County/Regional Municipality of Wellington, solemnly

declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[Signature]
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of

Wellington this 7th day of November, 2017.

[Signature]
Commissioner of Oaths

Dylan McMahon
A Commissioner, etc., Province
of Ontario for the Corporation
of the City of Guelph,
Expires April 25, 2017.
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

 Jacqueline Harrison

[Organization name / property owner's name(s)]

of 46 Teal Drive Lot 88 Plan 61M54; Guelph
(Legal description and/or municipal address)

hereby authorize _____
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this _____ day of _____ 20____.

(Signature of the property owner)

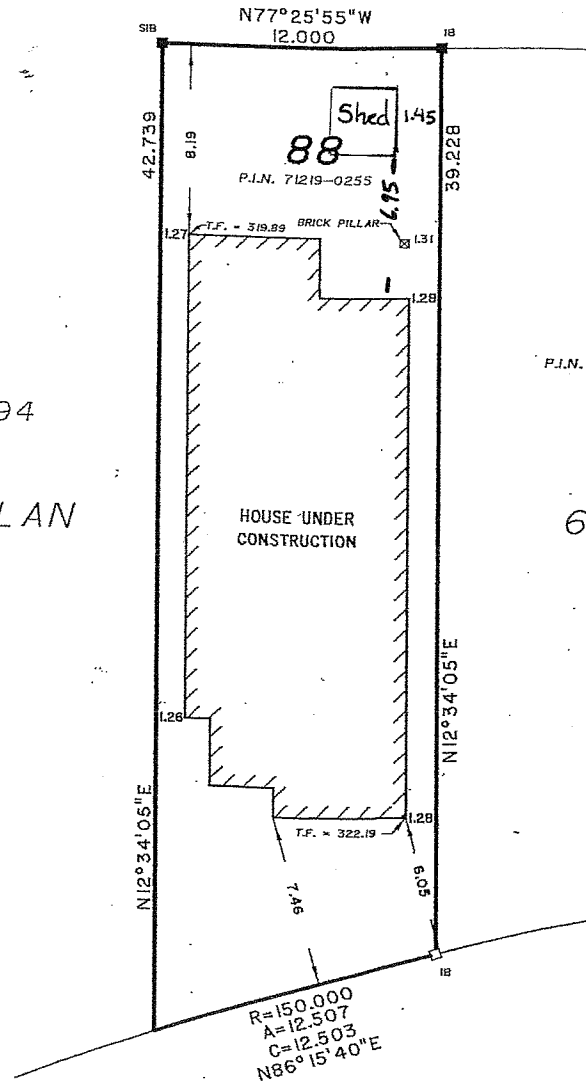
(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

BLOCK 94
P.I.N. 71219-0261
REGISTERED PLAN

BLOCK 94
P.I.N. 71219-0261



TEAL DRIVE
(DEDICATED BY REGISTERED PLAN 61M-54)
P.I.N. 71219 - 0262



SURVEYOR'S REAL PROPERTY REPORT, PART I
PLAN OF
LOT 88
REGISTERED PLAN 61M-54
CITY OF GUELPH
COUNTY OF WELLINGTON

A. BRUCE DONALDSON - ONTARIO LAND SURVEYOR
2002

SCALE 1 : 250



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

NOTES:

1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST LIMIT OF LOT 88 AS BEING N12°34'05"W IN ACCORDANCE WITH REGISTERED PLAN 61M-54.
2. UNLESS OTHERWISE NOTED ALL BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES AND ARE TAKEN TO CONCRETE FOUNDATION.
3. PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD., O.L.S.'s
- T.F. DENOTES TOP OF FOUNDATION

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1418936

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED SEPT. 16, 2002

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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF SEPTEMBER, 2002.

SEPTEMBER 16, 2002

A. BRUCE DONALDSON
ONTARIO LAND SURVEYOR

© COPYRIGHT 2002: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

MONUMENTATION USED TO RE-ESTABLISH THE BOUNDARY OF LOT 88, REG. PLAN 61M-54

REFERENCE MONUMENTS 5725 & 5727 ON RECORD WITH BSR&D LTD.

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

BSR&D Ontario Land Surveyors
& Urban and Rural Planners

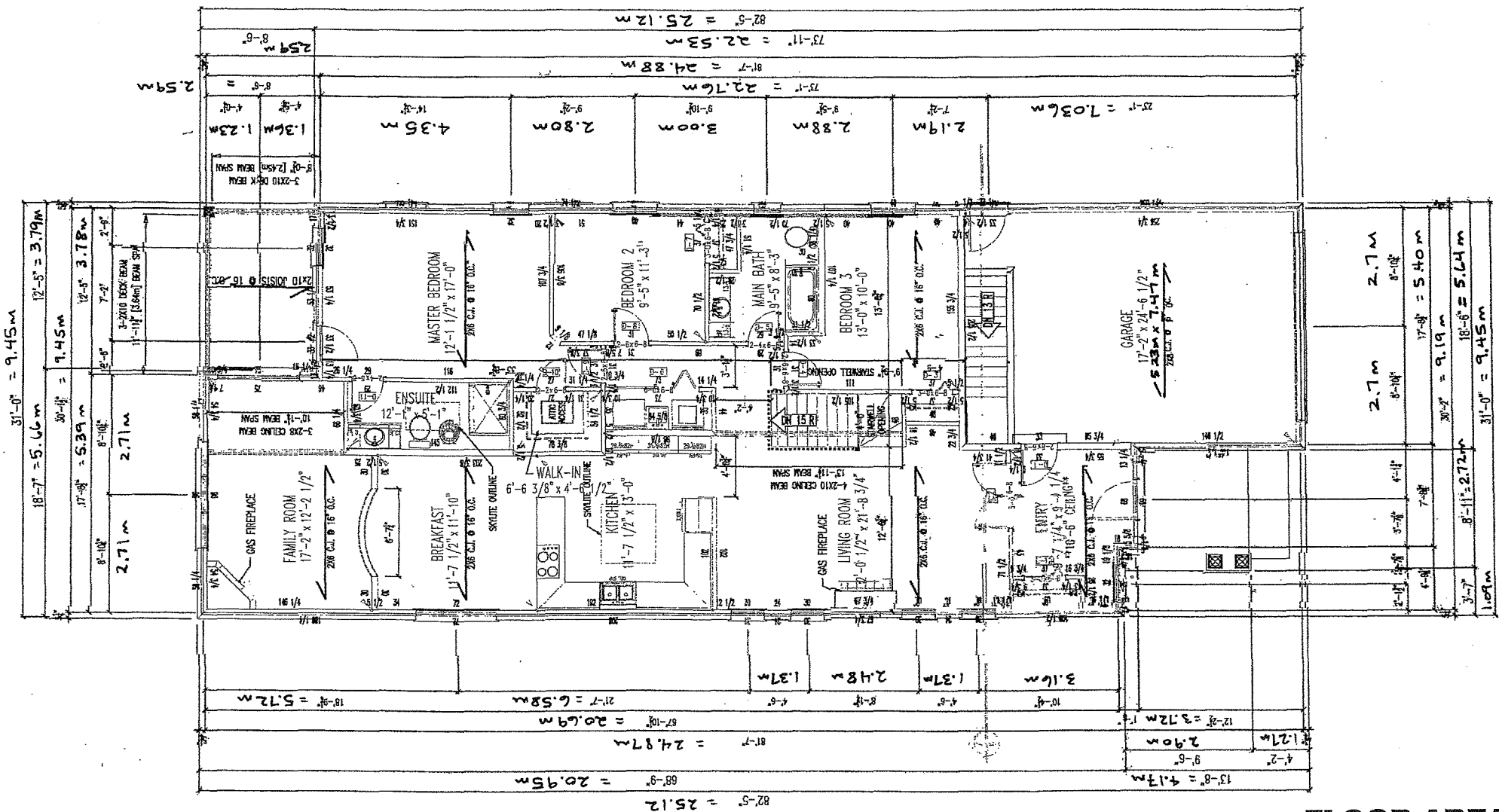
351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: SEPTEMBER 16, 2002

DM

PROJECT 01-3951-1



FLOOR AREA

MAIN FLOOR 1942.76sq.ft. 180.27 m²

FIRST FLOOR PLAN

| INT'L SPAN C ART ROOF & ATTIC ONLY | | |
|------------------------------------|------------------|----------------------|
| OPENING WIDTH U TO | WOOD LINTEL SIZE | MASONRY STEEL LINTEL |
| 3' - 8" | 2 - 2 x 4 | 3-1/2x3-1/2x1/4 |
| 4' - 11" | 2 - 2 x 6 | 3-1/2x3-1/2x5/16 |
| 5' - 11" | 2 - 2 x 8 | 4x3-1/2x5/16 |
| 6' - 11" | 2 - 2 x 10 | 4x3-1/2x5/16 |
| 7' - 10" | 2 - 2 x 10 | 5x3-1/2x5/16 |
| 8' - 10" | 2 - 2 x 12 | 5x3-1/2x3/8 |
| 9' - 5" | 2 - 2 x 12 | 6x4x3/8 |

FRAMING PLAN NOTES:

- WINDOW AND DOOR SIZES GIVEN ON THE PLAN ARE NOMINAL SIZES. ALL SIZES TO BE GIVEN WITH UNITS AND ALLOWED FOR P.S.D. ON INTERIOR PARTITIONS. SEE SECTION 10.1 FOR SCHEDULE FOR MATERIALS, UNITS AND DETAIL DIMENSIONS.
- ROOM SIZE DIMENSIONS GIVEN ARE THE HORIZONTAL AND VERTICAL DIMENSIONS FROM THE FACE OF THE STUDS OF THE WALLS MARKED WITH DIMENSIONS AT THE CORNERS.
- INTERIOR DIMENSIONS ARE TO THE FACE OF THE STUDS. WALLS ARE DIMENSIONED ACTUAL SIZE (I.E. 2x4 STUD = 1-1/2x3-1/2").
- THE FACE OF THE EXTERIOR STUD WALL IS 5/4" INSIDE THE FACE OF THE CONCRETE WALL (UNLESS OTHERWISE NOTED) TO ALLOW FOR 3/4" SHEETING, 1" AIR SPACE, 3/4" BRICK VENEER.
- THE FACE OF THE EXTERIOR STUD WALL IS 4-3/4" INSIDE THE FACE OF THE CONCRETE WALL (UNLESS OTHERWISE NOTED) TO ALLOW FOR 1/4" SHEETING, 1" AIR SPACE, 1-1/2" BRICK VENEER (FOR).
- WALL LEADERS GIVEN ARE IN INCHES AND ARE ALIGNED WITH THE FACE OF THE 1/2" DIMENSION. IT IS ALLOWED FOR P.S.D. ON INTERIOR PARTITIONS AND IT IS ALLOWED ON WINDOWS AND EXTERIOR DOORS.
- THE FRAMING CONTRACTOR IS TO INSULATE ALL Voids AND CHIMNEYS THAT WILL NOT BE ACCESSIBLE TO THE INSULATING CONTRACTOR.
- ALL INTERIOR PARTITIONS ARE TO BE SUPPORTED ON FLOOR JOISTS OR STUDS. 3/4" x 4" O.C. MAX. WITH A BLOCK UNDER THE NIPPLE SIZE OF 2x4 STUDS.
- CONTRACTOR TO INSTALL BLOCKING FOR ALL SIZES OF 2x4 STUDS, CHIMNEYS, TOWER BARS, TRUSS PAPER HOLDERS, ETC AS REQUIRED (CONSOLE LOCATIONS WITH OWNER).

FRAMING PLAN NOTES (CONT):

- ALL MOOD BEAMS & COURSES TO BE A MINIMUM OF 5-PLY GRADE 40/100.
- WINDOW AND DOOR SIZES GIVEN ON THE PLAN ARE NOMINAL SIZES. ALL SIZES TO BE GIVEN WITH UNITS AND ALLOWED FOR P.S.D. ON INTERIOR PARTITIONS. SEE SECTION 10.1 FOR SCHEDULE FOR MATERIALS, UNITS AND DETAIL DIMENSIONS.
- ANY SCHEDULES REFERRED TO BY A VERIFY AN SET, DISPOSED ANY REPORT PL. DISPOSED TO THE SAME DE-GRAD. RIGHTS AND VENT DIMENSIONS.
- ROOM SIZE DIMENSIONS GIVEN ARE THE HORIZONTAL AND VERTICAL DIMENSIONS FROM THE FACE OF THE STUDS OF THE WALLS MARKED WITH DIMENSIONS AT THE CORNERS.
- FOUNDING AREAS GIVEN ARE TO THE OUTSIDE OF THE EXTERIOR WALLS.

GENERAL NOTES:

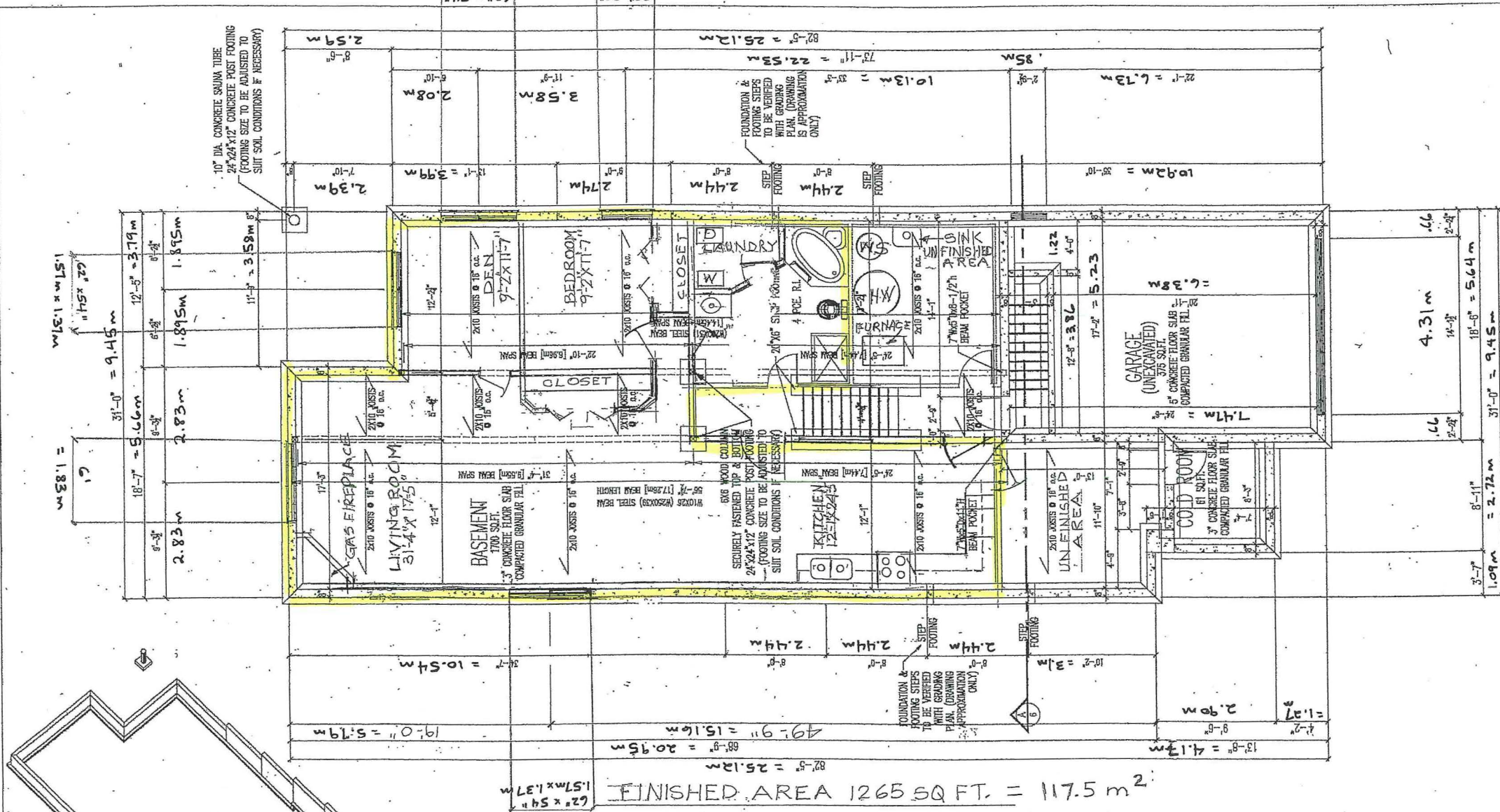
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL CONNECTIONS TO MOST OF EXISTING ONTARIO BUILDING CODE (O.B.C.) REQUIREMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AN SET, DISPOSED ANY REPORT PL. DISPOSED TO THE SAME DE-GRAD. RIGHTS AND VENT DIMENSIONS.
- ROOM SIZE DIMENSIONS GIVEN ARE THE HORIZONTAL AND VERTICAL DIMENSIONS FROM THE FACE OF THE STUDS OF THE WALLS MARKED WITH DIMENSIONS AT THE CORNERS.
- FOUNDING AREAS GIVEN ARE TO THE OUTSIDE OF THE EXTERIOR WALLS.

Stonehedge Homes Ltd.
Custom Builder
 Your Plans or Ours
 R.R. #3, Guelph, Ontario N1H 6H9
 Joe De Cristofano President Phone: 519-763-7119 Fax: 519-763-4436

Ducharme Designed
 Design: PAT
 Drawn: PAT
 Scale: 1/8" = 1'-0"
 Date: 11-11-17
 File: 02-04-22.dwg
 Project: 02-461 Date: 02-04-22

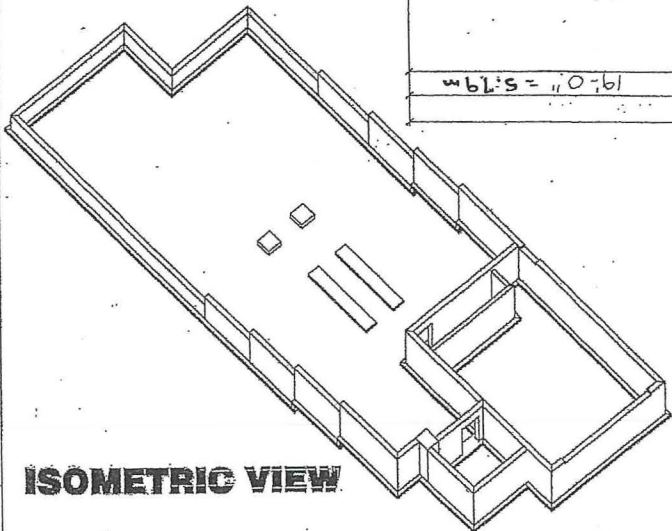
555 Devon Street, Suite 201, Guelph, Ontario N1H 6H9
 Phone: 519-775-0228 Fax: 519-775-0228

STONEHEDGE HOMES
 FIRST FLOOR PLAN



FOUNDATION PLAN

FINISHED AREA 1265 SQ. FT. = 117.5 m²



ISOMETRIC VIEW

- FOUNDATION NOTES:**
1. CONCRETE FOOTINGS, WALLS, AND FLOORS TO BE MINIMUM 25 MPa (3600 psi) COMPRESSIVE STRENGTH.
 2. ALL CONCRETE EXPOSED TO FREEZING TO HAVE MINIMUM 6% TO 8% AIR ENTRAINMENT.
 3. CONCRETE SHALL NOT BE PLACED ON OR AGAINST FROZEN MATERIAL.
 4. ALL FOUNDATIONS SHALL HAVE A MINIMUM 4'-0" FIRST COVER.
 5. ALL FOUNDATIONS TO BE PLACED ON UNDISTURBED SOIL.
 6. ALL GRANULAR FILL TO BE COMPACTED TO USE STANDARD PROCTOR DENSITY.
 7. BRUSHING COVER FOR BEAMS SHALL BE 3" FOR CONCRETE PLACED AGAINST SOIL AND 1-1/2" FOR CONCRETE PLACED IN FORMWORK.
 8. FOOTING SIZES AND STEP FOOTING DIMENSIONS ARE TO BE VERIFIED AND ADJUSTED, IF NECESSARY, TO SOIL AND SITE CONDITIONS.
 9. DIMENSIONAL DIMENSIONS ARE ACCURATE AND SHOULD BE USED TO CHECK FORWARD BEFORE PLACING CONCRETE.
 10. DOOR AND WINDOW SIZES GIVEN ON THE PLAN ARE NOMINAL SIZES. ALL SIZES ARE TO BE VERIFIED WITH THE OWNER AND ADJUSTED TO MANUFACTURER'S SPECIFICATIONS.

- GENERAL NOTES:**
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL CONSTRUCTION TO MEET OR EXCEED CANADIAN BUILDING CODE (CBC) REQUIREMENTS.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL SITE DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT DESIGNED.
 3. ANY SUBSTITUTIONS TO THE SIZES OR THE MATERIALS IN THESE PLANS MAY AFFECT THE COST OF MORE THAN ONE SUB TRADE AND/OR SUPPLIER. EVERY EFFORT HAS BEEN MADE TO ENSURE THIS PROJECT IS COST EFFECTIVE AS POSSIBLE. ANY SUBSTITUTIONS SUGGESTIONS OR CHANGES SHOULD BE REVIEWED WITH APPROVABLE DESIGNER.

Stonehedge Homes Ltd.
Custom Builder
 Your Plans or Ours
 R.R. #3, Guelph, Ontario N1H 6H9

Joe De Cristofano President Phone: 519-768-7118 Fax: 519-768-4436

Design PAT
 Drawn PAT
 Scale 1/8"=1'-0"
 Sheet 11"x17"
 File project2.dwg
 Project Number: 02-461 Date: 02-04-22

Ducharme Designed
 865 Devon Street West, Guelph, Ontario N1H 2Y2-2Y3
 Phone: 519-292-8226 Fax: 519-292-8228

STONEHEDGE HOMES
FOUNDATION PLAN

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Making a Difference

| | | |
|--|--|------------------------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Nov. 17, 2016</u> Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Folder #: <u>A-98/16.</u> |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 868 York Road, Guelph ON N1E6Y8

Legal description of property (registered plan number and lot number or other legal description):

Part Lot 4, Concession 3, Division C, PT 3 6/12/324, Guelph.

OWNER(S) INFORMATION:

Name: Barbara Main

Mailing Address: 2568 Hollington Cr.

City: Mississauga ON Postal Code: L5K 1E7

Home Phone: 905 403 8871 Work Phone: _____

Fax: _____ Email: mainbarbara@gmail.com

AGENT INFORMATION (If Any)

Company: _____

Name: _____

Mailing Address: _____

City: _____ Postal Code: _____

Work Phone: _____ Mobile Phone: _____

Fax: _____ Email: _____

| | |
|--|--|
| Official Plan Designation: <i>Service Commercial</i> | Current Zoning Designation: <i>Urban Reserve</i> |
|--|--|

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

① Expansion of current home to legal non-conforming use
 - expansion of volume, floor area and height

Why is it not possible to comply with the provision of the by-law? (your explanation)

The current home is in part 1 1/2 storey. The ceiling in the 1/2 storey is too short; making this a full 2 storey home would ~~reduce~~ eliminate hitting head. Rebuilding the current staircase would not follow current building code. A full basement would create greater living space, without increasing current footprint. A sun room would allow for passive solar heating.

| | | | |
|---|-------------------|--|-------------------|
| PROPERTY INFORMATION | | | |
| Date property was purchased: | <i>6 Sep 2013</i> | Date property was first built on: | <i>1896</i> |
| Date of proposed construction on property: | <i>April 2017</i> | Length of time the existing uses of the subject property have continued: | <i>121 years.</i> |
| EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): | | | |
| <i>Residential</i> | | | |
| PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): | | | |
| <i>Residential.</i> | | | |

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: *208.6m* Depth: *30.8m* Area: *3 125m²*

| PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric) | | | |
|--|--|--|-----------------------------------|
| EXISTING (DWELLINGS & BUILDINGS) | | PROPOSED | |
| Main Building | | Main Building | |
| Gross Floor Area: | 132.93 m ² | Gross Floor Area: | 153.23 m ² |
| Height of building: | 2 storeys + 1/2 storey | Height of building: | 2 storey |
| Garage/Carport (if applicable) | | Garage/Carport (if applicable) | |
| Attached <input type="checkbox"/> | Detached <input checked="" type="checkbox"/> | Attached <input type="checkbox"/> | Detached <input type="checkbox"/> |
| Width: | 4m | Width: | 4m |
| Length: | 6.5m | Length: | 6.5m |
| Driveway Width: | 12m | Driveway Width: | 12m |
| Accessory Structures (Shed, Gazebo, Pool, Deck) 1 storey garage | | Accessory Structures (Shed, Gazebo, Pool, Deck) 1 storey Garage | |
| Describe details, including height: | | Describe details, including height: | |

| LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND | | | | | | |
|--|--------------|----------------|---------------------------------------|-------------------|----------------|---|
| EXISTING | | PROPOSED | | | | |
| Front Yard Setback: | 2.16m | M | Front Yard Setback: | 2.16m | M | |
| Exterior Side Yard (corner lots only) | | M | Exterior Side Yard (corner lots only) | | M | |
| Side Yard Setback: | Left: 37.4 M | Right: 231.2 M | Side Yard Setback: | Left: 37.4 M | Right: 227.7 M | |
| Rear Yard Setback | | 19.71 | M | Rear Yard Setback | 19.71 | M |

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|-------------------------------------|--------------------------|-----------------------------|
| Official Plan Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Zoning By-law Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Plan of Subdivision | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Building Permit | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Consent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Previous Minor Variance Application | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

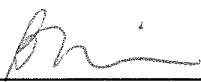
This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Barbara Mann, of the City/Town of Guelph in County/Regional Municipality of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[Signature]
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of

Wellington this 7 day of November, 2016.

[Signature]
Commissioner of Oaths

Dylan McMahon
A Commissioner, etc., Province
of Ontario for the Corporation
of the City of Guelph,
Expires April 25, 2017.
(official stamp of Commissioner of Oaths)

7 NOV 2016

Dylan McMahon
Committee of Adjustment

Re 868 York Road Renovation

Dear Dylan,

Enclosed is my application to do a renovation of my home due to a recent fire.

The renovations will require some removal of vegetation at the front of the house and to the right of the house. A tree inventory preservation plan will be conducted.

I spoke to realty staff and understand an encroachment agreement may be required.

The entire reason for this renovation is because of a recent fire, with damage to the tree trunk foundation.

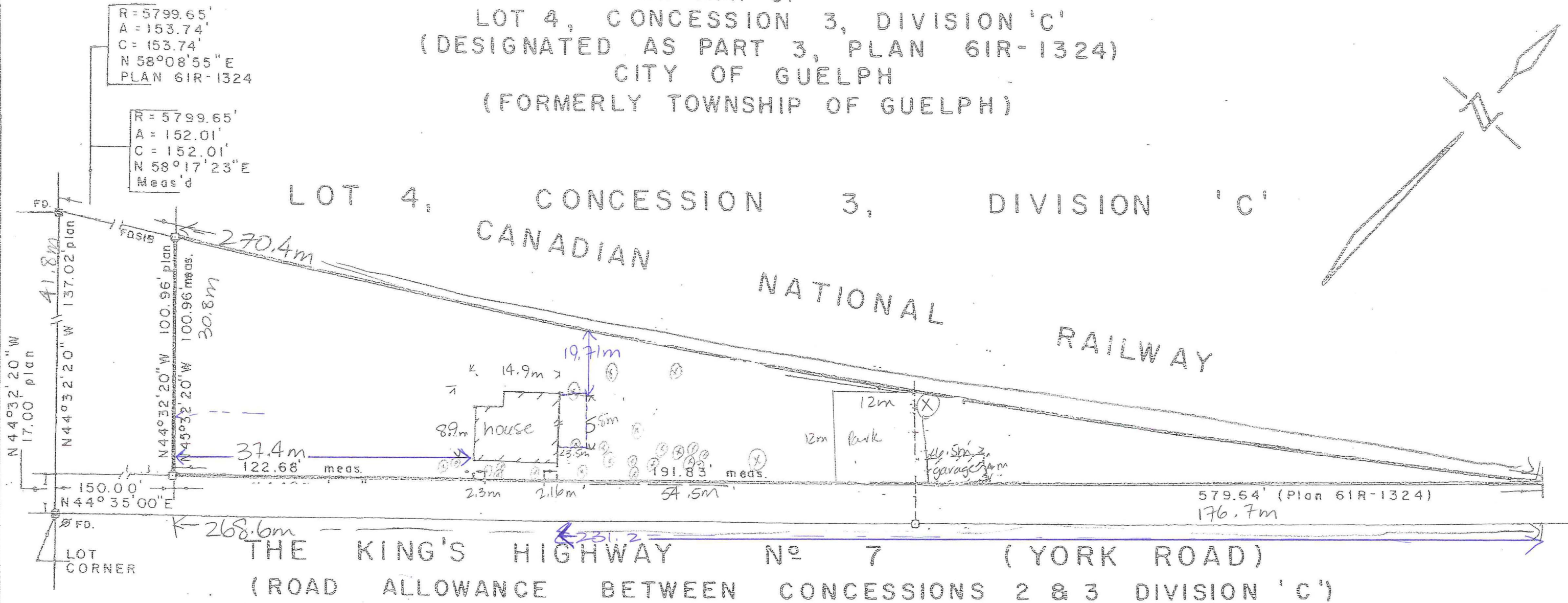
The increased volume of the house allows for proper staircases and appropriate ceiling heights.

Please let me know if you require any further information.

Kindly
Dm

Barbara Main 905 403 8871 mainbarbara@gmail.com

PLAN OF BUILDING LOCATION
ON PART OF
LOT 4, CONCESSION 3, DIVISION 'C'
(DESIGNATED AS PART 3, PLAN 61R-1324)
CITY OF GUELPH
(FORMERLY TOWNSHIP OF GUELPH)



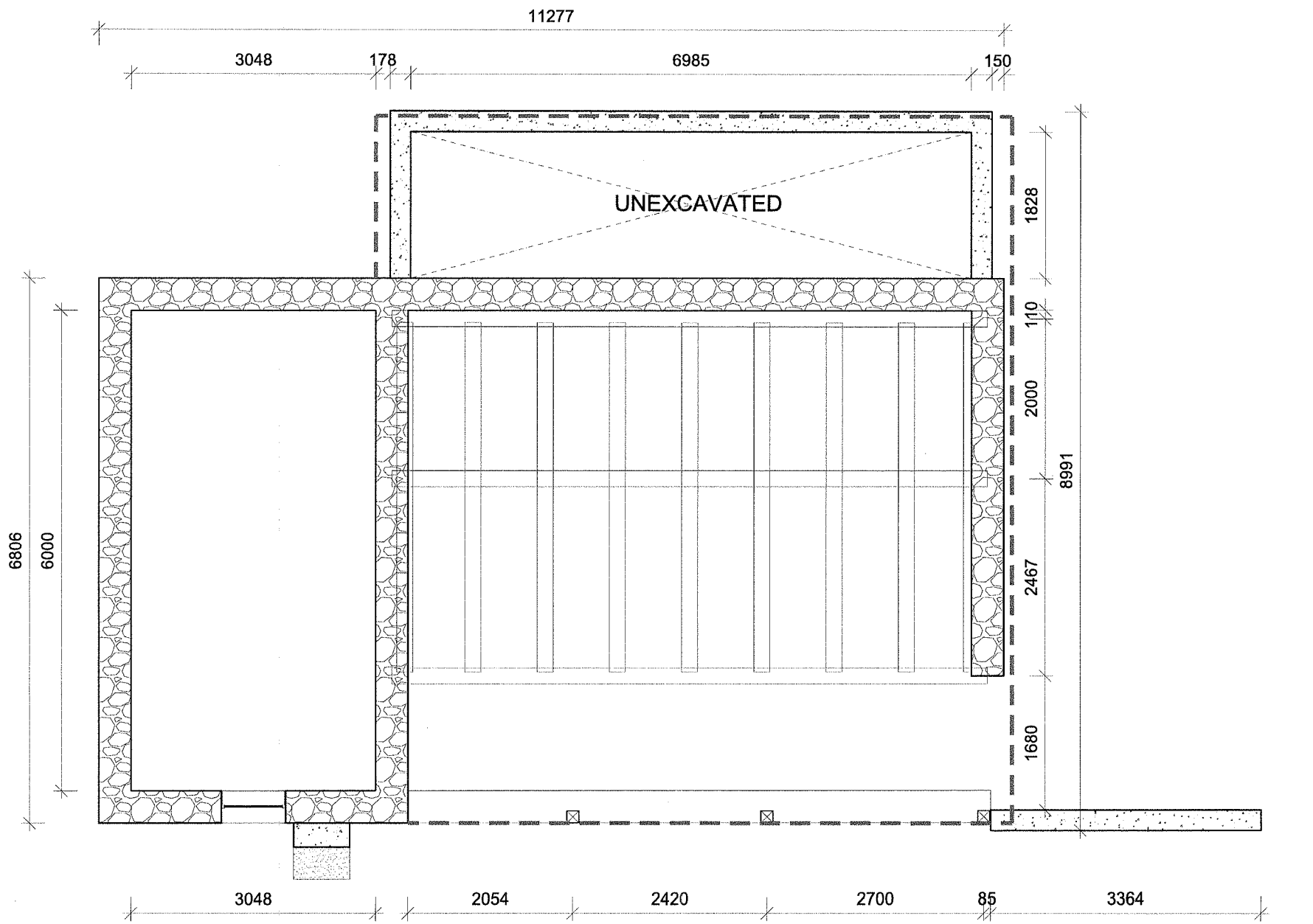
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

- I HAVE SURVEYED THE PROPERTY SHOWN ON THIS PLAN.
- THE IMPROVEMENTS SITUATE THEREON ARE AS SHOWN.

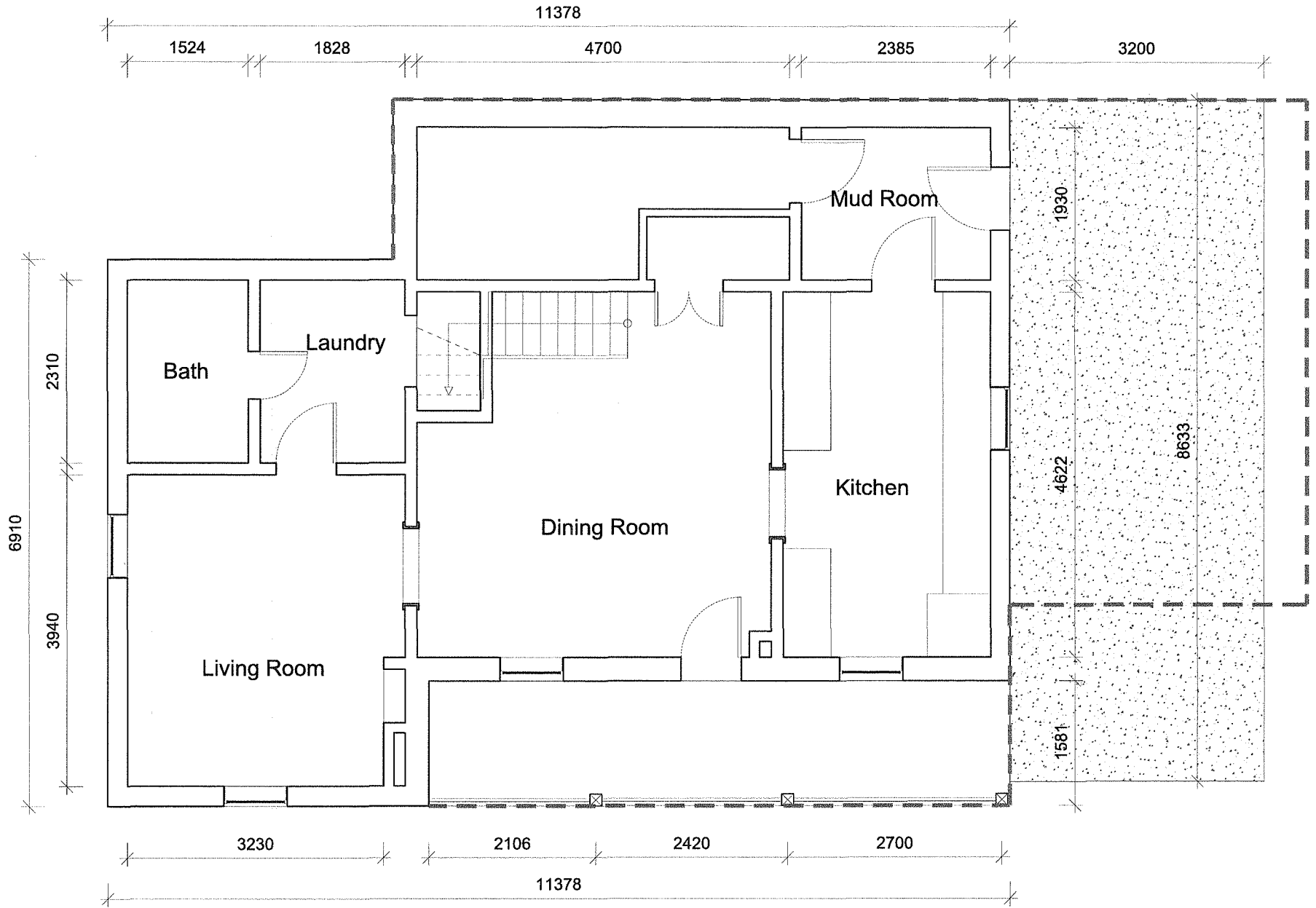
Legend
 (X) = vegetation (tree, shrub)
 --- = proposed sunroom addition

| | | |
|-----------------------|---|-------------------------|
| SEAL | BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED | |
| | ONTARIO LAND SURVEYORS | |
| | 351 SPEEDVALE AVE. WEST, GUELPH, ONTARIO 822-4031 | |
| | DATE: 25 NOVEMBER, 1976 | SCALE: 1 INCH = 50 FEET |
| | FOR: FLESHER & STUART B. & S. | INST. MRS. GILBEY |
| PER: <i>J. Black</i> | PROJECT 76-5932 | |
| ONTARIO LAND SURVEYOR | | |



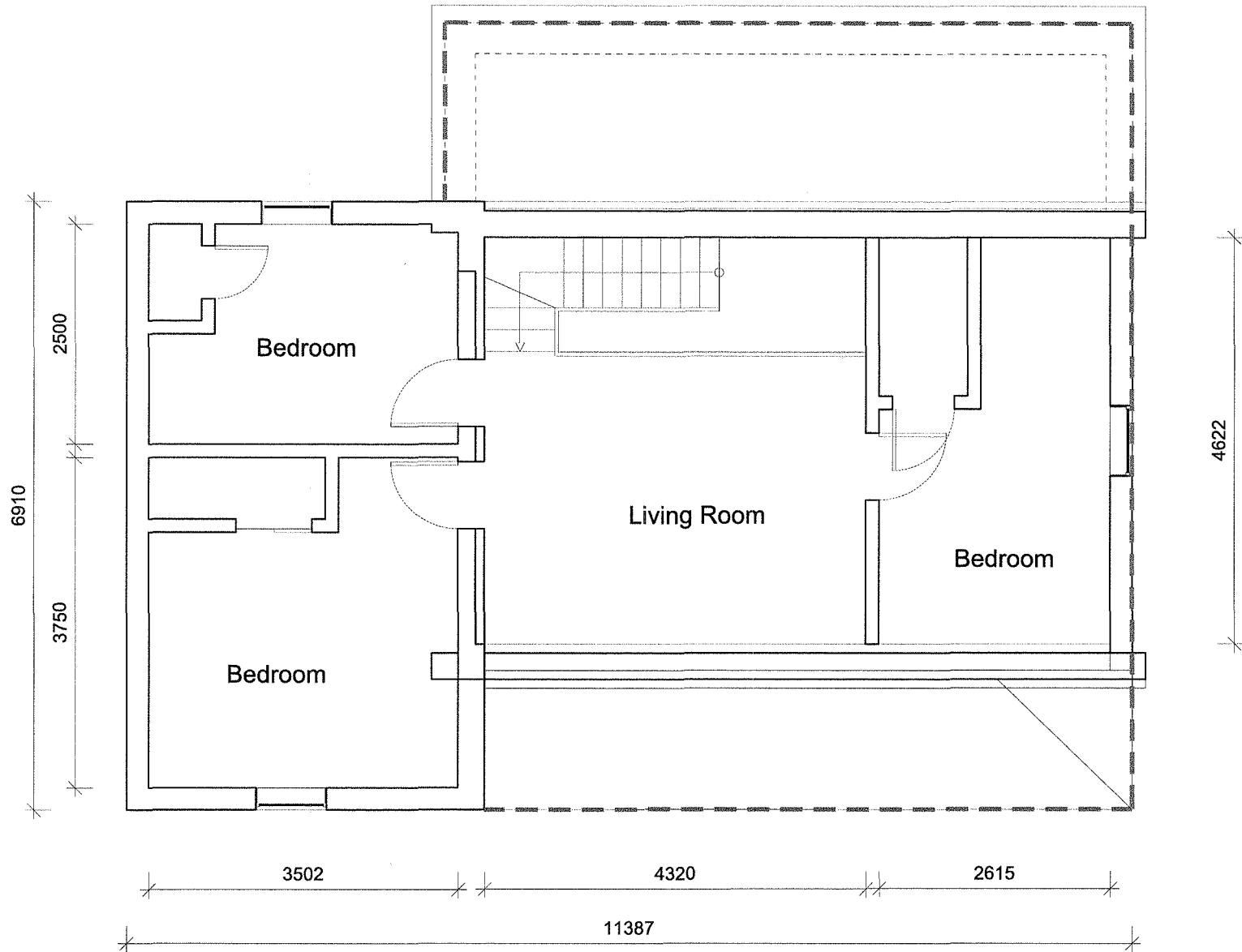
BASEMENT FLOOR

--- FUTURE EXTENSION



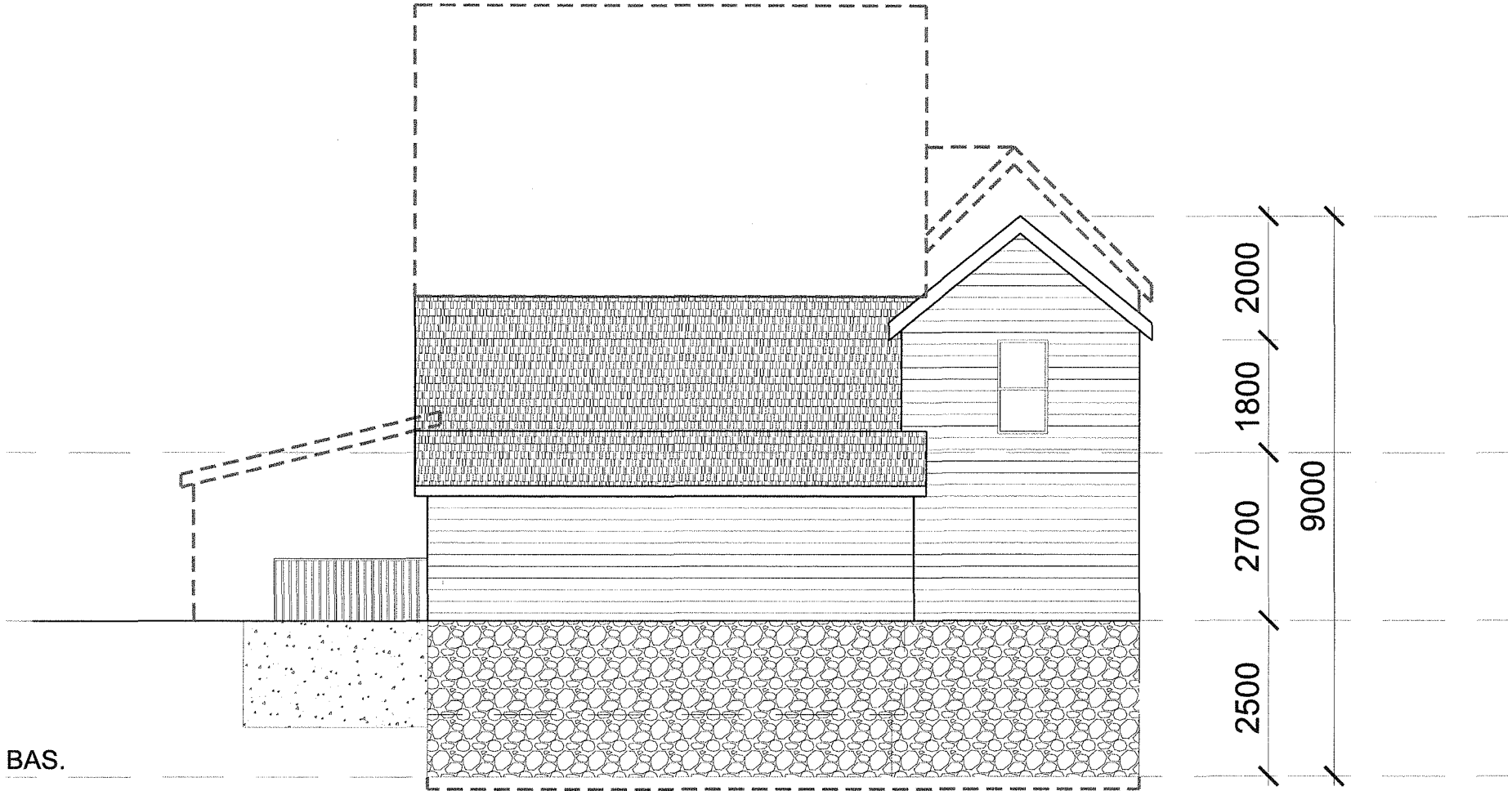
GROUND FLOOR

----- FUTURE EXTENSION



FIRST FLOOR

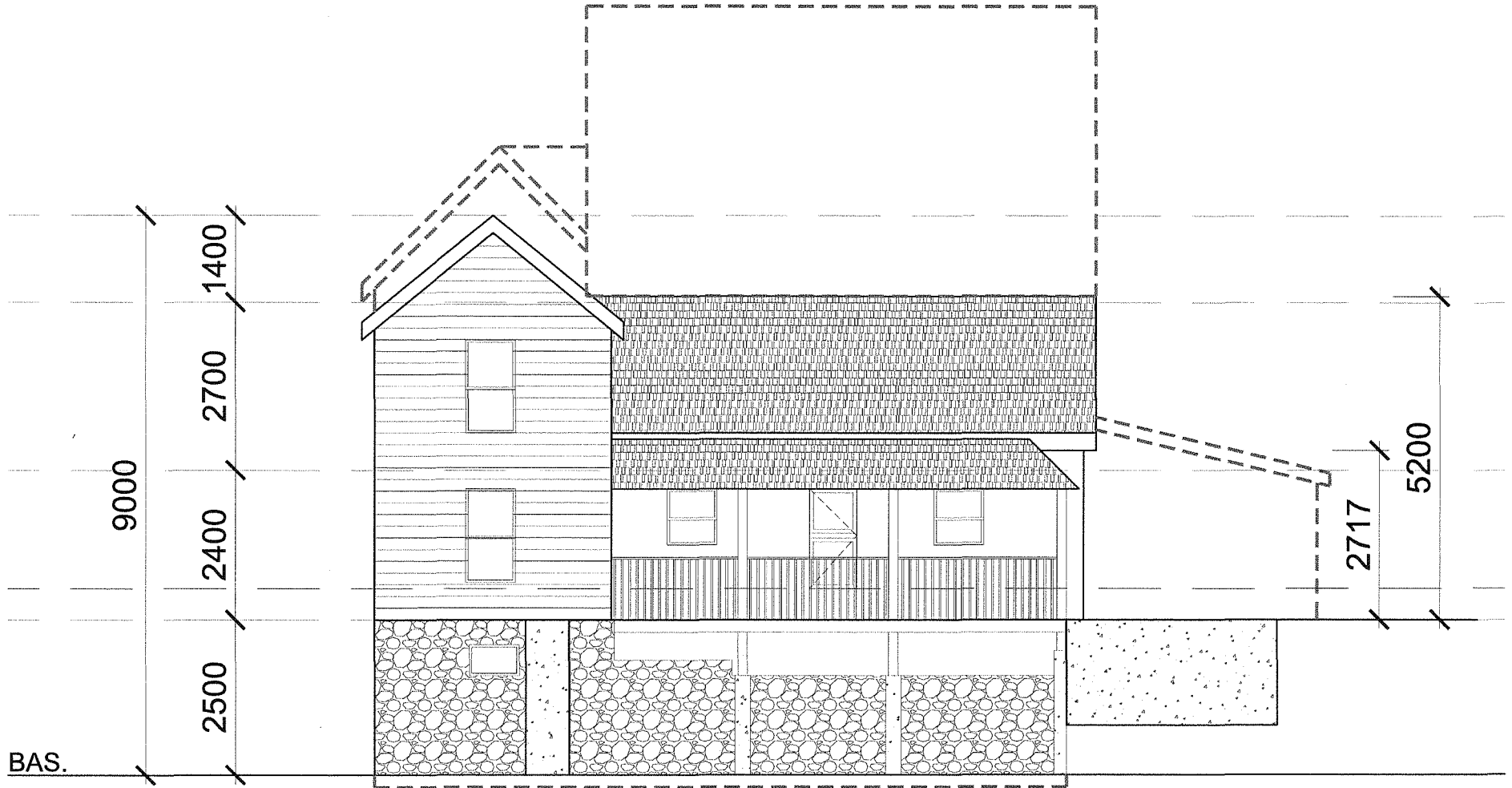
--- FUTURE EXTENSION



BAS.

NORTH VIEW

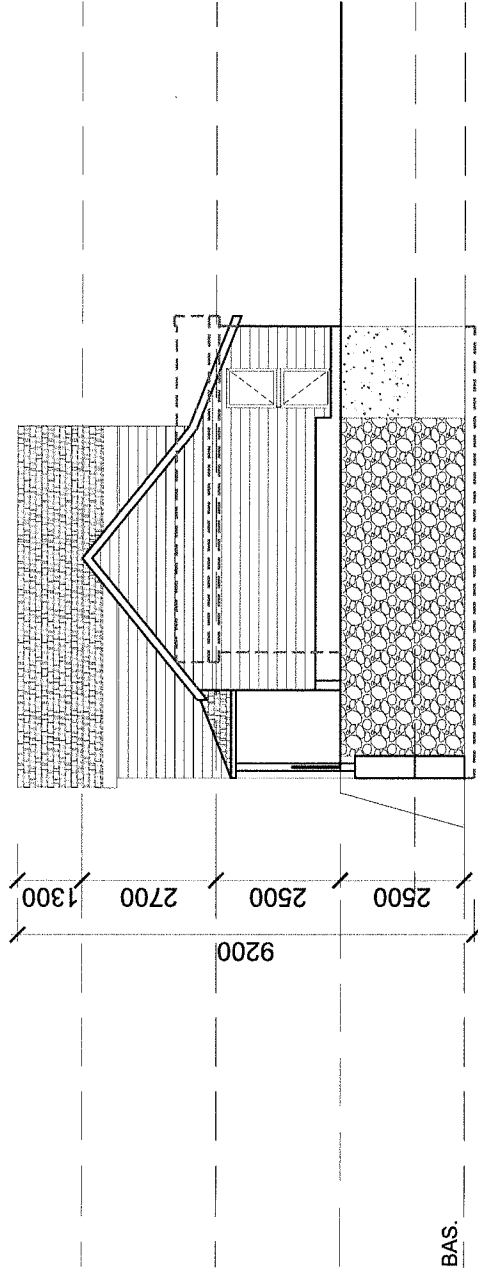
--- FUTURE EXTENSION



BAS.

SOUTH VIEW

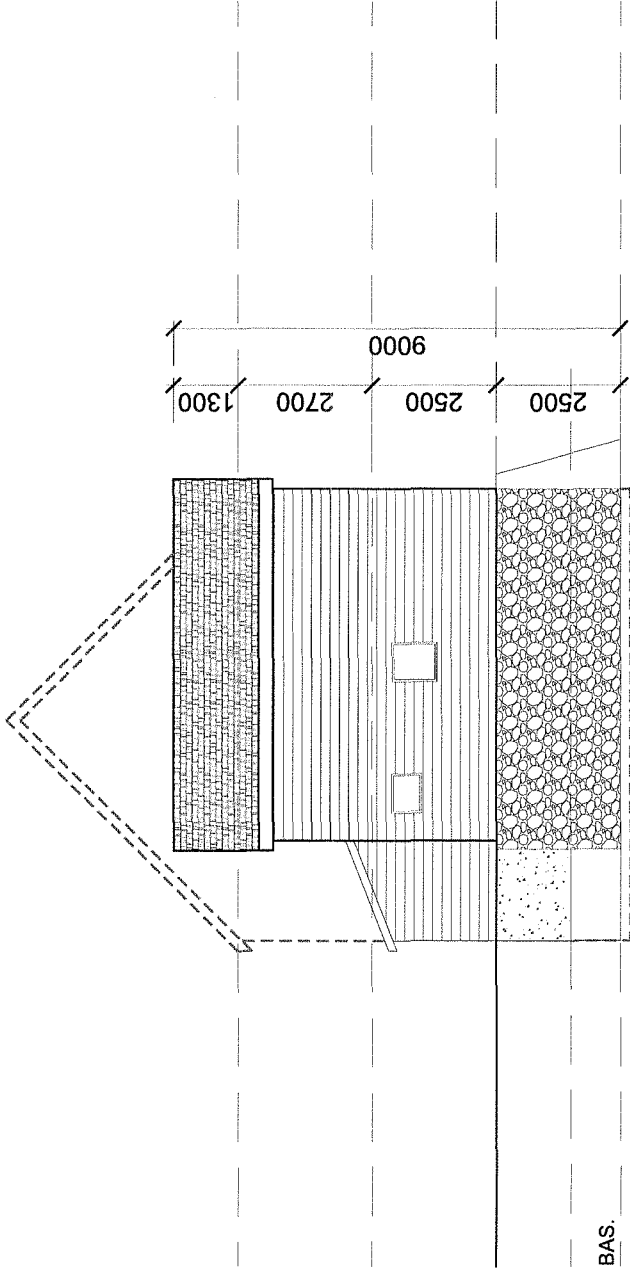
--- FUTURE EXTENSION



BAS.

EAST VIEW

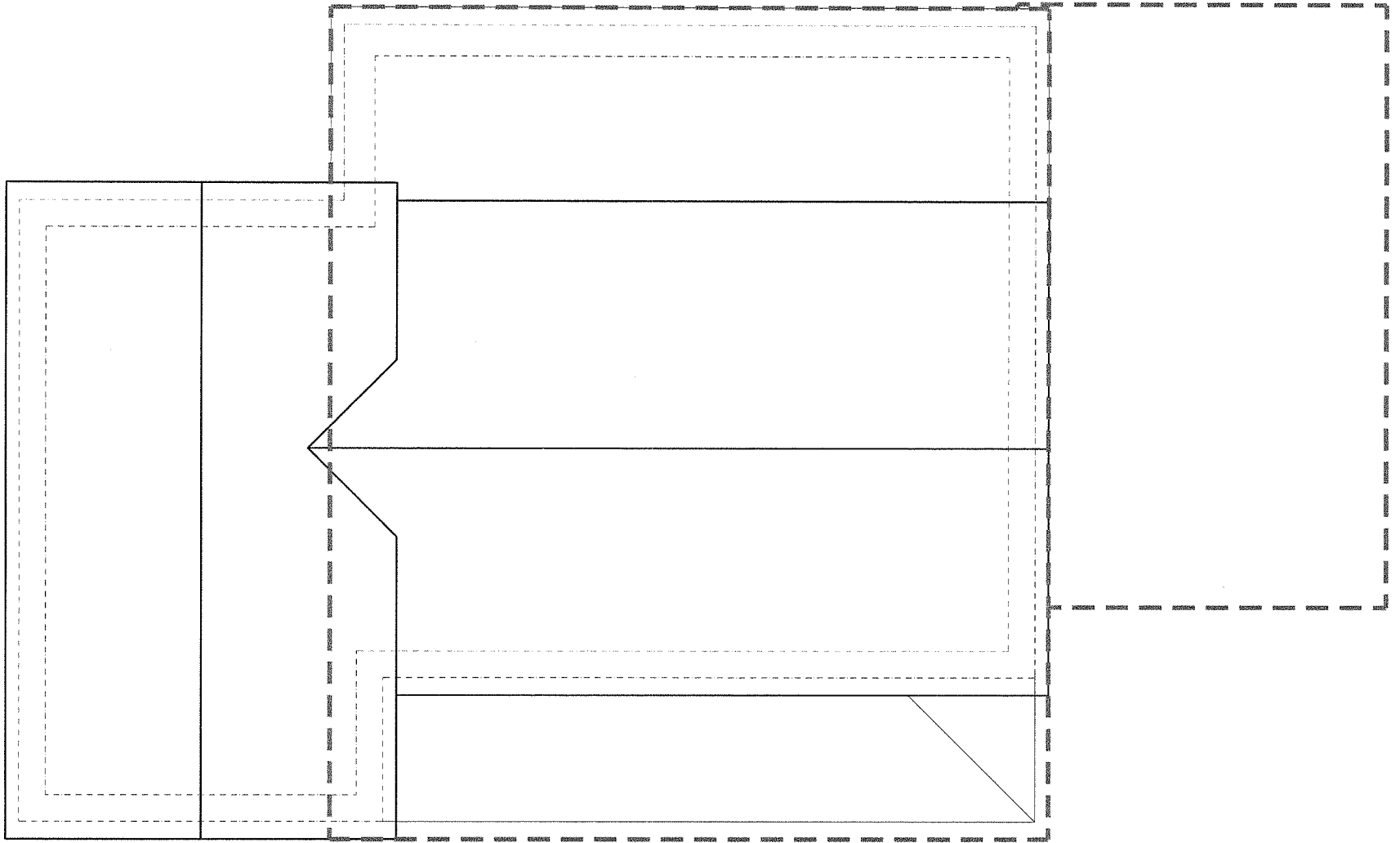
--- FUTURE EXTENSION



WEST VIEW

--- -- -- FUTURE EXTENSION

B.A.S.



ROOF PLAN

----- FUTURE EXTENSION



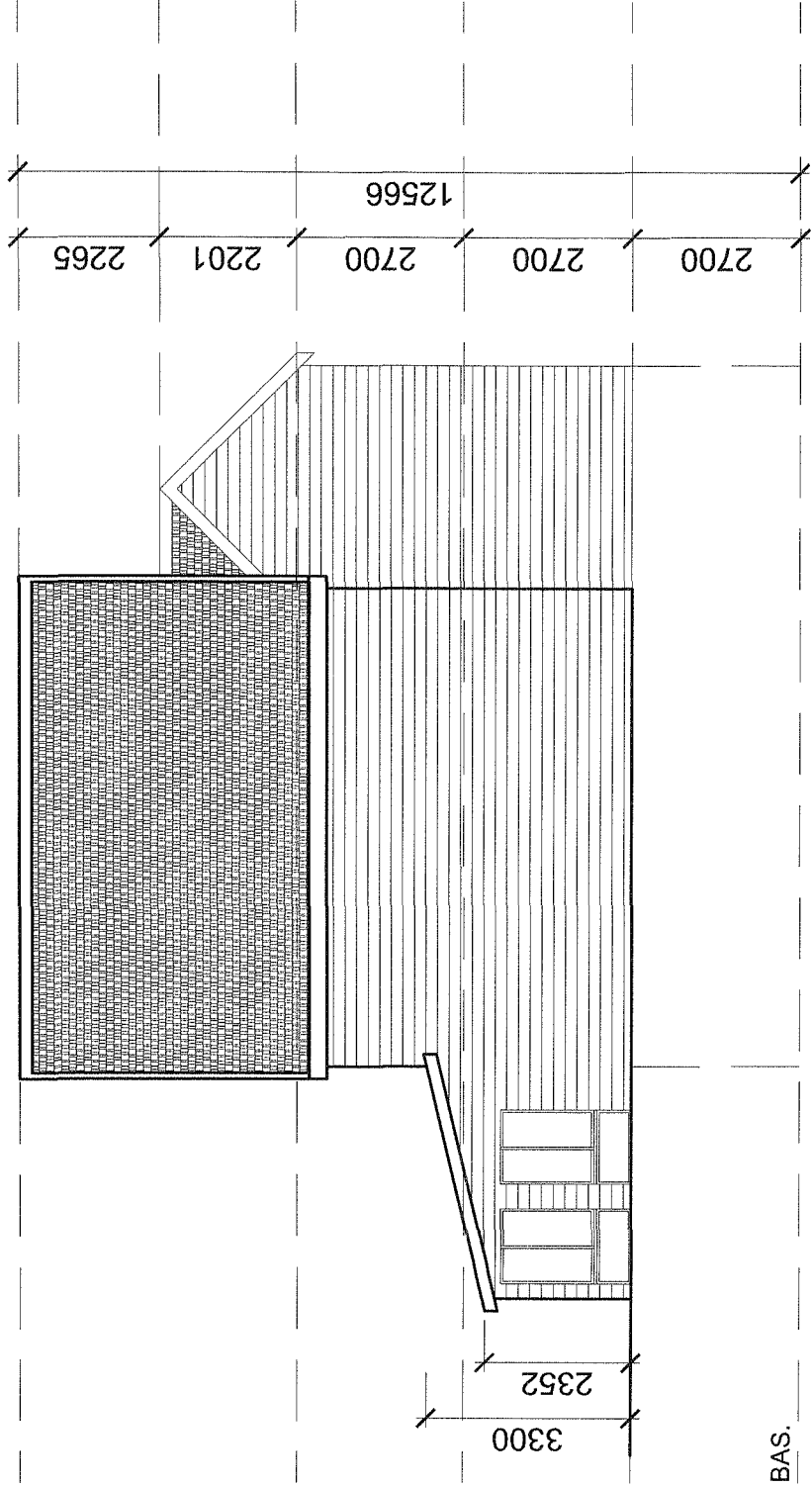
BAS.

| Volume of house proposed | | current |
|--------------------------|--------------------|--------------------|
| Basement | 251 m ³ | 52 m ³ |
| ground + 1st floor | 662 m ³ | 338 m ³ |
| Sun room | 58 m ³ | Ø |
| total | 971 m ³ | 420 m ³ |

VIEW - 1

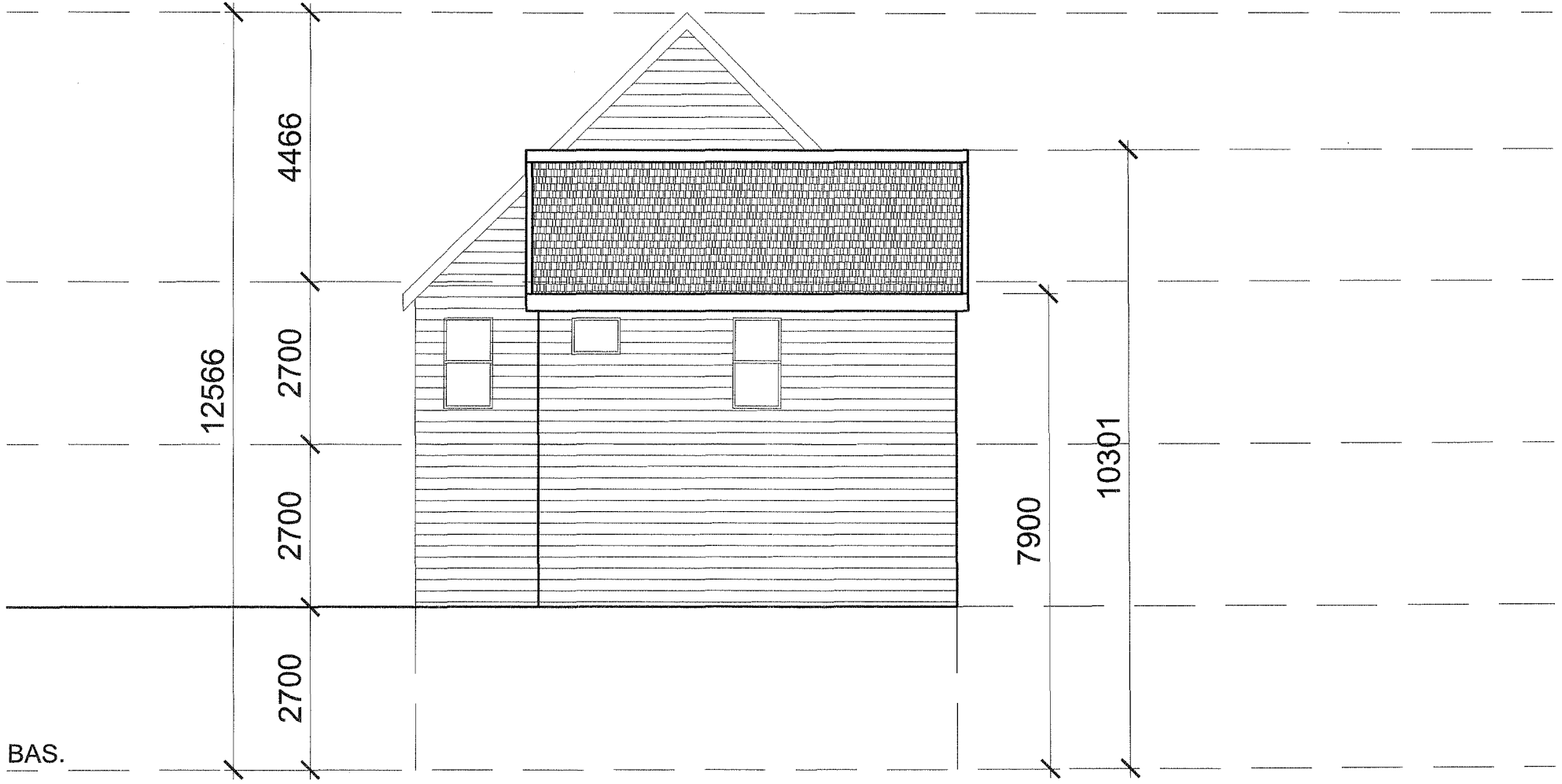


VIEW - 2

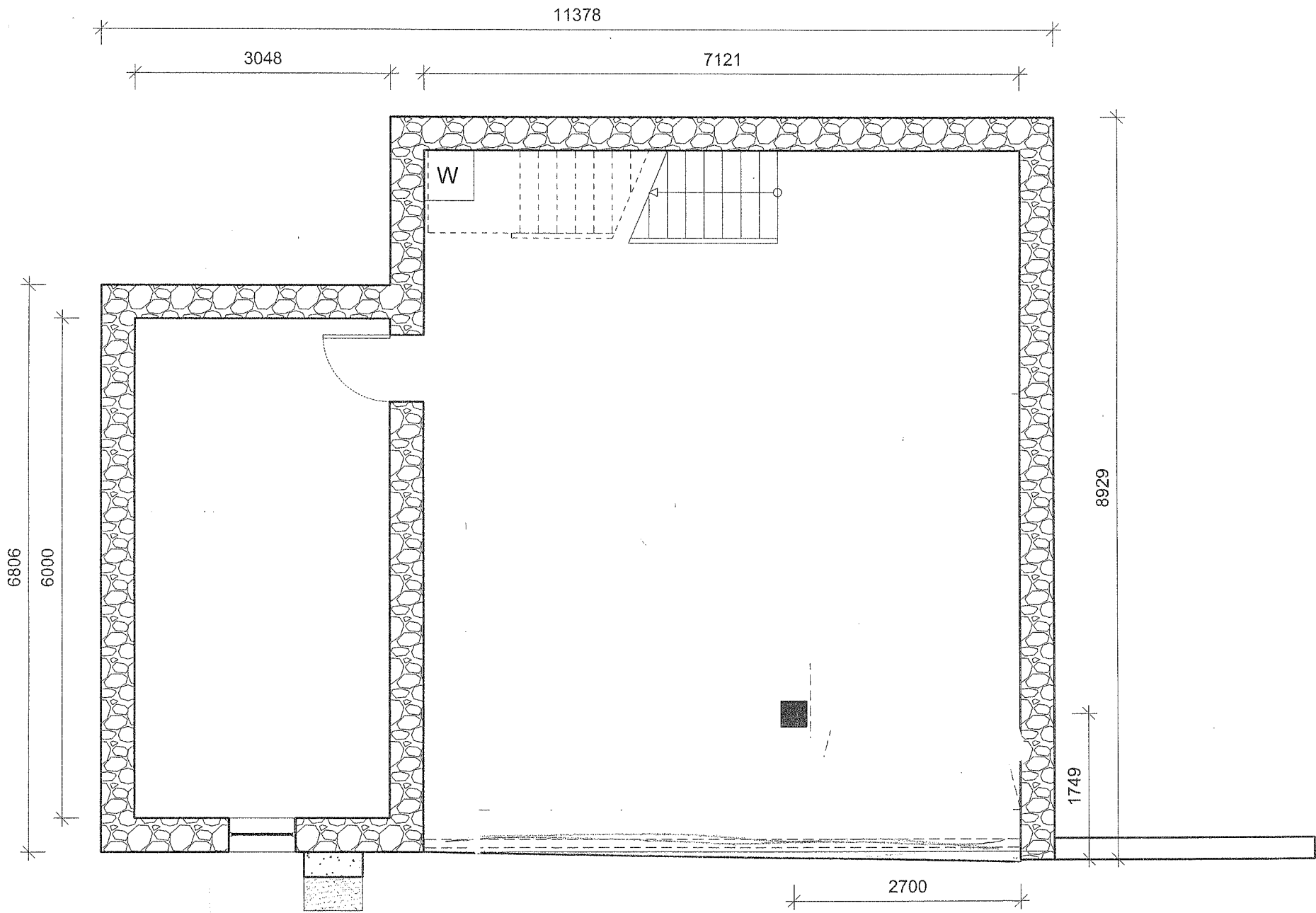


BAS.

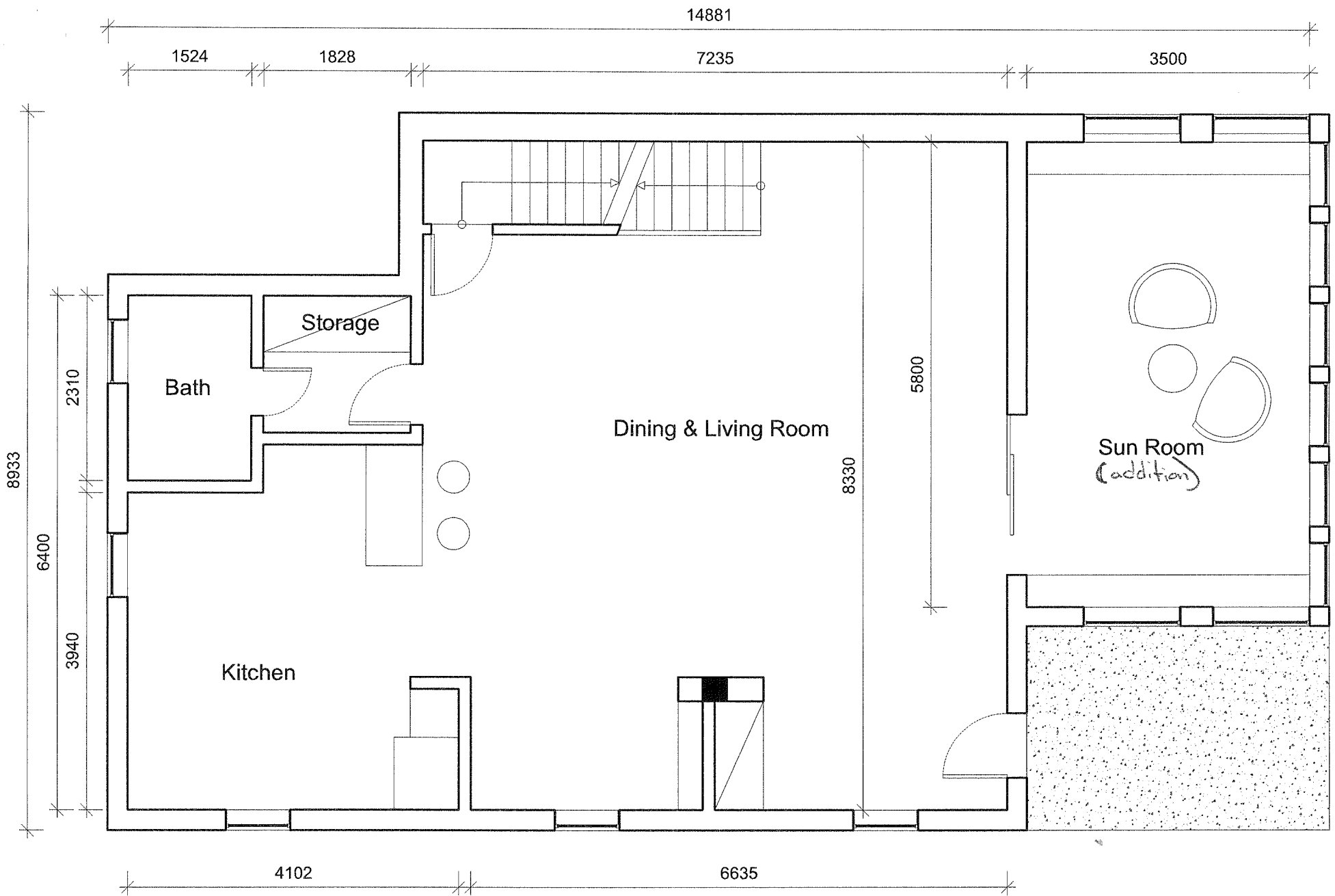
VIEW - 3



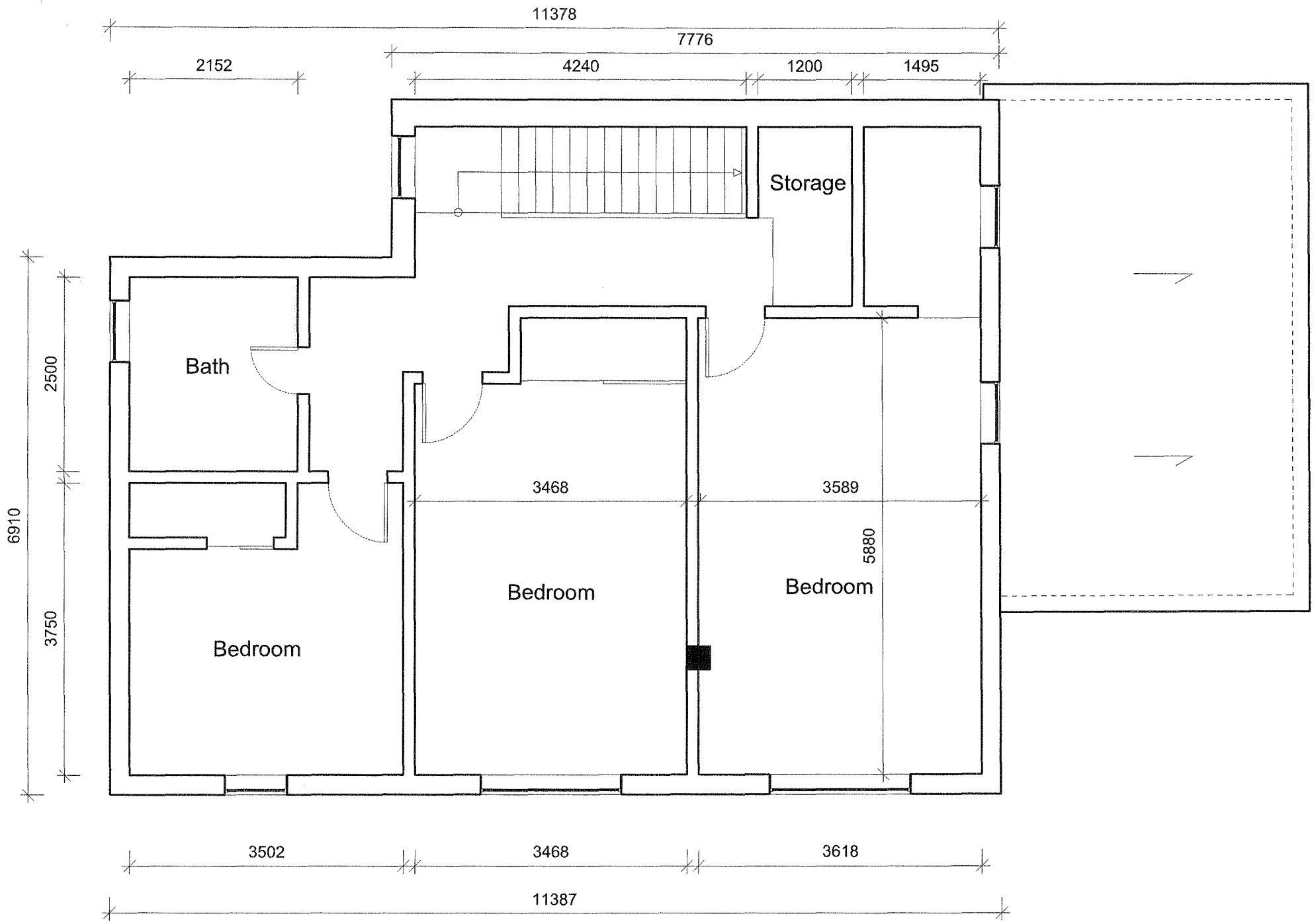
VIEW - 4



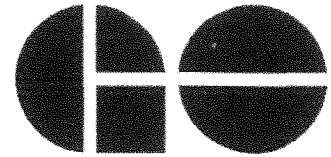
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



September 6, 2016

Michael Witmer BES MCIP RPP
Development Planner II
Planning, Urban Design and Building Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

**Subject: 868 York Road - Single Family Home Re-Construction
GO Transit (Metrolinx) Clearance**

Dear Michael,

The purpose of this letter is to confirm that GO Transit (Metrolinx) has no concerns with the complete re-construction of the single family detached residence located at 868 York Road, City of Guelph, based on the understanding that:

- the subject building is located in the order of 25 metres from the rail corridor and a number of mature trees exist within the intervening area; and
- the northern limit of the home will be the pre-existing northern limit of the building previously located on the property and that any desired expansion of the building footprint would occur on the south side of the property; in other words, the pre-established setback between the rail corridor property line and the building face will not be modified.

Based on these circumstances it would appear that no construction activity will be required in close proximity (e.g., within 10 metres of) the rail corridor. The proponent should contact the undersigned if such activity becomes necessary.

I trust that this letter suitably addresses your concerns. Please feel free to contact me should you have any additional questions.

Sincerely,

Adam Snow

Third Party Projects Officer - Railway Corridor Management Office

cc: Barbara Main
Benjamin Kasukurthy, Catherine Mais - Metrolinx

97 Front Street West
Toronto, Ontario M5J 1E6

97, rue Front Ouest
Toronto (Ontario) M5J 1E6

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



| | | |
|---|---|----------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Nov-8, 2016</u> | Folder #: |
| | Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <u>A-99/16</u> |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 187-191 Paisley Street Guelph

Legal description of property (registered plan number and lot number or other legal description):
Registered plan 29/lot on North side of paisley Street.

OWNER(S) INFORMATION:

Name: Glynis Logue and Leo Barei
 Mailing Address: 64 Durham Street
 City: Guelph. Postal Code: N1H 2Y3
 Home Phone: 519 731 5063 Work Phone: _____
 Fax: _____ Email: gdlogue@gmail.com.

AGENT INFORMATION (If Any)

Company: _____
 Name: _____
 Mailing Address: _____
 City: _____ Postal Code: _____
 Work Phone: _____ Mobile Phone: _____
 Fax: _____ Email: _____

| | |
|---|--|
| Official Plan Designation: General Residential | Current Zoning Designation: R.1B. |
|---|--|

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

Expansion of legal non-conforming use to create additional bedroom on second floor of 187 Paisley Street unit.

Existing Gross Floor 284m² - proposed will add 30m².

Why is it not possible to comply with the provision of the by-law? (your explanation)

Cannot comply because it is a legal non-conforming use.

| PROPERTY INFORMATION | | | |
|---|-----------------------|--|------------------|
| Date property was purchased: | August 2014 | Date property was first built on: | 1895 |
| Date of proposed construction on property: | December 2016. | Length of time the existing uses of the subject property have continued: | 120 years |
| EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): | | | |
| Triplex - Residential | | | |
| PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): | | | |
| Residential | | | |

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: **16.60 m** Depth: **32.82m** Area: **544.81m²**

| PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric) | | | |
|---|--------------------------------------|--|--------------------------------------|
| EXISTING (DWELLINGS & BUILDINGS) | | PROPOSED | |
| Main Building | | Main Building | |
| Gross Floor Area: | 284 m ² (entire building) | Gross Floor Area: | 314 m ² (entire building) |
| Height of building: | 6.4 m | Height of building: | 6.4 m |
| Garage/Carport (if applicable) <i>NA</i> | | Garage/Carport (if applicable) <i>NA</i> | |
| Attached <input type="checkbox"/> | Detached <input type="checkbox"/> | Attached <input type="checkbox"/> | Detached <input type="checkbox"/> |
| Width: | | Width: | |
| Length: | | Length: | |
| Driveway Width: | | Driveway Width: | |
| Accessory Structures (Shed, Gazebo, Pool, Deck) <i>N/A</i> | | Accessory Structures (Shed, Gazebo, Pool, Deck) <i>N/A</i> | |
| Describe details, including height: | | Describe details, including height: | |

| LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND | | | | | |
|--|-----------------|----------|---------------------------------------|-----------------|----------|
| EXISTING | | | PROPOSED | | |
| Front Yard Setback: | 3 m | M | Front Yard Setback: | 3 m | M |
| Exterior Side Yard (corner lots only) | 0.6 m | M | Exterior Side Yard (corner lots only) | 0.6 m | M |
| Side Yard Setback: | Left: 1.8 m · M | Right: M | Side Yard Setback: | Left: 1.8 m · M | Right: M |
| Rear Yard Setback | 14.1 m | M | Rear Yard Setback | 14.1 m | M |

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| Official Plan Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Zoning By-law Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Plan of Subdivision | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Building Permit | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <i>Under review main floor renovation</i> |
| Consent | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Previous Minor Variance Application | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <i>A-124/14</i> |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

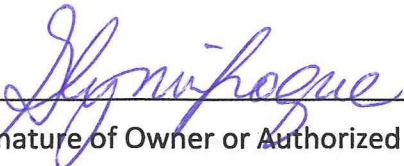
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A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Glynis Logue, of the City/Town of Guelph in County/Regional Municipality of Wellington, solemnly

declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Glynis Logue
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of

Wellington this 9th day of November, 2016.

[Signature]
Commissioner of Oaths

Dylan McMahon
A Commissioner, etc., Province
of Ontario for the Corporation
of the City of Guelph,
Expires April 25, 2017,

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

_____ [Organization name / property owner's name(s)]

of _____
(Legal description and/or municipal address)

hereby authorize _____
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this _____ day of _____ 20_____.

(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

REGISTERED PLAN 29/LOT ON THE NORTH SIDE OF PAISLEY STREET
 PROPERTY: 187-191 PAISLEY STREET, GUELPH

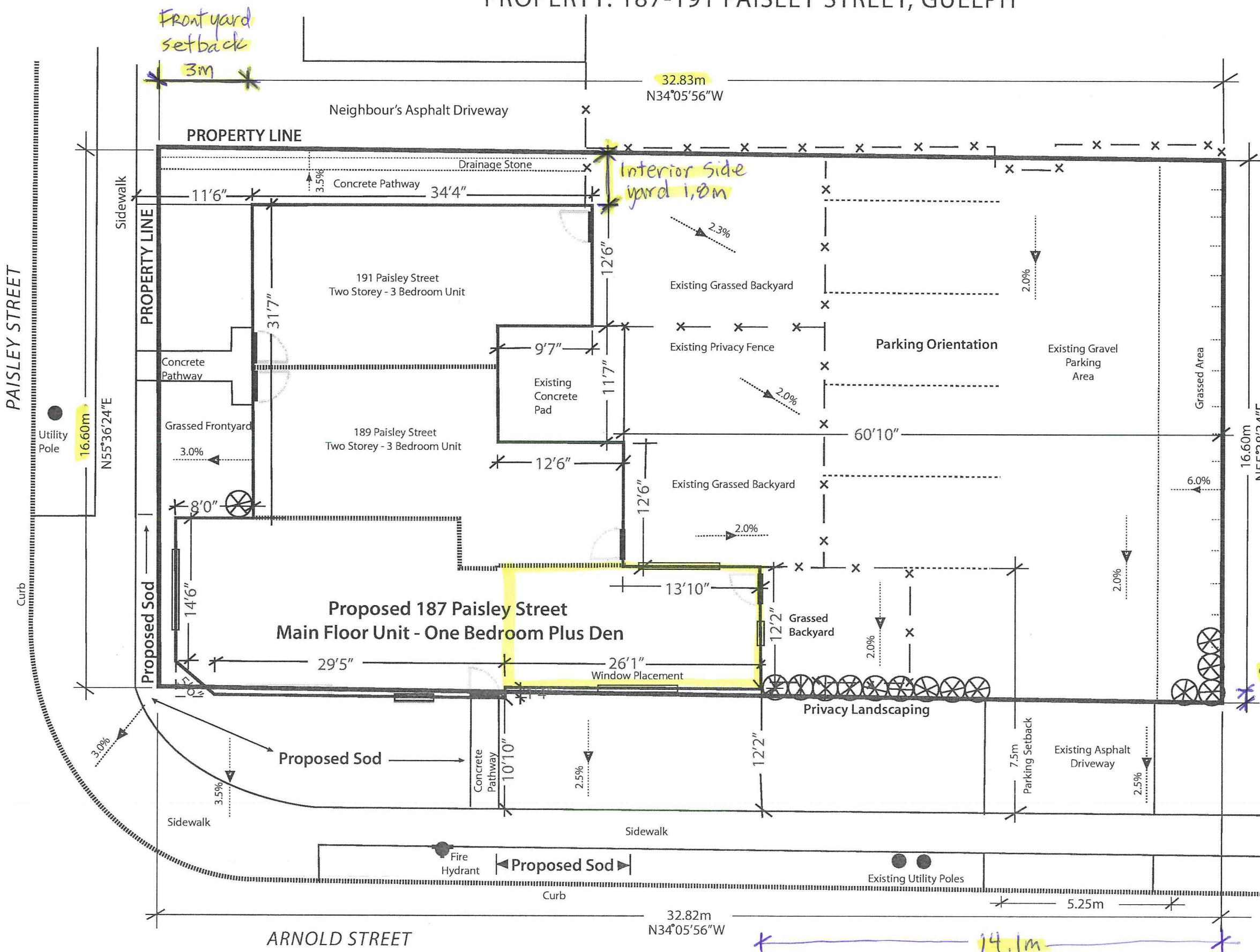
SITE STATISTICS

Lot Area - 544.81m²
 Building Area - 173m²
 Total Ground Floor - 173m²
 Total Second Floor - 111m²
 Unit 187 Gross Floor - 81m²
 Unit 189 Gross Floor - 106m²
 Parking Provided - 4 Spaces
 Building Height - 2 Storey (6.4m)

Notes:

Residential -
 Extension of Use

Location: Guelph

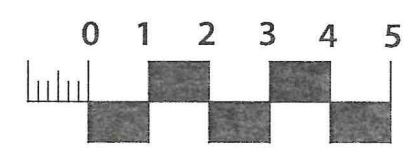


| R1B | Required | Provided | Conforms |
|-------------------------------------|-------------------------|---------------------|----------------------|
| Minimum Lot Area | 460m ² | 544.8m ² | Yes |
| Minimum Lot Frontage | 15.0m | 16.6m | Yes |
| Maximum Building Height | 3 Storeys | 2 Storeys | Yes |
| Minimum Front Yard | 6.0m | 3.0m | Legal non-conforming |
| Minimum Exterior Side Yard | 4.5m | 0.6m | Legal non-conforming |
| Minimum Interior Side Yard | 1.5m | 1.8m | Yes |
| Minimum Rear Yard | 7.5m or 20% | 14.1m | Yes |
| Accessory Buildings | 0.6m setback | 0.6m | Yes |
| Fences | 4m from street line | 4m | Yes |
| Off-Street Parking | 6m setback | 7.5m | Yes |
| Number of Spaces | 3 | 3 | Yes |
| Parking Spaces | 2.75m x 5.5m | 2.75m x 5.5m | Yes |
| Minimum Landscaped Space | Landscaped right of way | Yes | Variance |
| Garbage, Refuse and Storage | No projection | None | Yes |
| Garages | No projection | None | Yes |
| Corner Lot Sight Lines | 9.0m | 1.3m | Legal non-conforming |
| Awning into Yard | 0.5m setback | 2.5m | Yes |
| Variance | Required | Provided | Conforms |
| Removal of Concrete in Right of Way | Replace with sod | Yes | Yes |
| Guelph Hydro Pole | Relocate | Yes | Yes |
| Encroachment Agreement | Apply | Yes | Yes |

0.6m Exterior side yard.
 Note: Encroachment agreement is in place for corner of building at Paisley Street and Arnold St.

SITE PLAN FOR BUILDING PERMIT
187 Paisley Street - Residential Extension
 Owners: L. Barei and G. Logue

NOTE: This is not a plan of survey and shall not be used for transaction or mortgage purposes.



A-1

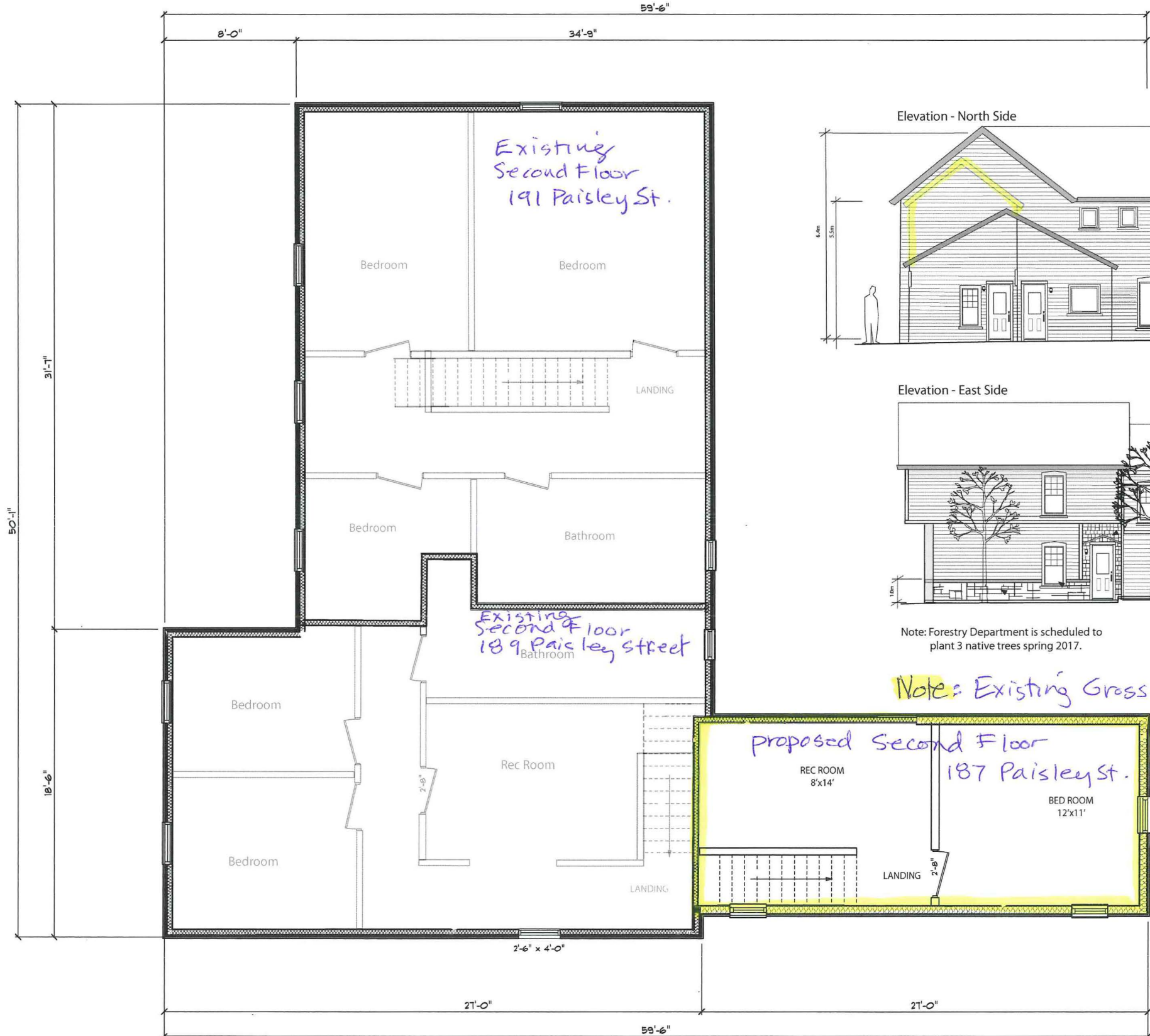
Date: July 5, 2016

Drawn by: G. Logue

Scale: 1:125

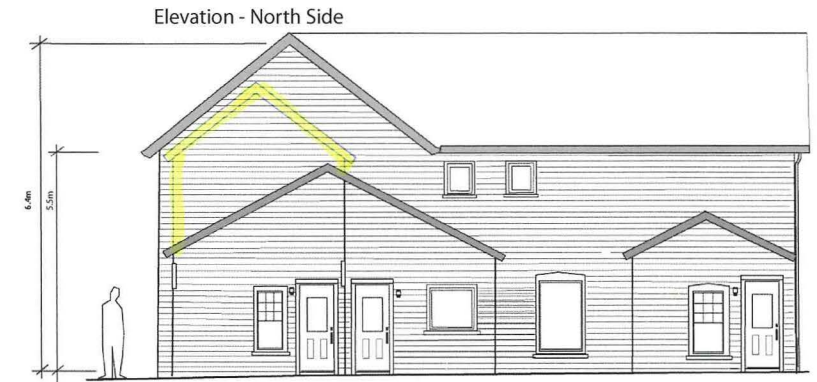
Plan: For Permit

PAISLEY STREET



187 PAISLEY STREET - PROPOSED SECOND FLOOR PLAN

ARNOLD STREET



Note: Forestry Department is scheduled to plant 3 native trees spring 2017.

Note: Existing Gross Floor for 187 Paisley St is 81m². proposed will create new total of 111m².

10.4m to centerline of Arnold Street

Notes:

| |
|--|
| |
| |
| |

Location:

**PROPOSED SECOND FLOOR PLAN
187 Paisley Street, Guelph**

Date: Nov 8, 2016
 Drawn by: G. Logue
 Scale: As noted
 Plan: For Approval



EAST SIDE OF BUILDING



NORTH SIDE OF BUILDING

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



| | | |
|---|---|--------------------------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Nov. 8, 2016</u> | Folder #: |
| | Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Application #: <u>A-100/16</u> |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes **x** No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

| | | | |
|---|---|---------------|---|
| PROPERTY INFORMATION: | | | |
| Address of Property: <u>85 Mullin Drive</u> | | | |
| Legal description of property (registered plan number and lot number or other legal description): <u>Block 55 Plan 61M-151</u> | | | |
| OWNER(S) INFORMATION: | | | |
| Name: | <u>Reid Homes</u> | | |
| Mailing Address: | <u>2781 Townline Road RR 2 #21</u> | | |
| City: | <u>Cambridge</u> | Postal Code: | <u>N3C 2V3</u> |
| Home Phone: | <u>519-249-1500</u> | Work Phone: | _____ |
| Fax: | _____ | Email: | _____ |
| AGENT INFORMATION (If Any) | | | |
| Company: | <u>GSP Group Inc.</u> | | |
| Name: | <u>Hugh Handy/Sarah Code</u> | | |
| Mailing Address: | <u>72 Victoria Street South – Suite 201</u> | | |
| City: | <u>Kitchener</u> | Postal Code | <u>N2G 4Y9</u> |
| Work Phone: | <u>519-569-8883</u> | Mobile Phone: | _____ |
| Fax: | _____ | Email: | <u>hhandy@gspgroup.ca/scode@gspgroup.ca</u> |

| | |
|---|---|
| Official Plan Designation: Medium Density Residential | Current Zoning Designation: Residential Townhouse Zone (R.3A) |
|---|---|

| |
|---|
| <p>NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):</p> <p>To permit a minimum lot area per dwelling unit of 129.8 m² whereas Table 5.3.2.3 of Zoning By-law (1995) – 14864 requires a minimum lot area per dwelling unit of 150 m².</p> <p>To permit a maximum density of 77 units per hectare whereas Section 5.3.2.6.2 of Zoning By-law (1995) – 14864 permits a maximum density of 60 units per hectare for stacked townhouse developments.</p> <p>To permit a private amenity area of 8.4 m² whereas Section 5.3.2.5.2 of Zoning By-law (1995) – 14864 requires a minimum private amenity area of 10 m².</p> <p>To permit an angular plane to the park of 66.3° whereas Section 4.16.2 of Zoning By-law (1995) – 14864 requires an angular plane of 40° to a park.</p> |
|---|

| |
|--|
| <p>Why is it not possible to comply with the provision of the by-law? (your explanation)</p> <p>Please see attached cover letter.</p> |
|--|

| | | | |
|--|---------------|--|--------|
| PROPERTY INFORMATION | | | |
| Date property was purchased: | June 17, 2015 | Date property was first built on: | N/A |
| Date of proposed construction on property: | Spring 2017 | Length of time the existing uses of the subject property have continued: | Vacant |

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Vacant

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Residential

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 34.5 m

Depth: 180.0 m

Area: 1.43 ha

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)

| EXISTING (DWELLINGS & BUILDINGS) | | | PROPOSED | | |
|---|--|--|---|---------------------|---------|
| Main Building | | | Main Building | | |
| Gross Floor Area: | | | Gross Floor Area: | 9661 m ² | (total) |
| Height of building: | | | Height of building: | 3 storeys | |
| Garage/Carport (if applicable) | | | Garage/Carport (if applicable) N/A | | |
| Attached <input type="checkbox"/> Detached <input type="checkbox"/> | | | Attached <input type="checkbox"/> Detached <input type="checkbox"/> | | |
| Width: | | | Width: | | |
| Length: | | | Length: | | |
| Driveway Width: | | | Driveway Width: | | |
| Accessory Structures (Shed, Gazebo, Pool, Deck) | | | Accessory Structures (Shed, Gazebo, Pool, Deck) N/A | | |
| Describe details, including height: | | | Describe details, including height: | | |

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND

| EXISTING | | | PROPOSED | | |
|---------------------------------------|---------|----------|---------------------------------------|-------------|---------------|
| Front Yard Setback: | | M | Front Yard Setback: | | 6.0 M |
| Exterior Side Yard (corner lots only) | | M | Exterior Side Yard (corner lots only) | | M |
| Side Yard Setback: | Left: M | Right: M | Side Yard Setback: | Left: 6.5 M | Right: 5.25 M |
| Rear Yard Setback | | M | Rear Yard Setback | | 5.25 M |

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water

Sanitary Sewer

Storm Sewer

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------------|
| Official Plan Amendment | <input type="checkbox"/> | <input type="checkbox"/> | |
| Zoning By-law Amendment | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plan of Subdivision | <input type="checkbox"/> | <input type="checkbox"/> | |
| Site Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | SP15A050 |
| Building Permit | <input type="checkbox"/> | <input type="checkbox"/> | |
| Consent | <input type="checkbox"/> | <input type="checkbox"/> | |
| Previous Minor Variance Application | <input type="checkbox"/> | <input type="checkbox"/> | |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Sarah Code

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Sarah Code, of the City/Town of

Kitchener in County/Regional Municipality of Waterloo, solemnly

declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Sarah Code

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Kitchener in the County/Regional Municipality of

Waterloo this 8th day of November, 2016.

Kristen Barisdale
Commissioner of Oaths

Kristen Alexia Barisdale, a Commissioner, etc.,
Regional Municipality of Waterloo, for GSP Group Inc.
Expires February 22, 2019.

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)


Reid Homes
[Organization name / property owner's name(s)]

of 85 Mullin Drive
(Legal description and/or municipal address)

hereby authorize GSP Group
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 4th day of November 2016.



(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.



SHAPING GREAT COMMUNITIES

November 8, 2016

File No: 09047.80

Tristalyn Russell, ACST(A), BA (Hons.)
Secretary-Treasurer of the Committee of Adjustment
Council Committee Coordinator
City Clerk's Department, Corporate Services
Guelph City Hall, 1 Carden Street
Guelph, ON N1H 3A1

RECEIVED
NOV 08 2016

Attn: Ms. Tristalyn Russell
Secretary-Treasurer of the Committee of Adjustment

CITY CLERK'S OFFICE

Dear Ms. Russell:

**Re: Minor Variance Application
85 Mullin Drive
Reid Homes**

GSP Group is the planning consultant to Reid Homes, Owner of the property municipally known as 85 Mullin Drive and legally known as Block 55 Plan 61M-151 in the City of Guelph (herein referred to as the "Site"). We are pleased to file a Minor Variance Application on behalf of our client.

The Site is 1.43 hectares (3.5 acres) and is currently vacant. There is a Site Plan Application (SP15A050) currently being processed by the City of Guelph which proposes 110 residential units in stacked townhouse format (herein referred to as the "Proposed Development"). Parking is provided at a rate of 1 space per unit (110 spaces) with an additional 22 spaces for visitor parking, for a total of 132 parking spaces on the Site.

Figure 1.0, below depicts the Site Plan and an 11x17 copy is also attached to this letter. Elevations of the Proposed Development are included in Figure 2.0. There have been multiple Site Plan submissions for the Proposed Development and we have responded to and addressed the majority of Staff's comments. The Site Plan has been approved in principle.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

Proposed Minor Variances

The Site is designated Medium Density Residential in the City of Guelph Official Plan. Multiple unit residential buildings are a permitted use. The maximum permitted density in the Medium Density Residential designation is 100 units per hectare. The Site is zoned Residential Townhouse Zone (R.3A) on Map Number 78 of "Schedule" A in the City of Guelph Zoning By-law (1995) – 14864. Stacked homes are a permitted use within the R.3A Zone.

GSP Group attended a meeting with City Staff on November 2, 2015 to discuss the proposed variances as it relates to the Site Plan that is currently being processed. These variances have also been confirmed through the recent site plan process. There is a need for four (4) variances as it relates to the Proposed Development. The required variances are as follows:

1. To permit a minimum lot area per dwelling unit of 129.8 m² whereas Table 5.3.2.3 of Zoning By-law (1995) – 14864 requires a minimum lot area per dwelling unit of 150 m².
2. To permit a maximum density of 77 units per hectare whereas Section 5.3.2.6.2 of Zoning By-law (1995) – 14864 permits a maximum density of 60 units per hectare for stacked townhouse developments.
3. To permit a private amenity area of 8.4 m² whereas Section 5.3.2.5.2 of Zoning By-law (1995) – 14864 requires a minimum private amenity area of 10 m².
4. To permit an angular plane to the park of 66.3° whereas Section 4.16.2 of Zoning By-law (1995) – 14864 requires an angular plane of 40° to a park.

Tests of Minor Variance

Under Section 45 (1) of the Planning Act, there are four tests that a Minor Variance must meet:

1. *Do the Minor Variances maintain the general intent of the Official Plan?*

The Site is designated Medium Density Residential which is intended to accommodate multiple residential uses up to a maximum density of 100 units per hectare. Medium density residential developments are to generally comply with criteria contained in policy 7.2.7, which states:

Multiple unit residential buildings, such as townhouses, row dwellings and apartments, may be permitted within designated areas permitting residential uses. The following development criteria will be used to evaluate a development proposal for multiple unit housing:

- a) *That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;*

The Proposed Development is compatible with the surrounding neighbourhood. The Site is adjacent open space to the north, south, east and west. Further to the south are single detached dwellings which are in keeping with a similar height of the Proposed Development (3 storeys).

- b) That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit;*

There is a planned City Park to the west of the Site (Northview Park). The Northview Park Master Plan is currently underway which proposes a large informal open space, small splash pad, play structure and activity centre. This park will be an excellent amenity for the future residents of the Proposed Development. There is also a primary trail to the south of the Site, providing a connection to the larger trail network within the City. There are 3 public schools within close proximity to the Site. Local convenience commercial uses are located within a 750 metre walk of the Site. Future commercial uses are planned for the corner of Wideman Boulevard and Victoria Road North (within a 400 metre walk of the Site). Public transit is available within a 550 metre walk of the Site (Bus route 3A and 3B).

- c) That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided; and*

The existing road infrastructure will be able to support the Proposed Development and was considered at the time of the Northview Estates Subdivision approvals. Adequate parking has been provided for on Site for residents and visitors.

- d) That adequate municipal infrastructure, services and amenity areas for the residents can be provided.*

Adequate infrastructure, services and amenity areas have been provided for as part of the Proposed Development. An amenity area of 1,235 m² is proposed which is 135 m² above and beyond what is required by the zoning by-law.

It is our opinion that the proposed variances meet the intent of the Official Plan given that the proposed use is in keeping with the permitted uses of the Medium Density Residential designation. The proposed density of 77 units per hectare is also in keeping with the maximum permitted density of 100 units per hectare outlined in Policy 7.2.38

the Official Plan. The Proposed Development meets the intent of Policy 7.2.7 as the Proposed Development is compatible with the surrounding neighbourhood, is served by outdoor amenity areas and convenience commercial uses. Adequate servicing, infrastructure and parking spaces have been accommodated.

2. *Do the Minor Variances maintain the general intent of the Zoning By-law?*

The proposed variances maintain the general intent of the Zoning By-law as stacked townhouses are permitted, the minimum front yard, side yard and rear yards are met, sufficient landscaped open space and common amenity area are accommodated.

Variance # 1

The lot area per dwelling unit for stacked townhouses is calculated by taking the total site area and dividing it by the number of units proposed for the Site. There is no specific "lot area" per unit as the proposed use is stacked townhomes. It would be our opinion that this variance is related to density. As such, justification for the increase in density is provided under Variance # 2.

Variance # 2

The request to permit a maximum density of 77 units per hectare when a maximum density of 60 units per hectare is permitted in our opinion, is minor in nature. Given that the surrounding land uses are all open space, there are no compatibility or building massing impacts. Further to the south there are single detached dwellings and a number of them are 3 storeys which is in keeping with the height of the Proposed Development. Parking is accommodated for and meets the requirements of the Zoning By-law. Maximum density regulations are put in place to ensure that appropriate development is realized, the scale of the development is not out of context with surrounding land uses and is compatible with the surrounding neighbourhood. It is our opinion that the increase in density realizes an efficient development and provides for a mix of unit housing types in the Northview Estates Subdivision.

Variance # 3

The request to permit a private amenity area of 8.4 m² whereas 10 m² is required in our opinion meets the general intent of the Zoning By-law. The purpose of the private amenity area is to provide a private outdoor space for residents to enjoy. Each unit has either a second floor balcony or a ground floor patio area. The intent of the Zoning By-law is met as private outdoor amenity space is provided for each unit.

Variance # 4

The request to increase the angular plane to 66.3° from the required 40° meets the intent of the Zoning By-law as the purpose of it is to regulate massing and building height so as to not create negative impacts on the park use. As the open space lands to the north, east, west and south are not intended to be used for active or recreational park space (i.e. P.1 – Conservation Land Zone), it would be our opinion that a 20° increase is minimal and does not create any unwanted negative impacts on the adjacent lands. The intent of the zoning by-law is met as the building height and massing provides for a compatible development.

3. *Is the Minor Variance desirable for the lands?*

In our opinion, the proposed variances are desirable for the lands and are minor in nature. The variances will permit a high quality, residential development in a desirable location that fits within the context of the surrounding neighbourhood. As the Proposed Development is surrounded by open space lands, we believe that this is an excellent Site for the proposed level of density. There is adequate outdoor amenity space for the residents on Site and opportunities directly adjacent for recreational enjoyment in the planned City Park.

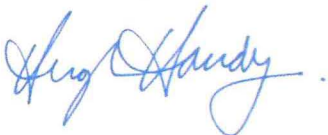
The Proposed Development will not have any impact on the surrounding properties. The Site is adequately serviced and vehicular traffic and parking can be accommodated on Site.

4. *Is the application minor?*

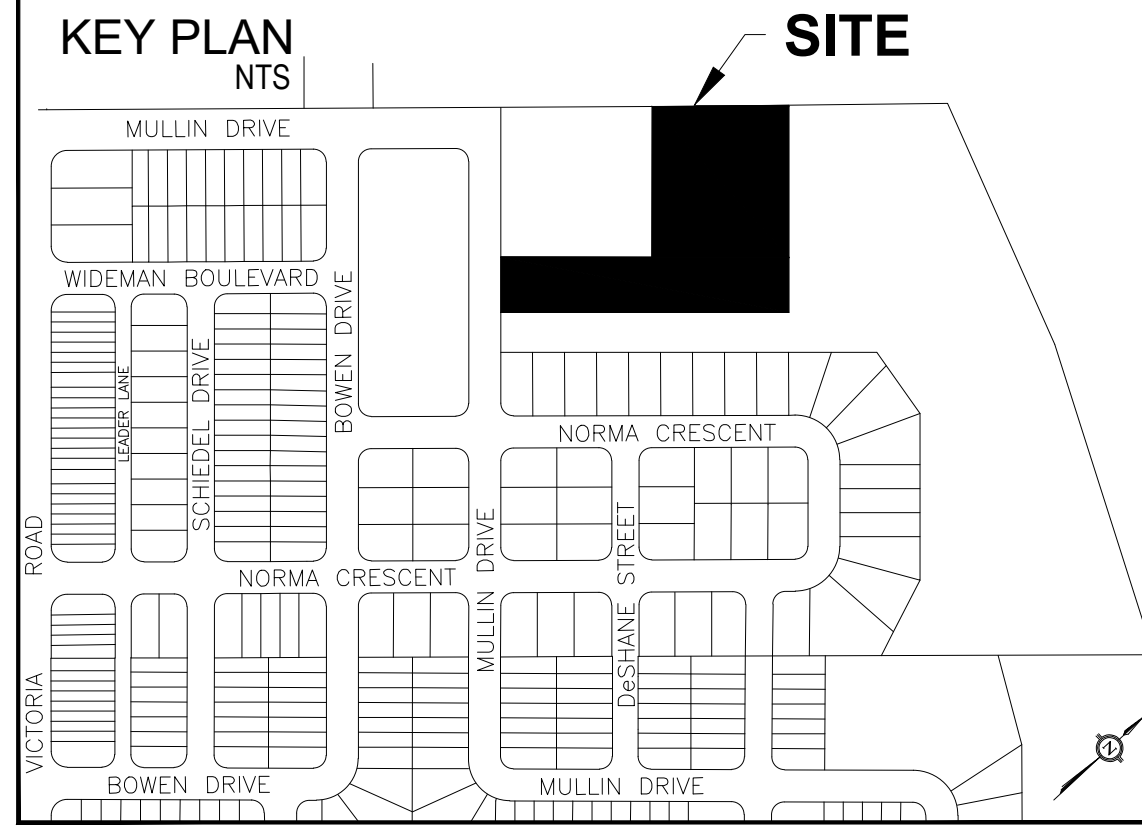
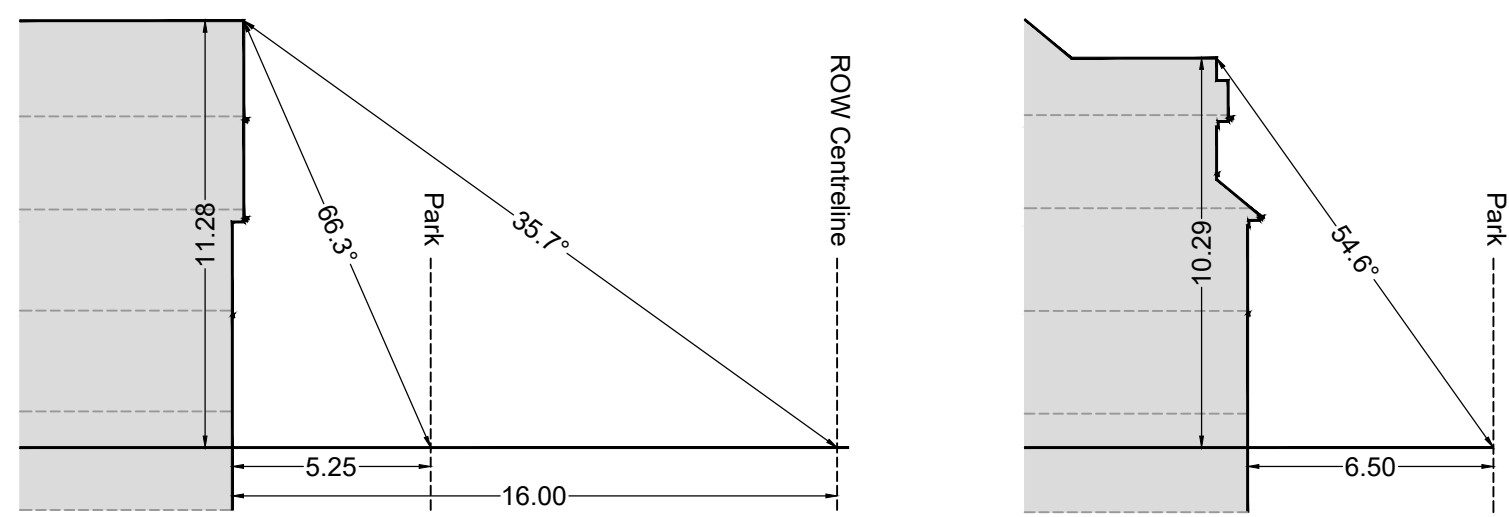
The requested variances are minor in nature. The increase in density does not create negative impacts on the surrounding properties and realizes an efficient and compact development, making good use of existing and future infrastructure. The angular plane and reduction in private amenity space are both minor reductions from what is permitted in the Zoning By-law. The architectural design and massing of the building are considerate of the surrounding neighbourhood and allows for the most efficient use of the Site.

If you have any questions or require additional information, please do not hesitate to contact myself or Sarah Code.

Yours truly,
GSP Group



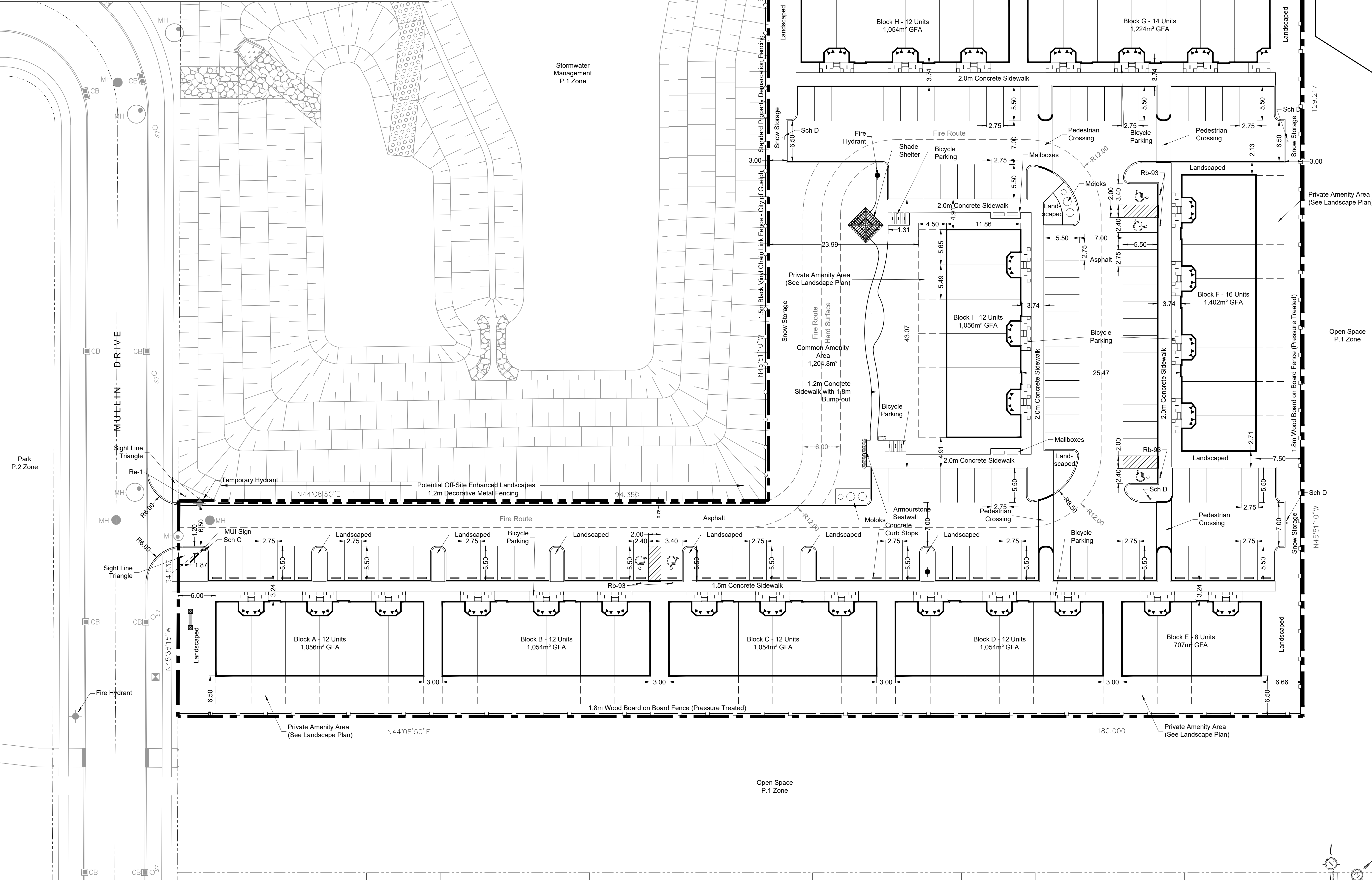
Hugh Handy, MCIP, RPP
Associate



SITE PLAN

Block 55
 Plan 61M-151
 City of Guelph
 County of Wellington

Reid Homes
 85 Mullin Drive



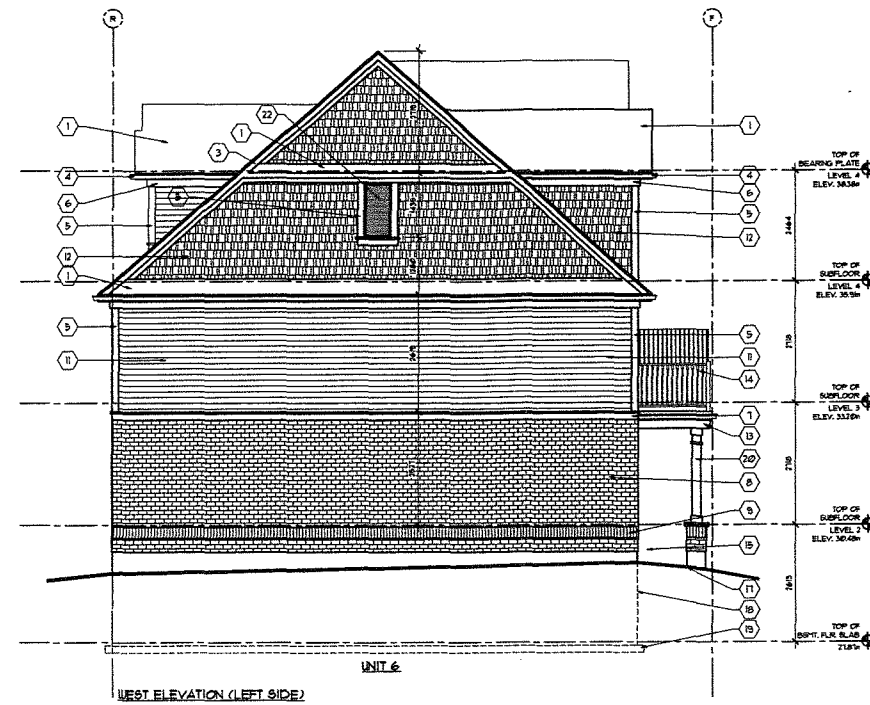
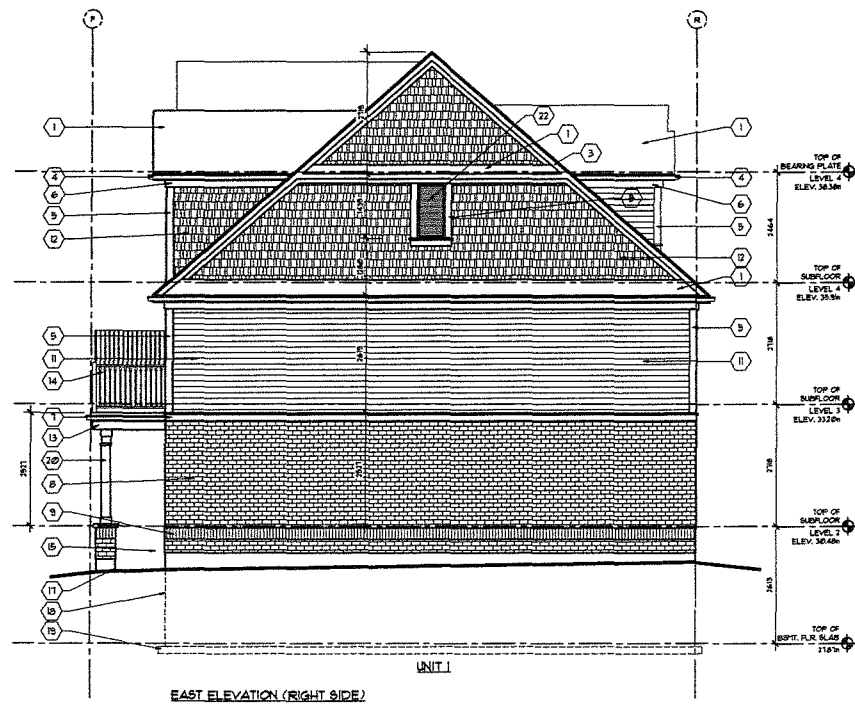
| SITE DATA | | | |
|----------------------------------|---------------------|-----------------------|----------|
| R.3A Zone | Required | Proposed | Conforms |
| Lot Area (min) | 1,000m ² | 1.43ha | Y |
| Lot Area per Dwelling Unit (min) | 150m ² | 129.8m ² | N |
| Lot Frontage (min) | 18m | 34.5m | Y |
| Front Yard (min) | 6m | 6.0m | Y |
| Side Yard (min) | 3m | 5.25m | Y |
| Rear Yard (min) | 4m | 5.25m | Y |
| Number of Units | N/A | 110 units | Y |
| Density (max) | 60upha | 77.0upha | N |
| Building Coverage (max) | 40% | 23.9% | Y |
| Landscaped Open Space (min) | 40% | 46.9% | Y |
| Building Height (max) | 3 storeys | 3 storeys | Y |
| Distance Between Buildings (min) | | | |
| Habitable Room Windows | 15m | 25.5m | Y |
| Non-Habitable Room Windows | 3m | 3.0m | Y |
| Common Amenity Area (min) | 1,100m ² | 1,235.2m ² | Y |
| Private Amenity Area (min) | | | |
| Ground Floor Units | 20m ² | 24.7m ² | Y |
| Above Grade Units | 10m ² | 8.4m ² | N |
| Off-Street Parking (min) | 132 spaces | 132 spaces | Y |
| Units (1/unit) | 110 spaces | 110 spaces | Y |
| Visitor (20% of required) | 22 spaces | 22 spaces | Y |
| Bicycle Parking | 122 spaces | 122 spaces | Y |
| Units (1/unit) | 110 spaces | 110 spaces | Y |
| Visitor (2/20 units) | 12 spaces | 12 spaces | Y |
| Angular Plane (max) | | | |
| To Street | 45° | 35.7° | Y |
| To Park | 40° | 66.3° | N |

- Notes:
1. Concept assumes habitable room windows on front and rear walls only. See Zoning By-law section 5.3.2.3.
 2. Angular plane calculated from plans dated July 2011 and does not take into account existing or proposed site grading.
 3. Concept assumes private waste pickup with molok storage.

GSP group
 PLANNING | URBAN DESIGN
 LANDSCAPE ARCHITECTURE
 gspgroup.ca

| REVISIONS |
|-----------|
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| |
| |
| |
| |
| |

Date: November 10, 2016 Drawn By: J.H. Dwg. File Name: sp09047h.dwg
 Scale: 1:300 metric Project No.: 09047



| No. | TYPE | RSQ. | FINISH | REMARKS |
|-----|---------------------|---------------------|------------|-----------------------------|
| 101 | CASEMENT ONE LITE | 610mm W x 1220mm H | VINYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 102 | CASEMENT ONE LITE | 610mm W x 1420mm H | VINYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 103 | CASEMENT ONE LITE | 1210mm W x 1220mm H | VINYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 104 | CASEMENT TWO LITE | 1210mm W x 1220mm H | VINYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 105 | CASEMENT TWO LITE | 1210mm W x 1220mm H | VINYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 106 | HORIZONTAL SLIDER | 1220mm W x 1220mm H | VINYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 107 | CASEMENT TWO LITE | 1220mm W x 1420mm H | VINYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 108 | CASEMENT TWO LITE | 1220mm W x 1420mm H | VINYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 109 | CASEMENT THREE LITE | 1820mm W x 1220mm H | VINYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 110 | CASEMENT THREE LITE | 1820mm W x 1220mm H | VINYL CLAD | JAMB EXTENSIONS AND GRILLES |

| CARRIAGE CONDOS II COLOUR SCHEDULE | |
|------------------------------------|-------------|
| SIDING | BEIGE |
| TRIM | WHITE |
| DOORS | BROWN |
| SHAKE | BROWN |
| SHINGLES | SANDAL WOOD |
| BRICK | BUFF |

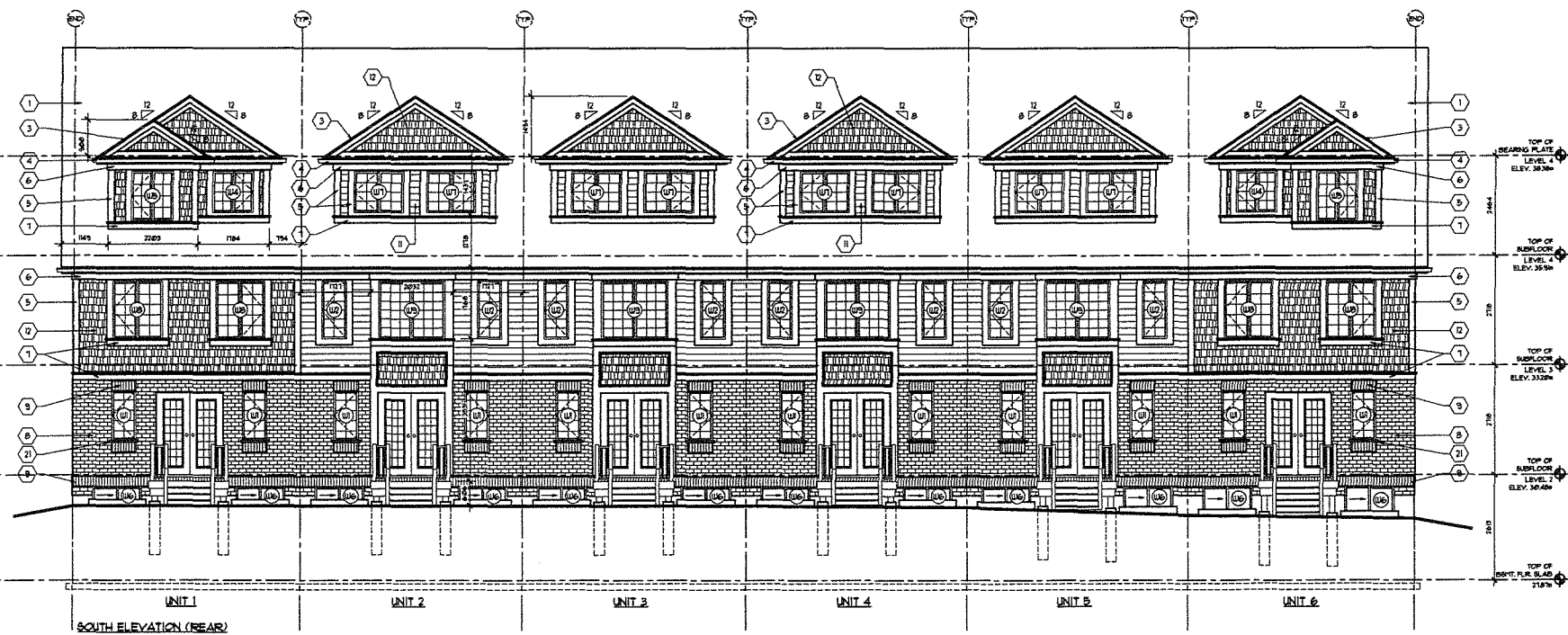
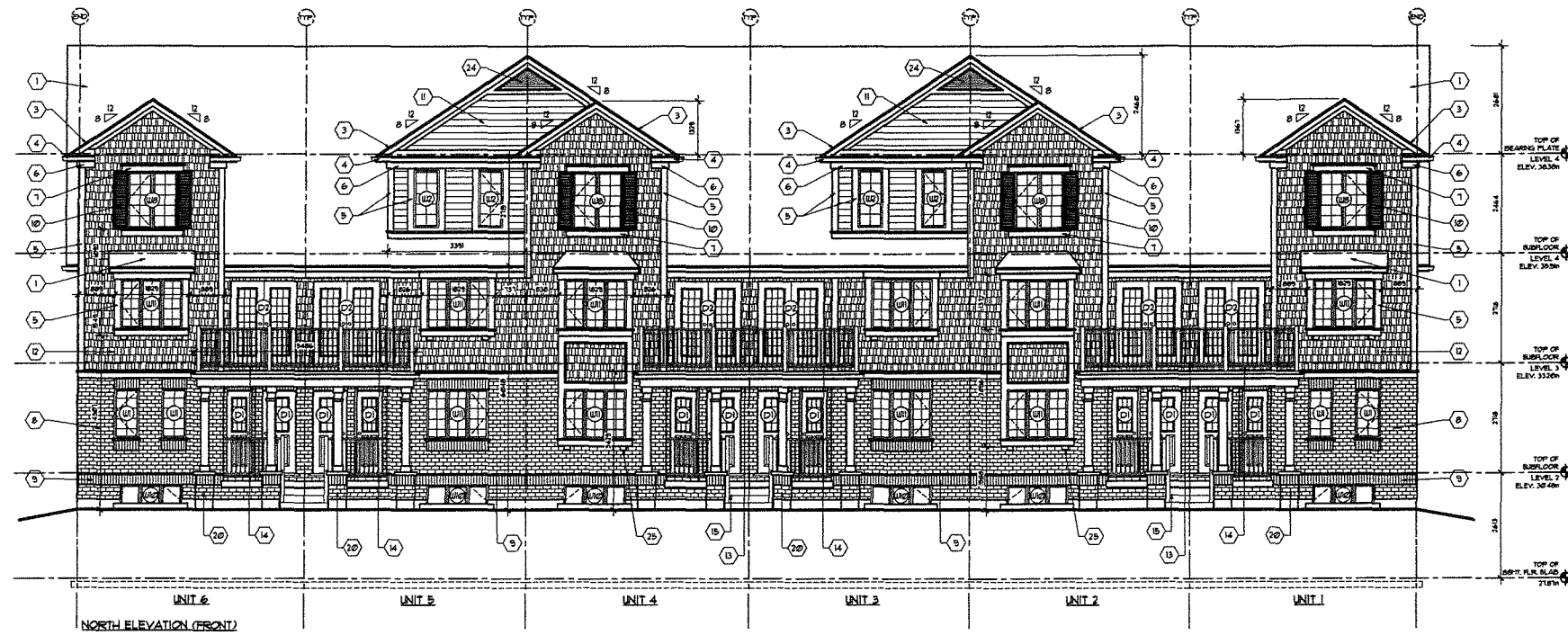
| No. | TYPE | SIZE | REMARKS |
|-----|------------------|-----------------|--|
| 21 | INSL. METAL DOOR | 2040mm x 2080mm | 48hrs FIRE RESISTANCE RATING w/ 45mins. CLOSURE, LOCK SET & VIEWHOLE |
| 22 | TERRACE DOOR | 1620mm x 2080mm | CLOSURE, LOCK SET AND GRILLES |

MATERIAL LEGEND

- 1 ASPHALT SHINGLES
- 2 PREFINISHED ROOF VENT
- 3 38mm x 95mm BREAK IN ALUMINUM FASCIA
- 4 PREFINISHED ALUMINUM EAVESTROUGH, FASCIA AND SOFFIT
- 5 152mm PREFINISHED ALUMINUM BATTEN
- 6 PREFIN. 192mm ALUMINUM FRIEZE BOARD
- 7 ALUMINUM CLAD 51mm x 51mm ON 51mm x 152mm
- 8 BRICK VENEER
- 9 BRICK SOLDIER COURSE
- 10 PREFINISHED 356mm WIDE DECORATIVE SHUTTER
- 11 PREFINISHED HORIZONTAL SIDING
- 12 PREFINISHED SHAKE SIDING (OR EQUIVALENT)
- 13 ALUMINUM CLAD PORCH BEAM
- 14 1070mm HIGH RAILING / GUARD
- 15 PRECAST CONCRETE ENTRY STEPS
- 16 GALV. METAL WINDOW WELL (AS REQ'D BY GRADE) DRAIN TO WEeping TILE
- 17 FINISHED GRADE
- 18 CONCRETE FOUNDATION
- 19 CONCRETE FOOTING
- 20 PREFINISHED DECORATIVE COLUMN SURROUND 152mm x 152mm STRUCTURAL POST ON 38mm x 38mm BRICK PIER (SEE A11)
- 21 PRECAST CONCRETE SILL
- 22 PREFINISHED 610mm x 1220mm DECORATIVE LOUVRE
- 23 STEP CONCRETE FOUNDATION AND FOOTINGS AS REQUIRED BY GRADE
- 24 PREFINISHED GABLE DECORATION
- 25 PREFINISHED DECORATIVE BRACKET

| | | | | |
|---|---|--|--|---|
| <p>2781 TOWNLINE RD, RR#21 CAMBRIDGE, ONTARIO N3C 2Y3 TEL: (519) 248-1500 FAX: (519) 248-1700</p> | <p>J. William BIRDSELL ARCHITECT</p> <p>107 Dufferin Street, N. Guelph, Ontario Tel: (519) 822-8940 Fax: (519) 822-8940 Phone: (519) 822-8940</p> | <p>ONTARIO ASSOCIATION OF ARCHITECTS J. William BIRDSELL WILLIAM BIRDSELL LICENCE 3953</p> | <p>STATUS: SITE PLAN APPROVAL</p> <p>FILE: ALPUB</p> <p>SCALE: 1/8"</p> <p>DATE: APRIL 6, 2004</p> | <p>PROJECT: CARRIAGE CONDOS II STACKED TOWNHOMES 85 MULLIN DRIVE, GUELPH, ONTARIO</p> |
| | | | <p>DATE: APRIL 6, 2004</p> | <p>TITLE: WEST AND EAST ELEVATIONS BLOCK 'A'</p> |

Figure 2.0



WINDOW SCHEDULE

| No. | TYPE | R.S.D. | FINISH | REMARKS |
|-----|---------------------|---------------------|-----------|-----------------------------|
| 101 | CASEMENT ONE LITE | 610mm W x 1220mm H | VNYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 102 | CASEMENT ONE LITE | 610mm W x 1420mm H | VNYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 103 | CASEMENT ONE LITE | 700mm W x 1220mm H | VNYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 104 | CASEMENT TWO LITE | 1016mm W x 1220mm H | VNYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 105 | CASEMENT TWO LITE | 1016mm W x 1420mm H | VNYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 106 | HORIZONTAL SLIDER | 1220mm W x 1016mm H | VNYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 107 | CASEMENT TWO LITE | 1020mm W x 1220mm H | VNYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 108 | CASEMENT TWO LITE | 1020mm W x 1420mm H | VNYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 109 | CASEMENT THREE LITE | 1420mm W x 1220mm H | VNYL CLAD | JAMB EXTENSIONS AND GRILLES |
| 110 | CASEMENT THREE LITE | 1420mm W x 1420mm H | VNYL CLAD | JAMB EXTENSIONS AND GRILLES |

CARRIAGE CONDOS II COLOUR SCHEDULE

| | |
|----------|-------------|
| SIDING | BEIGE |
| TRIM | WHITE |
| DOORS | BROWN |
| SHAKE | BROWN |
| SHINGLES | SANDAL WOOD |
| BRICK | BUFF |

DOOR SCHEDULE

| No. | TYPE | SIZE | REMARKS |
|-----|--------------|-----------------|---|
| 101 | DOOR, METAL | 860mm x 2030mm | MIN. FIRE RESISTANCE RATING of 45min. CLOSURE, LOCK SET & VENT. HOLES |
| 102 | TERRACE DOOR | 1420mm x 2030mm | CLOSURE, LOCK SET AND GRILLES |

- MATERIAL LEGEND**
- 1 ASPHALT SHINGLES
 - 2 PREFINISHED ROOF VENT
 - 3 30mm x 95mm BREAK IN ALUMINUM FASCIA
 - 4 PREFINISHED ALUMINUM EAVESTROUGH, FASCIA AND SOFFIT
 - 5 15mm PREFINISHED ALUMINUM BATTEN
 - 6 PREFIN. 152mm ALUMINUM FRIEZE BOARD
 - 7 ALUMINUM CLAD 51mm x 51mm ON 51mm x 152mm
 - 8 BRICK VENEER
 - 9 BRICK SOLDIER COURSE
 - 10 PREFINISHED 356mm WIDE DECORATIVE SHUTTER
 - 11 PREFINISHED HORIZONTAL SIDING
 - 12 PREFINISHED SHAKE SIDING (OR EQUIVALENT)
 - 13 ALUMINUM CLAD PORCH BEAM
 - 14 1070mm HIGH RAILING / GUARD
 - 15 PRECAST CONCRETE ENTRY STEPS
 - 16 GALV. METAL WINDOW WELL (AS REQ'D BY GRADE) DRAIN TO WEEPING TILE
 - 17 FINISHED GRADE
 - 18 CONCRETE FOUNDATION
 - 19 CONCRETE FOOTING
 - 20 PREFINISHED DECORATIVE COLUMN SURROUND 152mm x 152mm STRUCTURAL POST ON 381mm x 381mm BRICK PIER (SEE AT1)
 - 21 PRECAST CONCRETE SILL
 - 22 PREFINISHED 610mm x 1220mm DECORATIVE LOUVER
 - 23 STEP CONCRETE FOUNDATION AND FOOTINGS AS REQUIRED BY GRADE
 - 24 PREFINISHED GABLE DECORATION
 - 25 PREFINISHED DECORATIVE BRACKET

| | | | | | | |
|---|---|---|---|---|---|----------------------------|
| <p>REID HOMES 2781 TOWNLINE RD., IRVING CAMBRIDGE, ONTARIO N3G 2V3 TEL: (519) 822-8540 FAX: (519) 249-1700</p> | <p>J. William BIRDSELL ARCHITECT 107 Dufferin Street, N. Guelph, Ontario Tel: (519) 822-8540 Phone: (519) 822-8540</p> | <p>ONTARIO ASSOCIATION OF ARCHITECTS J. William BIRDSELL LICENCE 3955-A</p> | <p>THESE DRAWINGS ARE THE SOLE PROPERTY OF J. WILLIAM BIRDSELL ARCHITECT. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT WRITTEN PERMISSION BY J. WILLIAM BIRDSELL ARCHITECT IS NOT PERMITTED. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS TO THE EXTENT THAT SUCH DEFECTS OR OMISSIONS ARE NOT INDICATED ON THESE DRAWINGS. ALL CONSTRUCTION SHALL CONFORM TO THE 2006 ONTARIO BUILDING CODE, THE ONTARIO CONSTRUCTION ACT AND ALL APPLICABLE REGULATIONS. VERIFY ALL DIMENSIONS, STRUCTURAL COMPONENTS AND DETAILS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.</p> | <p>STATE: ONTARIO DATE: SEPT. 6, 2006</p> | <p>PROJECT: CARRIAGE CONDOS II STACKED TOWNHOMES 25 MULLIN DRIVE, GUELPH, ONTARIO</p> | <p>SHEET NO. EP-1.1</p> |
| | | | | <p>DATE: SEPT. 6, 2006</p> | <p>TITLE: NORTH AND SOUTH ELEVATION BLOCK 'A'</p> | <p>SCALE: 1/8" = 1'-0"</p> |

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



| | | |
|---|---|--------------------------------|
| Consultation with City staff is encouraged prior to submission of this application. | OFFICE USE ONLY | |
| | Date Received: <u>Nov. 8, 2016.</u> | Folder #: |
| | Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Application #: <u>A-101/16</u> |

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes No

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 340 Southgate Drive

Legal description of property (registered plan number and lot number or other legal description):
Part of Lot 38, Registered Plan 680 (Parts 1 and 2, Plan 61R-8105)

OWNER(S) INFORMATION:

Name: TSMA Southgate Inc.

Mailing Address: 1-290 Southgate Drive

City: Guelph Postal Code: N1G 4P5

Home Phone: _____ Work Phone: _____

Fax: _____ Email: _____

AGENT INFORMATION (If Any)

Company: Black, Shoemaker, Robinson & Donaldson Limited on behalf of Georgian Bay Crematorium Services Ltd.

Name: Nancy Shoemaker

Mailing Address: 351 Speedvale Avenue West

City: Guelph Postal Code: N1H 1C6

Work Phone: 519-822-4031 Mobile Phone: _____

Fax: 519-822-1220 Email: nancy@bsrd.com

| PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric) | | | |
|---|-----------------------------------|--|-----------------------------------|
| EXISTING (DWELLINGS & BUILDINGS) | | PROPOSED - N/A | |
| Main Building | | Main Building | |
| Gross Floor Area: | 1,485 square metres | Gross Floor Area: | |
| Height of building: | 1 storey | Height of building: | |
| Garage/Carport (if applicable) | | Garage/Carport (if applicable) | |
| Attached <input type="checkbox"/> | Detached <input type="checkbox"/> | Attached <input type="checkbox"/> | Detached <input type="checkbox"/> |
| Width: | | Width: | |
| Length: | | Length: | |
| Driveway Width: | | Driveway Width: | |
| Accessory Structures (Shed, Gazebo, Pool, Deck) | | Accessory Structures (Shed, Gazebo, Pool, Deck) | |
| Describe details, including height: | | Describe details, including height: | |

| LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND | | | |
|--|-----------------------------|----------------------|---|
| EXISTING | | PROPOSED - No change | |
| Front Yard Setback: | 10.0m | 7.0M | M |
| Exterior Side Yard (corner lots only) | | M | M |
| Side Yard Setback: | Left: 7.0 M Right: 9.5 M | M | M |
| Rear Yard Setback | 7.0 M | | M |

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|----|-----|-----------------------------|
| Official Plan Amendment | X | | |
| Zoning By-law Amendment | X | | |
| Plan of Subdivision | X | | |
| Site Plan | X | | |
| Building Permit | X | | |
| Consent | X | | |
| Previous Minor Variance Application | X | | |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Nancy Shoemaker, of the City of
Guelph in County of Wellington, solemnly declare
that all of the above statements contained in this application are true and I make this solemn declaration
conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath
and by virtue of the Canada Evidence Act.

Nancy Shoemaker
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City Guelph in the County of

Wellington this 4th day of November, 2016.

Kerry Francis Hillis
Commissioner of Oaths

Kerry Francis Hillis, a Commissioner, etc.
Province of Ontario, for Black, Shoemaker,
Robinson & Donaldson Limited
Expires January 29, 2019
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

Tsma Southgate Inc.

[Organization name / property owner's name(s)]

of 340 Southgate Drive


(Legal description and/or municipal address)

hereby authorize Black, Shoemaker, Robinson & Donaldson Limited

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 4th day of November 2016.



(Signature of the property owner)
AYAZ LALANI

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.



351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

TEL: 519-822-4031
FAX: 519-822-1220

November 8, 2016

Project: 16-0466

Guelph Committee of Adjustment
1 Carden Street
GUELPH, Ontario N1H 3A1

Attention: Dylan McMahon

**Re: Application for Minor Variance
Part of Lot 38, Registered Plan 680
(Parts 1 and 2, Plan 61R-8105)
340 Southgate Drive
Owner: T SMA Southgate Inc.**

Please find enclosed a completed "Application for Minor Variance" on the above-noted property. Also enclosed is a cheque in the amount of \$918.00 to cover the City's processing fees. Finally, I have attached a sketch of the current site development, showing the unit being considered for this variance as well as copy of the site plan.

The purpose of this application is to recognize a "deceased body resolution centre" use within an existing industrial mall building restricted to a maximum floor area of 220 square metres.

The subject property is located on the northerly end of Southgate Drive and has been developed with an industrial mall building of approximately 1,485 square metres. It is zoned Industrial B.2 Zone which permits a number of uses within an industrial mall building. I have also enclosed a statement from Sustainable Water Technology addressing how this operation complies with the City's water and wastewater treatment program.

While the B.2 zone permits processing of materials under the "manufacturing" definition of the zoning by-law, it is the opinion of staff that the process of bio-cremation requires further clarification and it should be processed through a minor variance. This would be a 0 emission facility.

Should you have any questions, please call me.

Yours very truly

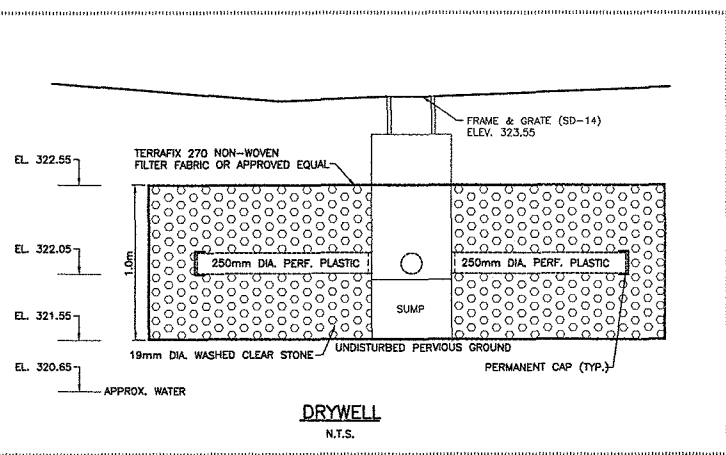
BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

A handwritten signature in black ink that reads 'Nancy Shoemaker' with a stylized flourish at the end.

Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

Attachments

Copy: Georgian Bay Crematorium



LEGEND

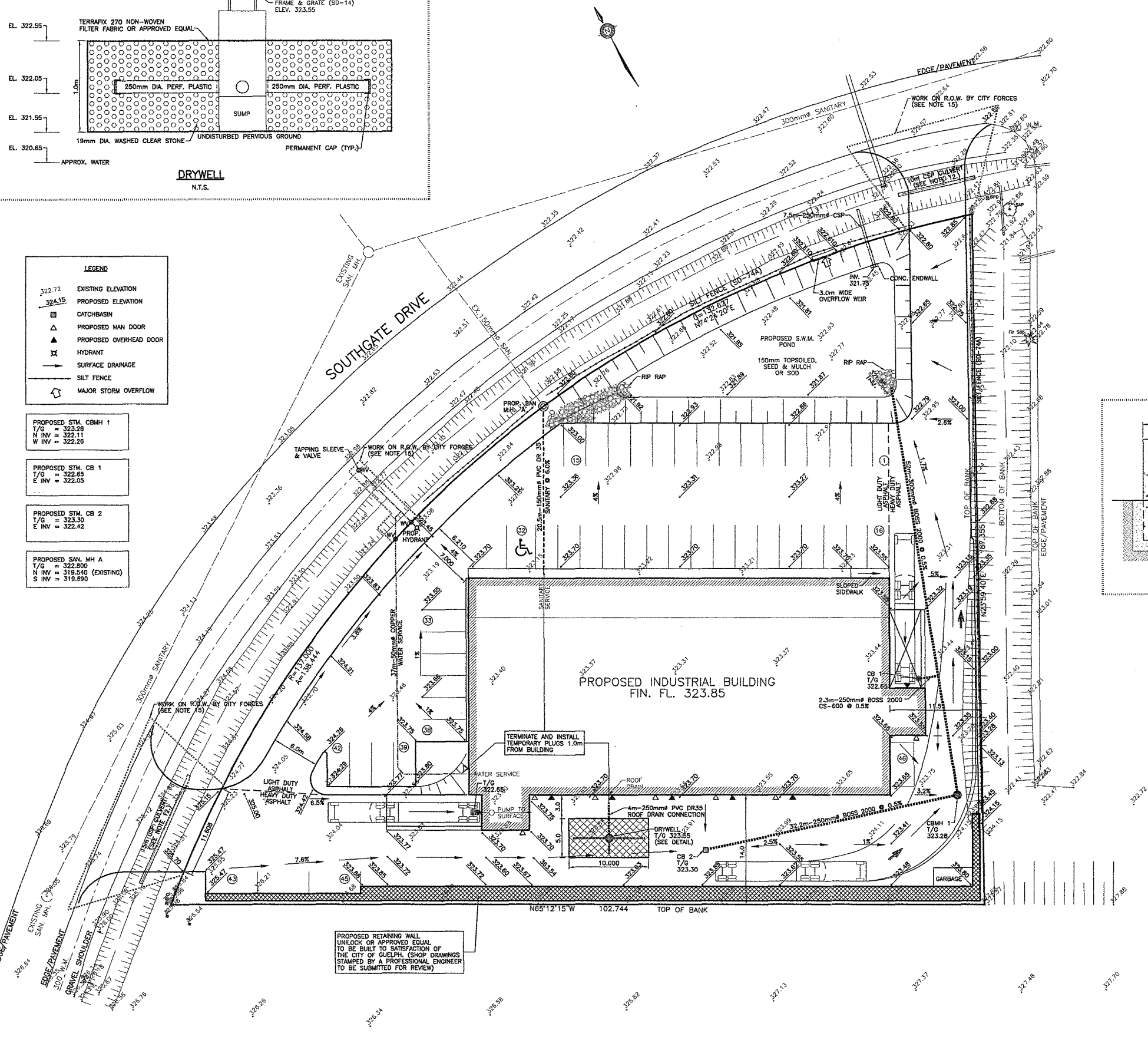
- 322.72 EXISTING ELEVATION
- 324.15 PROPOSED ELEVATION
- ▭ CATCHBASIN
- △ PROPOSED MAN DOOR
- ▴ PROPOSED OVERHEAD DOOR
- ⊕ HYDRANT
- SURFACE DRAINAGE
- SILT FENCE
- ↗ MAJOR STORM OVERFLOW

PROPOSED STM. CBM 1
T/G = 323.28
N INV = 322.11
W INV = 322.26

PROPOSED STM. CB 1
T/G = 322.65
E INV = 322.05

PROPOSED STM. CB 2
T/G = 323.30
E INV = 322.42

PROPOSED SAN. MH A
T/G = 322.800
N INV = 319.540 (EXISTING)
S INV = 319.890



EROSION AND SEDIMENTATION CONTROL NOTES:

- SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SEDIMENT POND OR STORAGE AREA MUST BE ESTABLISHED TO COLLECT SURFACE DRAINAGE FROM ALL AREAS THAT WILL BE DISTURBED. WATER PUMPED FROM EXCAVATIONS OR DEWATERING OPERATIONS MUST BE DIRECTED TO THE SEDIMENT POND.
- ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING, EXCAVATING OR DEMOLITION.
- CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION.
- STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. STOCKPILES SHOULD NOT BE LOCATED IMMEDIATELY ADJACENT TO DITCHES OR ROAD ALLOWANCES. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES. A PERIMETER DITCH LEADING TO A SETTLING AREA OR SEDIMENTATION TRAP SHOULD BE INSTALLED AROUND THE STOCKPILE.
- EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MH'S, CB'S, DITCHES, SWALES AND WATERCOURSES.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- THE DESIGN CONSULTANT IS TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.
- EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. SEDIMENTS ARE TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/2 THE HEIGHT OF THE FENCE. CLOGGED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS REQUIRED.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
- NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE CITY WORKS DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADS AND SIDEWALKS ARE KEPT CLEAN OF ALL SEDIMENTS FROM VEHICULAR TRAFFIC ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.

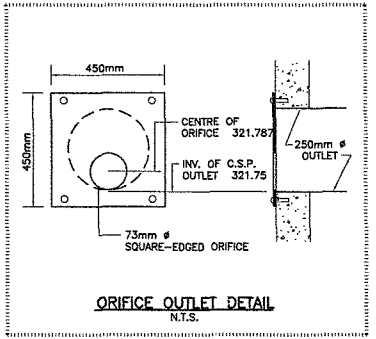
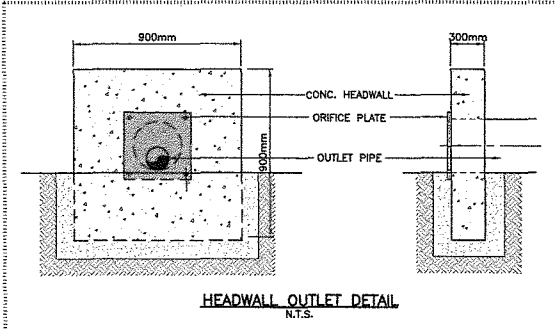
NOTES:

- ALL DIMENSIONS ARE IN METRES.
- ALL SERVICING TO MEET CITY OF GUELPH SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL INSPECTIONS ON SANITARY, STORM AND WATER INSTALLATIONS TO THE BUILDING.
- PARKING GRADES SHOWN ARE TOP OF ASPHALT.
- CONCRETE BARRIER CURB AS PER OPSD 600.11
- A BACK FLOW PREVENTOR IS TO BE INSTALLED TO THE DISCHARGE END OF THE WATER METER IN A MANNER SATISFACTORY TO THE CITY PLUMBING INSPECTOR.
- PAVEMENT STRUCTURE:

| | LIGHT DUTY | HEAVY DUTY |
|------------|------------|------------|
| GRANULAR B | 300mm | 300mm |
| GRANULAR A | 150mm | 150mm |
| HL 8 | 50mm | 80mm |
| HL 3 | 40mm | 40mm |
- MINIMUM BURY DEPTHS FOR SERVICE PIPING:

| | |
|--|--|
| WATER - 2.0m COVER | |
| 2.4m IF COVER MATERIAL IS PREDOMINANTLY GRAVEL | |
| SANITARY/STORM - 2.6m-2.8m TO INVERT OF PIPE | |

 PIPING MUST BE INSULATED IF MINIMUM BURIAL DEPTH CANNOT BE ACHIEVED.
- IT IS THE OWNER'S RESPONSIBILITY TO CONDUCT ROUTINE INSPECTION AND MAINTENANCE OF DRYWELL FACILITIES CONSTRUCTED ON OWNER'S PROPERTY.
- THE CONSULTANT IS TO CONFIRM THAT THE PROPOSED SERVICING DESIGN WILL NOT BE IN CONFLICT WITH OTHER UTILITIES IN THE R.O.W.
- THE WATER METER IS TO BE LOCATED NO FURTHER THAN 1.0m FROM THE SERVICE ENTRANCE TO THE BUILDING. THE EXACT POSITIONING IS TO BE DETERMINED BY WATER WORKS STAFF.
- CULVERTS TO BE SIZED AND INSTALLED BY CITY FORCES UPON APPLICATION.
- CONTRACTOR TO NOTIFY STEVE PETRIE AT AUTOMATED ENGINEERING TECHNOLOGIES LTD. (519) 821-8644 FOR CONSTRUCTION LAYOUT AND TO INSPECT SITE SERVICES, SITE GRADING, AND THE ON SITE STORM WATER MANAGEMENT FACILITIES AT TIME OF CONSTRUCTION.
- WATER SERVICE CONNECTION TO BE MADE TO CITY WATERMAIN IN ACCORDANCE TO CITY OF GUELPH STANDARD DRAWING SD-26.
- WATERMAIN AND ENTRANCE WORK WITHIN THE SOUTHGATE DRIVE R.O.W. BY CITY FORCES UPON APPLICATION.
- ALL STORM AND SANITARY MANHOLES TO BE 1200mm PRECAST CONCRETE AS PER CITY OF GUELPH SD-5. ALL CATCH BASINS TO BE AS PER CITY OF GUELPH SD-11.
- SILT FENCE TO BE AS PER CITY OF GUELPH SD-74A.
- PRIVATE HYDRANT INSTALLATION TO BE AS PER CITY OF GUELPH SD-25A.



PROFESSIONAL ENGINEER
W.D. LONSDALE
PROVINCE OF ONTARIO

CERTIFIED ENGINEERING TECHNOLOGIST
STEVEN MICHAEL PETRIE
NO. 082614

| | | |
|-----|------------------------|-----------|
| A | RELEASED FOR APPROVALS | DEC 19/02 |
| NO. | REVISION DESCRIPTION | DATE |

BENCH MARK
CITY BM #302
175 SOUTHGATE DRIVE (VALCON)
326.330

TEMPORARY BENCHMARK
S.W. CORNER OF CONCRETE PAD OF BELL UTILITY
AT 295 SOUTHGATE.
324.156

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE DONE TO THEM.

PROPOSED INDUSTRIAL BUILDING

TSM SOUTHGATE

340 SOUTHGATE DR

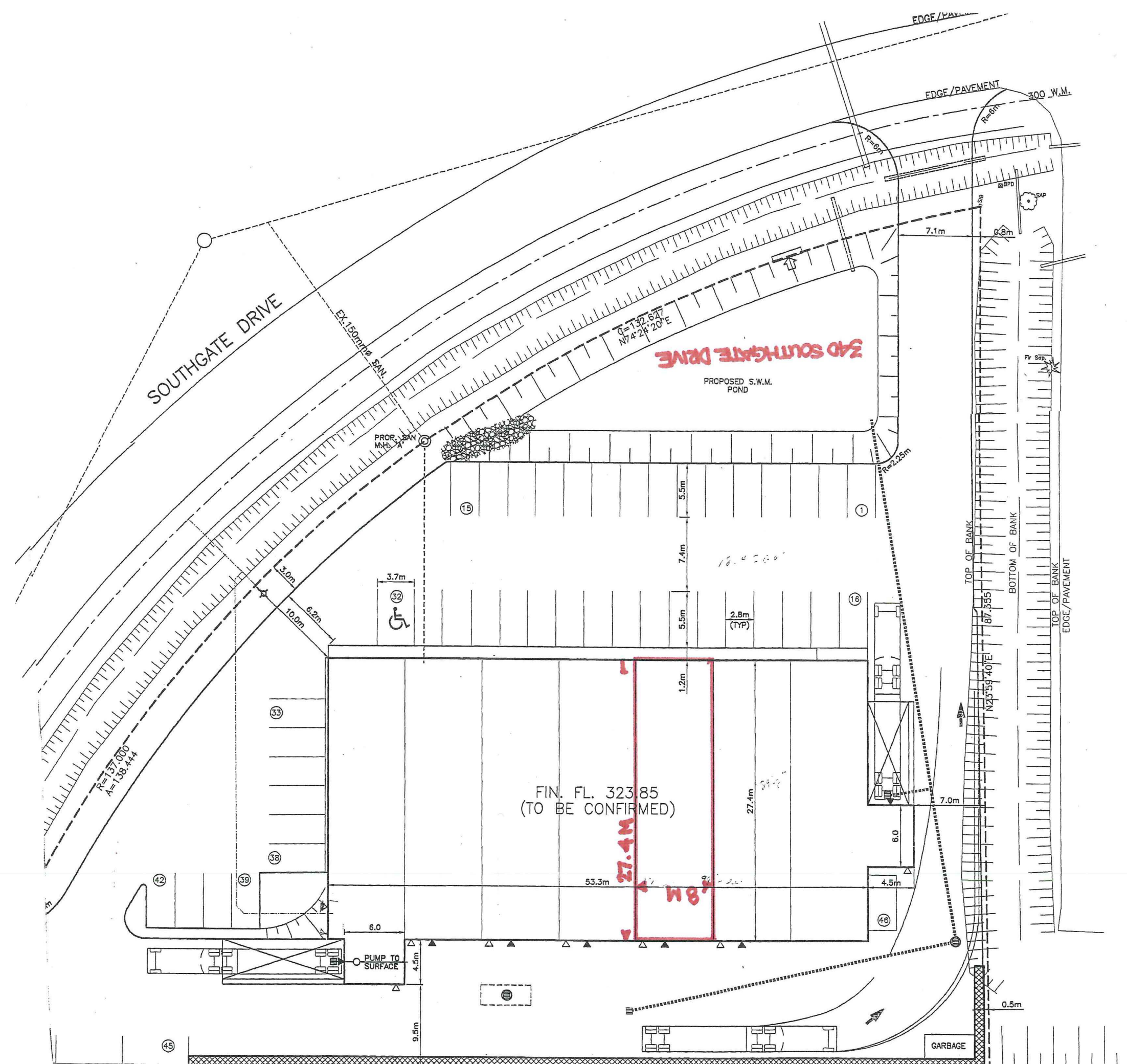
GUELPH, ONTARIO

SITE GRADING, DRAINAGE, SWM AND SERVICING PLAN

Automated Engineering Technologies Ltd.

291 Woodlawn Road, West, Unit 10, Guelph, Ontario
Telephone (519)821-8644 Fax (519)821-2488

| | | | |
|------------------------|------------------------|--------------|--------------|
| DRAWN BY: P.A.C. | APPROVED BY: W.D.L. | PROJECT NO.: | DRAWING NO.: |
| | | 021106 | SP1 |
| DESIGNED BY: S.M.P. | DATE: 26/NOV/02 | SCALE: | 1 : 250 |



SOUTHGATE DRIVE

340 SOUTHGATE DRIVE

PROPOSED S.W.M. POND

FIN. FL. 323.85
(TO BE CONFIRMED)

EDGE/PAVEMENT
300 W.M.

TOP OF BANK
BOTTOM OF BANK
TOP OF BANK
TOP OF BANK
EDGE/PAVEMENT

GARBAGE

EX. 150mm ϕ SAN

PROP. MAIN

R=137.000
A=138.444

$Q=132.627$
 $N74^{\circ}24'20''E$

$N25^{\circ}59'40''E$
87.585

3.7m
32
♿

18.4 = 60'

27.4m

53.3m

6.0

4.5m

9.5m

33

38

42

39

45

15

1

16

46

5.5m

7.4m

5.5m

1.2m

2.8m

27.4m

7.0m

6.0

4.5m

0.5m

7.1m

0.8m

R=2.25m

R=6m

R=6m

November 7, 2016

Planning Services, City of Guelph
Ms. Lindsay Sulatycki
1 Carden Street
Guelph, ON N1H 3A1

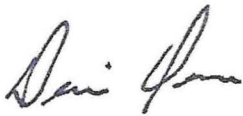
Re: Wastewater Stream from Georgian Bay Cremation Services

Dear Ms. Sulatycki,

Sustainable Water Technology represents Mr. Rob Fawcett of Georgian Bay Cremation Services Ltd. with consulting services relative to water management. Having evaluated their water and wastewater treatment program, this property will not be incinerating or disposing of any biomedical wastes, organic or inorganic chemicals wastes, or radioactive wastes.

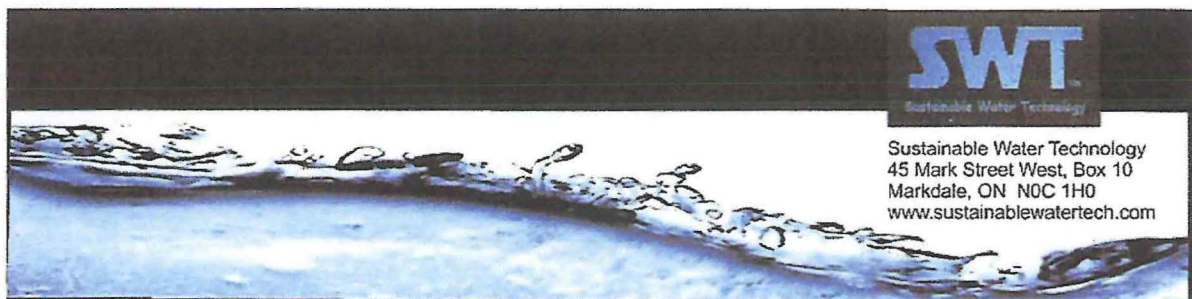
Should you have any questions or require further information, please do not hesitate to contact me. Thanking you in advance.

Sincerely,



Dennis Owens
Senior Microbiologist/Chemist

Cc: Mr. Rob Fawcett, GBCS



PURPOSE OF APPLICATION (please check appropriate space):

- Creation of a New Lot Easement Right-of-Way
 Charge / Discharge Correction of Title Lease
 Addition to a Lot (submit deed for the lands to which the parcel will be added) Other: Explain

Lot Line Adjustment for urban residential purposes. To sever 167m² of land from
the East side of 32 University Avenue West and add it to 30 University Avenue West.

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:
Alicia YOUNG & Christopher YOUNG

DESCRIPTION OF LAND INTENDED TO BE SEVERED (to be added to Part of Lot 20, Plan 363, as part of a urban residential property)

| | | | | |
|---|--------------------------|---------------------------------------|---|---|
| Frontage / Width: (m) 5.5 | Depth (m) 30.4 | Area: (m ²) 167 | Existing Use: Residential | Proposed Use: Residential (No Change) |
| Existing Buildings/Structures: Existing Shed | | | Proposed Buildings / Structures: Eventually a new dwelling on the merged parcel | |
| Use of Existing Buildings/Structures (specify): Storage | | | Proposed Use of Buildings/Structures (specify): Shed to be removed | |

DESCRIPTION OF LAND INTENDED TO BE RETAINED

| | | | | |
|---|--------------------------|---------------------------------------|---|---|
| Frontage / Width: (m) 24.9 | Depth (m) 30.4 | Area: (m ²) 760 | Existing Use: Residential | Proposed Use: Residential (No Change) |
| Existing Buildings/Structures: Residential Dwelling | | | Proposed Buildings / Structures: No Change | |
| Use of Existing Buildings/Structures (specify): Residence | | | Proposed Use of Buildings/Structures (specify): No Change | |

TYPE OF ACCESS TO THE RETAINED LANDS

- Provincial Highway Municipal Road
 Private Road Right-of-Way
 Other (Specify)

TYPE OF ACCESS TO THE SEVERED LANDS

- Provincial Highway Municipal Road
 Private Road Right-of-Way
 Other (Specify) **Access on
lands to be added to**

TYPE OF WATER SUPPLY TO THE RETAINED LANDS

- Municipally owned and operated Privately Owned Well
 Other (Specify)

TYPE OF WATER SUPPLY TO THE SEVERED LANDS

- Municipally owned and operated Privately Owned Well
 Other (Specify) **Water service on lands to be added to**

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS

- Municipally owned and operated Septic Tank
 Other (Explain)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS

- Municipally owned and operated Septic Tank
 Other (Explain) **Sanitary service on lands to be added to**

| | |
|--|--|
| Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | Is any portion of the land to be severed or retained located within a floodplain? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |
|--|--|

LAND USE

What is the land use designation of the site in the Official Plan? General Residential

Does the proposal conform? YES NO

If No, has a separate application for an Official Plan Amendment been made?

Yes No FILE No.: _____ Status: _____

What is the current zoning of the subject lands? Residential R.1B

Does the proposed plan conform to the existing zoning? YES NO

If No, have you made a concurrent application for Minor Variance?

Yes No FILE No.: _____ Status: _____

HISTORY OF SUBJECT LANDS

Has the subject land ever been the subject of:

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? YES NO

If yes, provide the following:

FILE No.: _____ Status: _____

b) An application for Consent under section 53 of the *Planning Act*? YES NO

If yes, provide the following:

FILE No.: _____ Status: _____

Please indicate the previous severance(s) and supply the following information for each parcel severed: Transferee's name, date of the transfer and use of the parcel transferred; and attach the information to this application.

If this application is a re-submission of a previous consent application, describe how it has been changed from the original application on a separate page.

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

| | No | Yes | File Number and File Status |
|-------------------------------------|----|-----|-----------------------------|
| Official Plan Amendment | X | | _____ |
| Zoning By-law Amendment | X | | _____ |
| Plan of Subdivision | X | | _____ |
| Site Plan | X | | _____ |
| Building Permit | X | | _____ |
| Minor Variance | X | | _____ |
| Previous Minor Variance Application | X | | _____ |

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

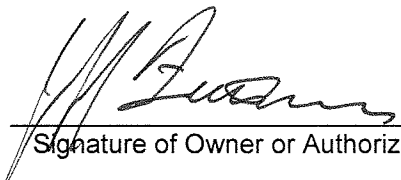
A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent




Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Jeff Buisman of VanHarten Surveying Inc., of the City of
(town, city)

Guelph in County/Regional Municipality of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

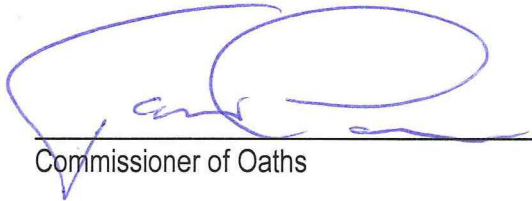


Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the
City of Guelph in the County/Regional Municipality of
(city or town)
Wellington this 7 day of November, 2016.



Commissioner of Oaths

James Michael Laws,
A Commissioner, etc.,
Province of Ontario,
For Van Harten Surveying Inc.
Expires May 11, 2018.
(Official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

Susan Patricia McLean & Kelly McLean Lo

[Organization name / property owner's name(s)]

being the registered property owner(s) of

32 University Avenue West, being Part of Lots 21 & 22, Registered Plan 363

(Legal description and/or municipal address)

hereby authorize Jeff Buisman of VanHarten Surveying Inc.


(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 7 day of November 2016.



(Signature of the property owner)



(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.



LAND SURVEYORS and ENGINEERS

November 8, 2016

23962-16

Jeff.Buisman@vanharten.com

Committee of Adjustment
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mr. Dylan McMahon

Dear Sir:

**Re: Lot Line Adjustment Severance Application & Sketch
32 University Avenue West & 30 University Avenue West
Part of Lots 21 & 22, Plan 363 & Part of Lot 20, Plan 363
71241-0078 & PIN 71241-0077
City of Guelph**

RECEIVED

NOV 09 2016

CITY CLERK'S OFFICE

Please find enclosed an application for a lot line adjustment severance on the above-mentioned properties. Included with this submission is a copy of the sketch, completed application form, the required deed and a cheque to the City of Guelph for \$1,530 for the severance application fee.

Proposal:

The proposal is to increase the width of the property owned by Alicia & Christopher Young at 30 University Avenue West (PIN 71241-0077) by acquiring a 5.5m wide strip of land to the west currently owned by Susan McLean and Kelly Lo at 32 University Avenue West (PIN 71241-0078). The proposed severed parcel has an area of 167±m² and contains an existing shed. The widened parcel will be 20.7m wide and the retained parcel will be 24.9m wide after the lot line adjustment.

The dwelling at 30 University was recently demolished and the intention is to construct a new dwelling that incorporates the additional width. No changes are planned for the retained lands other than moving the shed from the severed portion to the retained lands.

Both the severed and retained parcels conform to the Residential R.1B zoning bylaw requirements.

12 Memorial Avenue,
Elmira, Ontario N3B 2R2
Phone: 519-669-5070

423 Woolwich Street,
Guelph, Ontario N1H 3X3
Phone: 519-821-2763

660 Riddell Road, Unit 1,
Orangeville, Ontario L9W 5G5
Phone: 519-940-4110

www.vanharten.com



LAND SURVEYORS and ENGINEERS

Please call me if you or the Planning Staff have any questions.

Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman".

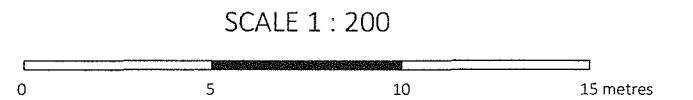
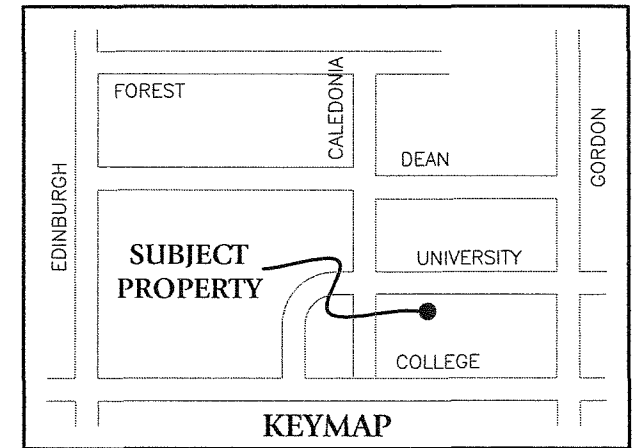
Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Alicia & Christopher Young

cc Susan McLean & Kelly Lo

| ZONING: RESIDENTIAL R.1B SINGLE DETACHED DWELLINGS | | | |
|---|---------------------|------------------------------------|---|
| | REQUIRED | RETAINED 30 University Ave West | MERGED TOGETHER Part of 32 University Ave West and 30 University Ave West |
| MINIMUM LOT AREA | 460.0m ² | 760m ² | 631m ² |
| MINIMUM LOT FRONTAGE (S.5.1.2.6) | 15m | 24.9m | 20.7m |
| MINIMUM FRONT YARD (S.5.1.2.7) | 6m | 8.5m | N/A |
| MINIMUM SIDE YARD (1 to 2 Storeys) (S.5.1.2.1) and (S.5.1.2.2) | 1.5m | 2.7m Left Side | N/A |
| MINIMUM REAR YARD (S.5.1.2.4) | 7.5m | 13.9m | N/A |
| ACCESSORY BUILDING SETBACK (S4.5.1.2) | 0.6m | N/A | 1.3 |

SEVERANCE SKETCH
 LOT 20, 21, 22
 REGISTERED PLAN 363
 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.

THIS SKETCH WAS PREPARED
 ON THE 7th DAY OF NOVEMBER 2016

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

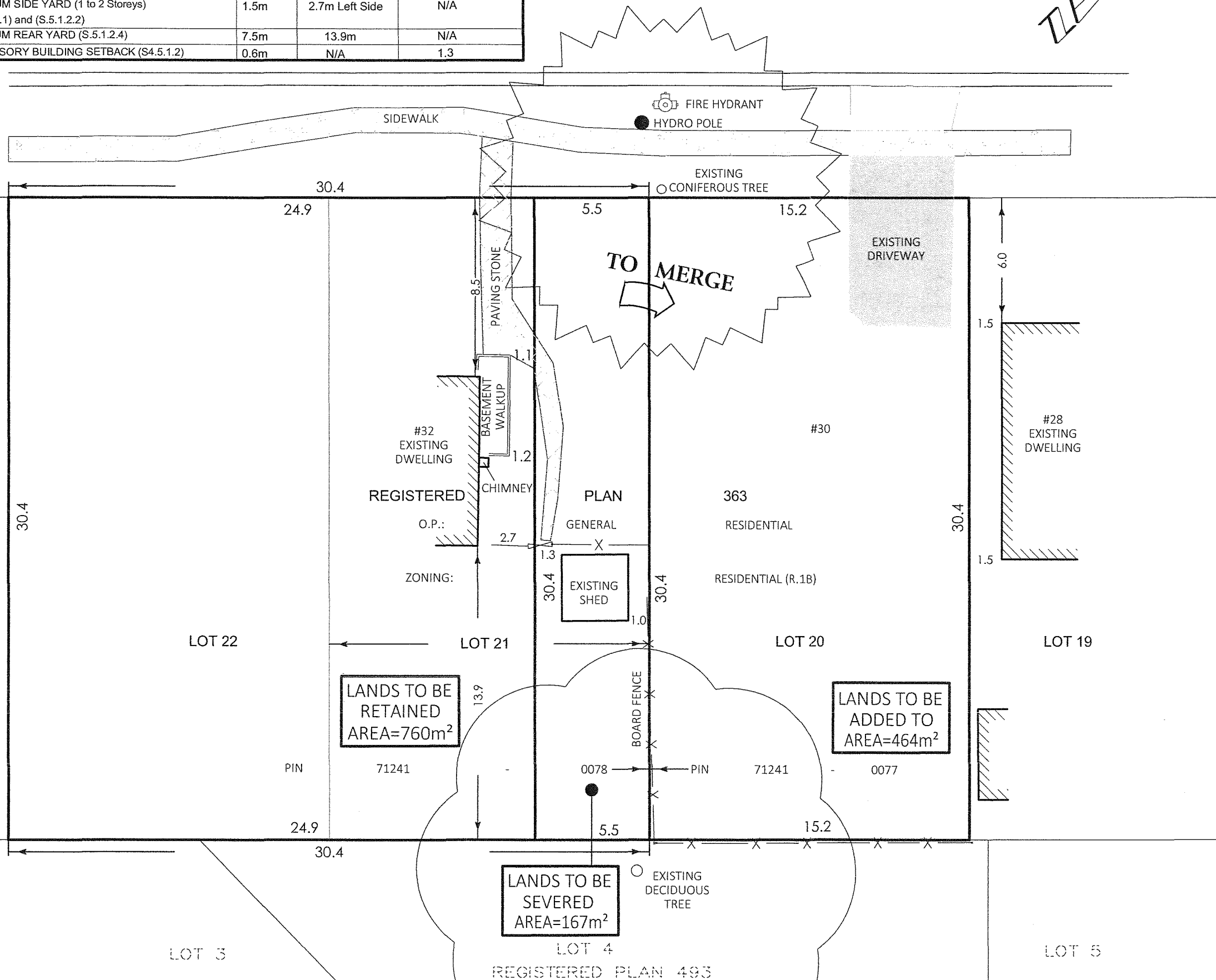
| | | |
|----------------------------|----------------------------|---------------------------------|
| Elmira Ph: 519-669-5070 | Guelph Ph: 519-821-2763 | Orangeville Ph: 519-940-4110 |
|----------------------------|----------------------------|---------------------------------|

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 23962-16

Nov 08, 2016-8:46am
 G:\GUELPH\363\ACAD\SEVLOT 15 (YOUNG) UTM.dwg

UNIVERSITY AVENUE WEST
 (20.117m WIDE)



LANDS TO BE
 RETAINED
 AREA=760m²

LANDS TO BE
 ADDED TO
 AREA=464m²

LANDS TO BE
 SEVERED
 AREA=167m²