

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, July 12, 2018 – 4:00 p.m.

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

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

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF APPROVAL OF MINUTES - June 28, 2018 Special Hearing REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

CURRENT APPLICATIONS

- a) **A-49/18** Owner: Second Chance Employment Counselling (Wellington) Inc.
Agent: Jeff Buisman, Van Harten Surveying Inc.
Request: Variances for setback of exterior stairs and height of proposed fence
Location: 177 Norfolk Street
*Deferred from June 14, 2018 hearing
Request for refund of deferral fee for A-49/18.*
- b) **A-51/18** Owner: Jordan and Amy Lalonde
Agent: N/A
Request: Variance for front yard setback for mudroom addition
Location: 69 Memorial Crescent
- c) **A-52/18** Owner: Thu Ha Thi Nguyen and Owen Christopher Hinds
Agent: N/A
Request: Enlargement/extension of legal non-conforming use to permit proposed addition and deck to the existing single detached dwelling
Location: 221 Waverley Drive
- d) **A-53/18** Owner: Marlys Neufeldt
Agent: N/A
Request: Variance to permit stacked off-street parking and variance for location of required parking space
Location: 84 Emma Street
- e) **A-54/18** Owner: Michael Fall
Agent: Codie Crawford, Crawford Construction and Renovation
Request: Variances for side yard setback of proposed addition and existing accessory building
Location: 86 Northumberland Street
- f) **A-55/18** Owner: Gemini Homes Inc.
Agent: Brad Crnkovic, Gemini Homes Inc.
Request: Variance for maximum building coverage
Location: 143-185 Morris Street
- g) **A-56/18** Owner: James Paradis
Agent: N/A
Request: Variance for height of proposed detached garage
Location: 10 Chadwick Avenue

- h) **A-57/18** Owner: 2225981 Ontario Limited
 Agent: Neelam Bangash, Mehboob Bangash Architects Inc.
 Request: Variance for total number of off-street parking spaces
 Location: 20 Woodlawn Road East
- i) **A-58/18** Owner: The Corporation of the City of Guelph
 Agent: Stephen Cooper, MTE Consultants Inc.
 Request: Variance for height of proposed accessory building
 Location: 29 Waterworks Place
- j) **A-59/18** Owner: Michael Hall
 Agent: Joel Bartlett, Joel Bartlett Architect Inc.
 Request: Enlargement/extension of legal non-conforming use to permit proposed addition to the existing triplex
 Location: 181 King Street
- k) **A-60/18** Owner: Richard Marco and Kerry Lyn Hannaberg
 Agent: N/A
 Request: Variance for fence height
 Location: 151 Country Club Drive
- l) **A-61/18** Owner: Paul Richard and Heather Hodgson
 Agent: Alvin Brown, AWB Construction Consultant
 Request: Variance for side yard setback of existing carport
 Location: 7 Princess Street

OTHER BUSINESS

ADJOURNMENT – next regular hearing August 9, 2018

To be notified of any of the decisions of the City of Guelph Committee of Adjustment, you must submit a "Request for Written Decision" form.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 177 Norfolk Street

PROPOSAL: The applicant is proposing to rebuild the existing exterior stairs leading up to the second floor and balcony of the existing building. The applicant is also proposing to construct a fence along the left side of the property.

BY-LAW

REQUIREMENTS: The property is located in the Office Residential (OR) and the Downtown 2 (D.2) Zones. Variances from Table 4.7 Row 12, Sections 4.20.2 and 4.20.3 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that exterior stairs be setback a minimum of 0.8 metres from the front lot line;
- b) within any Commercial, Park, Urban Reserve or Institutional Zone, any fence located in a front yard, side yard or exterior side yard shall not exceed 1.6 metres in height; and
- c) within any Commercial, Park, Urban Reserve or Institutional Zone, any fence located in a front yard, side yard or exterior side yard shall not be within 4 metres of a street line unless the height of such fence is less than 0.8 metres.

REQUEST:

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

- a) a setback of 0.0 metres from the front lot line for exterior stairs leading up to the second floor and balcony;
- b) a height of 1.9 metres for the proposed fence along the left side of the property up to the front property line; and
- c) a fence to be located within 4 metres of the street line with a height of 1.9 metres.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: **Thursday, July 12, 2018**
(Deferred from June 14, 2018)

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

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

APPLICATION NUMBER: **A-49/18**

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **July 5, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

ADDITIONAL INFORMATION

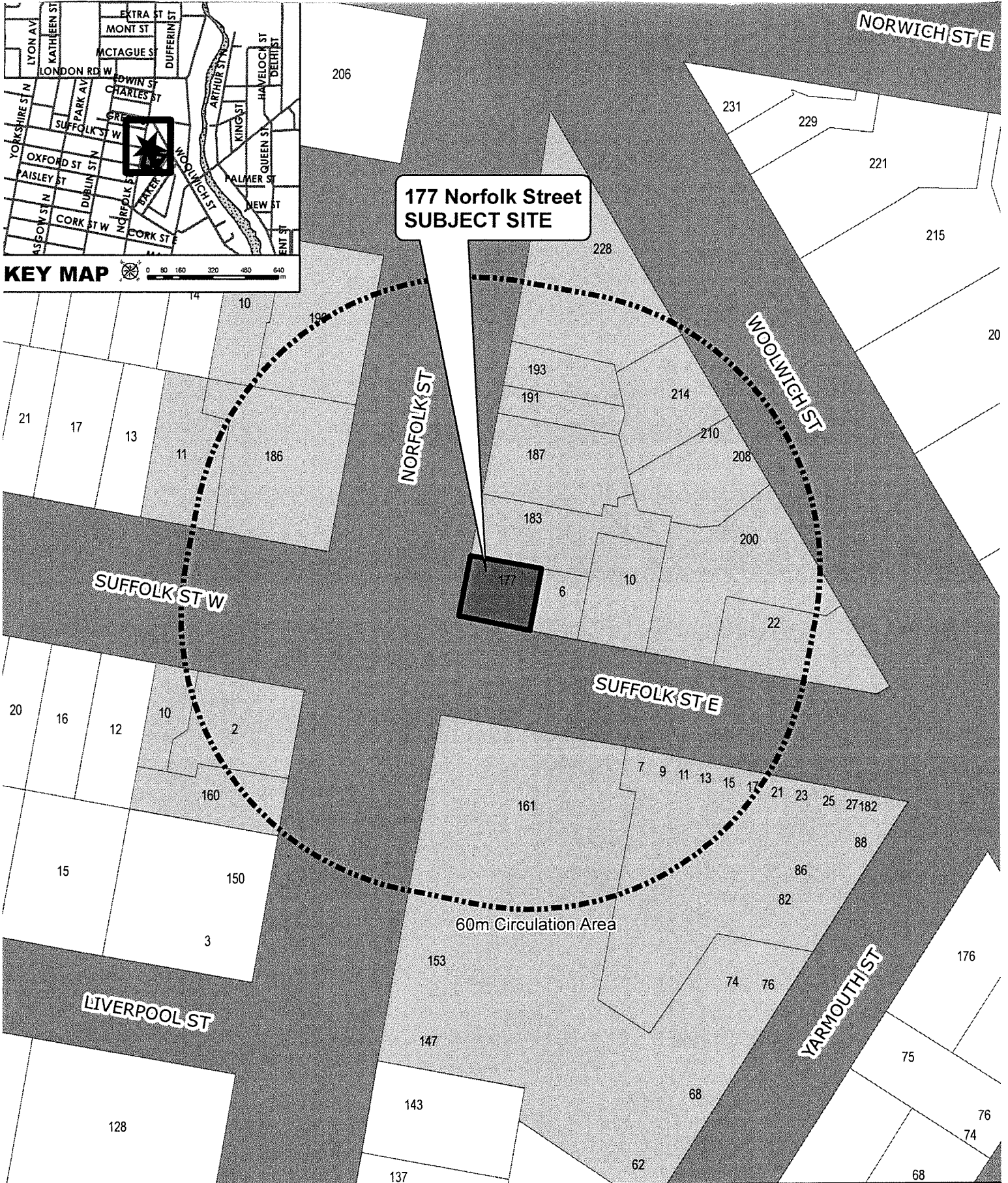
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

NOTICE OF THE DECISION

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

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

Dated this 25th day of June, 2018.



60m CIRCULATION AREA
177 Norfolk Street
File No.: A-49/18



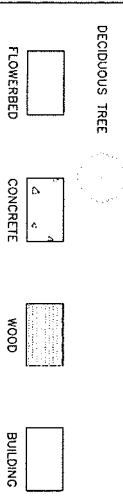
LEGEND:

- DENOTES SURVEY MONUMENT SET
- SIB— DENOTES SURVEY MONUMENT FOUND
- IB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
- 375 DENOTES .015 x .015 x 0.60 IRON BAR
- VH DENOTES BLACK, SHOEWAKER et. al., O.L.S.'s
- P1 DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- P2 DENOTES REGISTERED PLAN 35
- P3 DENOTES DEPOSITED PLAN 61R-1593 BY (375)
- P4 DENOTES SURVEY BY (VH), PROJECT No. 71-490, DATED DEC 14, 1971
- P4 DENOTES DEPOSITED PLAN 61R-1346 BY (VH)

EXISTING ELEVATION X 333.08
 TOP OF FOUNDATION TF=333.08
 FINISHED FLOOR ELEVATION FF=333.08

GAS METER

DOWNSPOUT



BEARING AND COORDINATE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99959874.
3. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
P1 & P2	-1.4810°
P3 & P4	-0.5000°

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED ON THE 14th DAY OF NOVEMBER, 2017.

DATE: DECEMBER 1, 2017

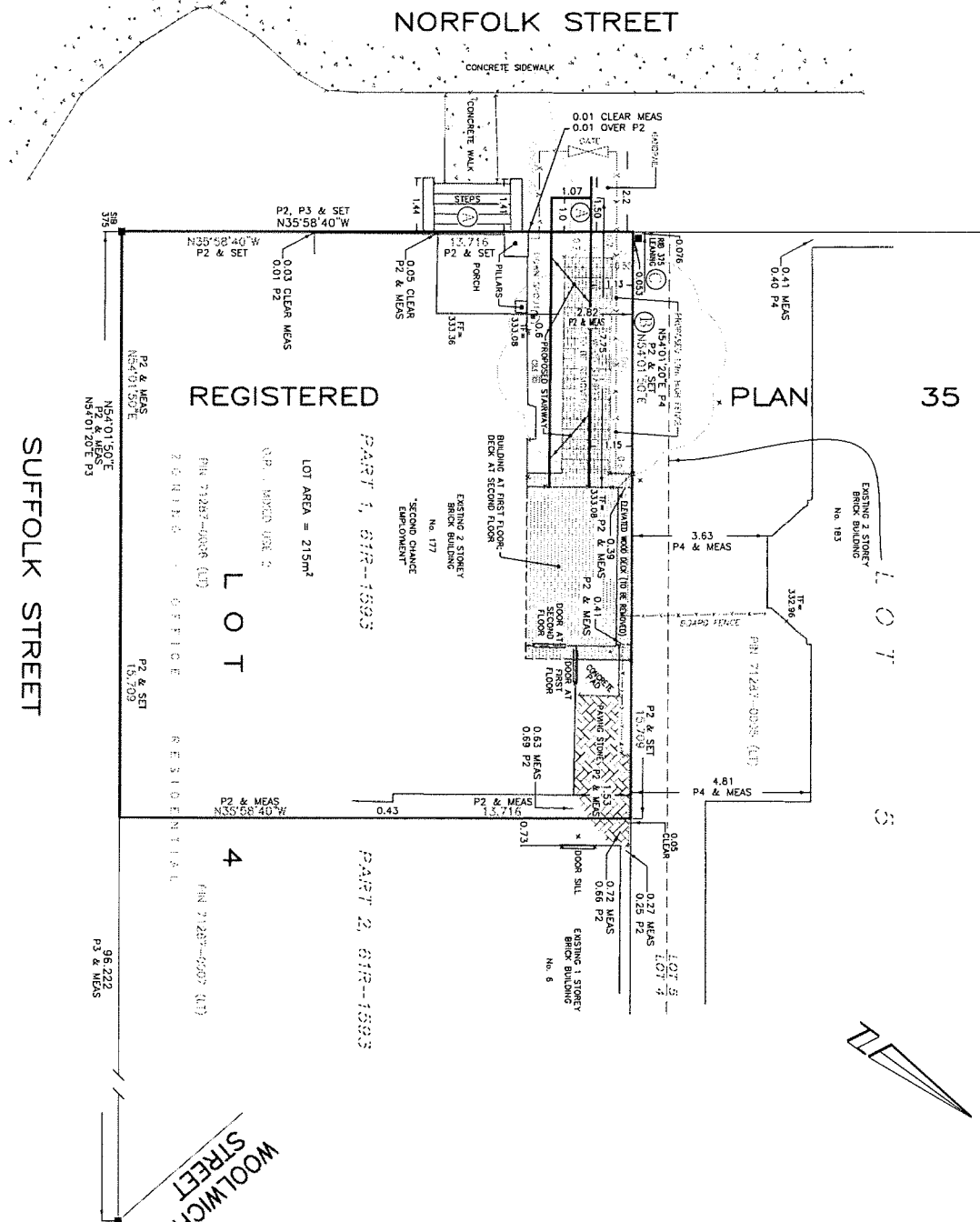
JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

THIS PLAN IS NOT VALID UNLESS OFFICIALLY APPROVED AND ISSUED BY THE SURVEYOR (Registration No. 2913)

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

NORFOLK STREET



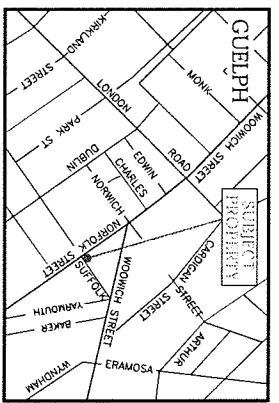
MINOR VARIANCE REQUESTS:

1. STAIRS TO PROJECT 0.0m VS. A MINIMUM SETBACK OF 0.9m FROM THE FRONT LOT LINE INTO FRONT YARD (TABLE 4.7, ROW 12)
2. 1.9m HIGH FENCE VS. 1.6m HIGH FENCE (SECTION 4.20.2)
3. 1.9m HIGH FENCE VS. 0.9m HIGH FENCE WITHIN FIRST 4m OF FRONT LIMIT (SECTION 4.20.3)

SUFFOLK STREET

WOOLWICH STREET

KEYMAP:



PROPERTY DESCRIPTION:

- PIN 71287-0006 (U1)
- ADDRESS: 177 NORFOLK STREET
- CITY OF GUELPH
- PART OF LOT 4, REGISTERED PLAN 35, BEING PART 1, 61R-1593

NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED OFFICE RESIDENTIAL (OR).
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF MIXED USE 2.

SURVEY INFORMATION:

BENCHMARK REFERENCE ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO DATUM HEIGHTS (AS SUPPLIED BY NATIONAL RESOURCES CANADA).

PROGRAMME SURVEY DATE: THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 14th DAY OF NOVEMBER, 2017.

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

- THIS SKETCH IS PROTECTED BY COPYRIGHT. ©

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

SKETCH FOR PROPOSED STAIRS

PART OF LOT 4, REGISTERED PLAN 35

CITY OF GUELPH

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
4	PROPOSED STAIRWAY	JUNE 11, 2018
3	MINOR VARIANCE SUBMISSION	MAY 14, 2018
2	ENROUCHMENTS	FEB. 6, 2018
1	SHOW PROPOSED STAIRS AND FENCE	JAN. 25, 2018
0	INITIAL SURVEYOR'S REAL PROPERTY REPORT	DEC. 1, 2017

PREPARED FOR: DARMAX INC.

PROJECT No. 25271-17

DRAWING SCALE 1:100



Van Harten SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Emilia Guelph
 Ph: 519-869-5070 Pn: 519-821-2783
 www.vanharten.com info@vanharten.com

Orangeville
 Ph: 519-340-4110

DRAWN BY: S.A.P. CHECKED BY: J.E.B.
 Jun 11, 2018 - 10:22am
 G:\GUELPH\035\ACAD\PROPTSTAIR LOT 4 (DARMAX) UTM 2010 NR.DWG

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 69 Memorial Crescent
- PROPOSAL:** The applicant is proposing to convert the existing front porch into a 4.2 square metre addition (mudroom) to the existing dwelling.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. A variance from Table 5.1.2 Row 6 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum front yard setback of 6 metres.

REQUEST:
The applicant is seeking relief from the By-law requirements to permit a front yard setback of 4.5 metres for the proposed addition.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

- DATE:** Thursday, July 12, 2018
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-51/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **July 5, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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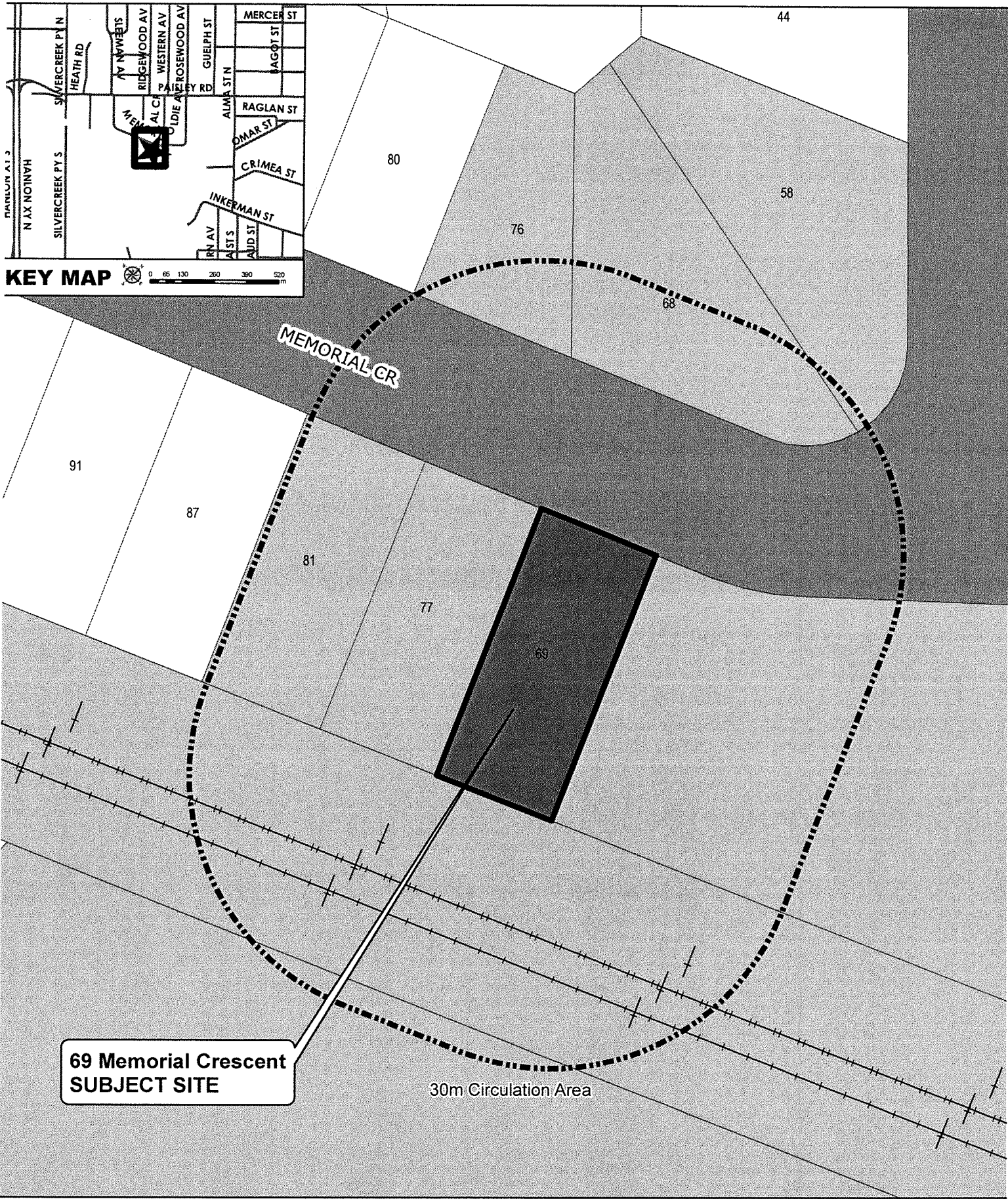
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NOTICE OF THE DECISION

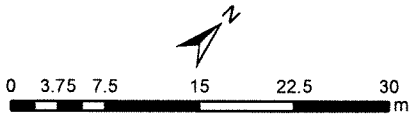
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Dated this 25th day of June, 2018.



**69 Memorial Crescent
SUBJECT SITE**

30m Circulation Area

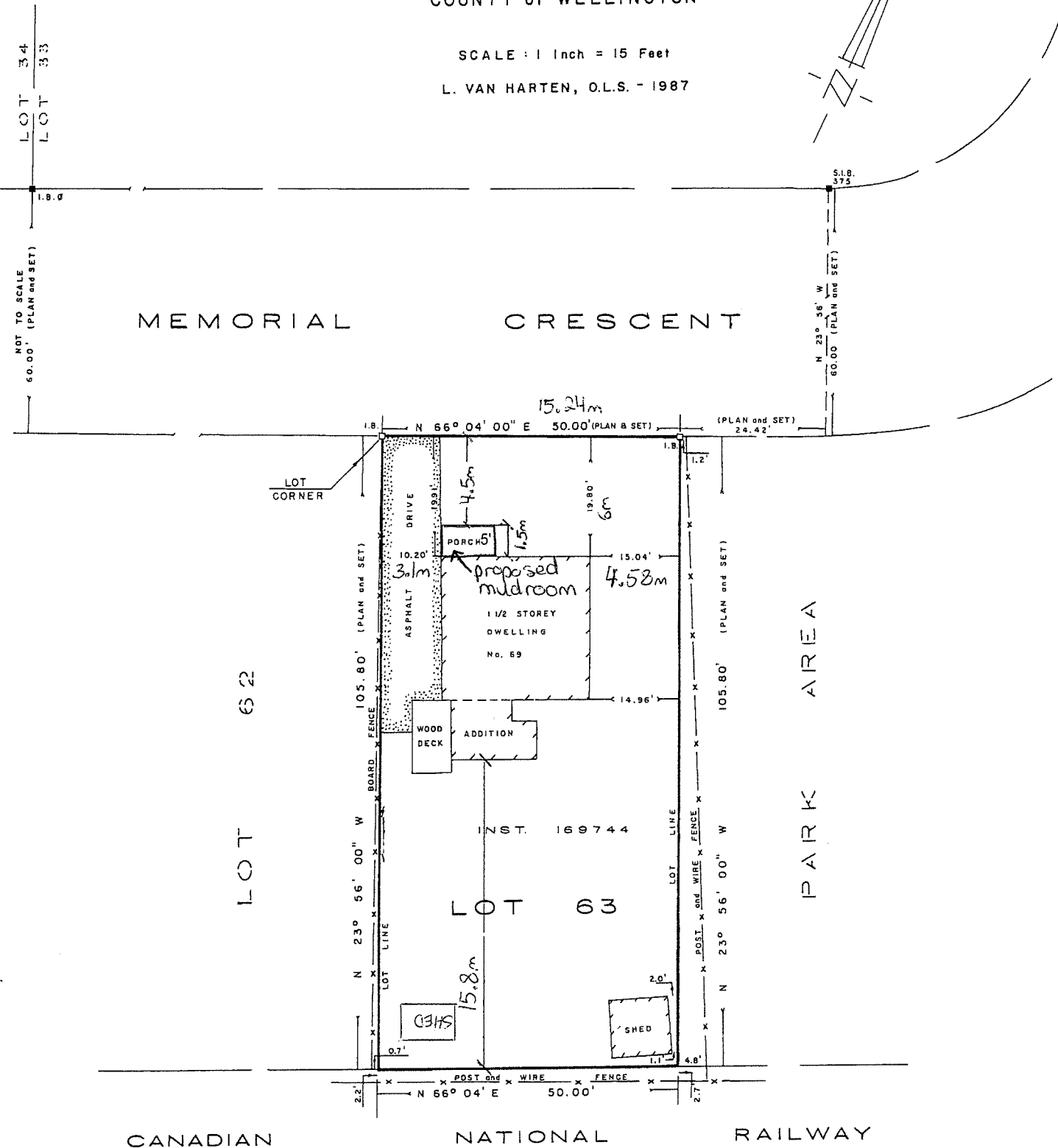


**30m CIRCULATION AREA
69 Memorial Crescent
File No.: A-51/18**



BUILDING LOCATION SURVEY
 LOT 63, REGISTERED PLAN 411
 CITY of GUELPH
 COUNTY of WELLINGTON

SCALE : 1 Inch = 15 Feet
 L. VAN HARTEN, O.L.S. - 1987



M.P. VAN HARTEN LIMITED ONTARIO LAND SURVEYORS 423 WOOLWICH STREET - GUELPH, ONTARIO PHONE: 519-821-2763		<p>NOTE: BEARINGS ARE REFERRED TO THE SOUTH LIMIT OF MEMORIAL CRESCENT AS SHOWN HAVING AN ASSUMED ASTRONOMIC COURSE OF N 66° 04' 00" E.</p> <p>FOR: BROWN Sale to BROWN</p> <p>SURVEYOR'S CERTIFICATE: I CERTIFY THAT: THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 16th DAY OF SEPTEMBER, 1987.</p> <p><i>L. Van Harten</i> L. VAN HARTEN, O.L.S. DATE: SEPTEMBER 23, 1987</p>	<p>PROJECT NO. 87-8402</p> <p>CHECKED BY L.V.H.</p>
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Document provided through <https://www.landsurveyrecords.com/>

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 221 Waverley Drive

PROPOSAL: The applicant is proposing to construct a 31.2 square metre addition and 17.9 square metre deck to the rear of the existing dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential General Apartment (R.4A) Zone.

The property contains a single detached dwelling, which is considered to be legal non-conforming in the R.4A Zone. Any additions or changes to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment.

REQUEST:

The applicant is requesting permission to enlarge/extend the legal non-conforming use to permit the construction of an addition and deck to the rear of the existing dwelling.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, July 12, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-52/18

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

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 84 Emma Street

PROPOSAL: The applicant is proposing to maintain the existing accessory apartment in the existing dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Sections 4.15.1.4.1 and 4.13.2.1 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) three parking spaces for the existing dwelling and proposed accessory apartment with no more than two of the required parking spaces permitted in a stacked arrangement; and
- b) that every required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building.

REQUEST:

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

- a) three (3) stacked parking spaces for the existing dwelling and accessory apartment; and
- b) the required parking space to be in front of the dwelling by 0.3 metres.

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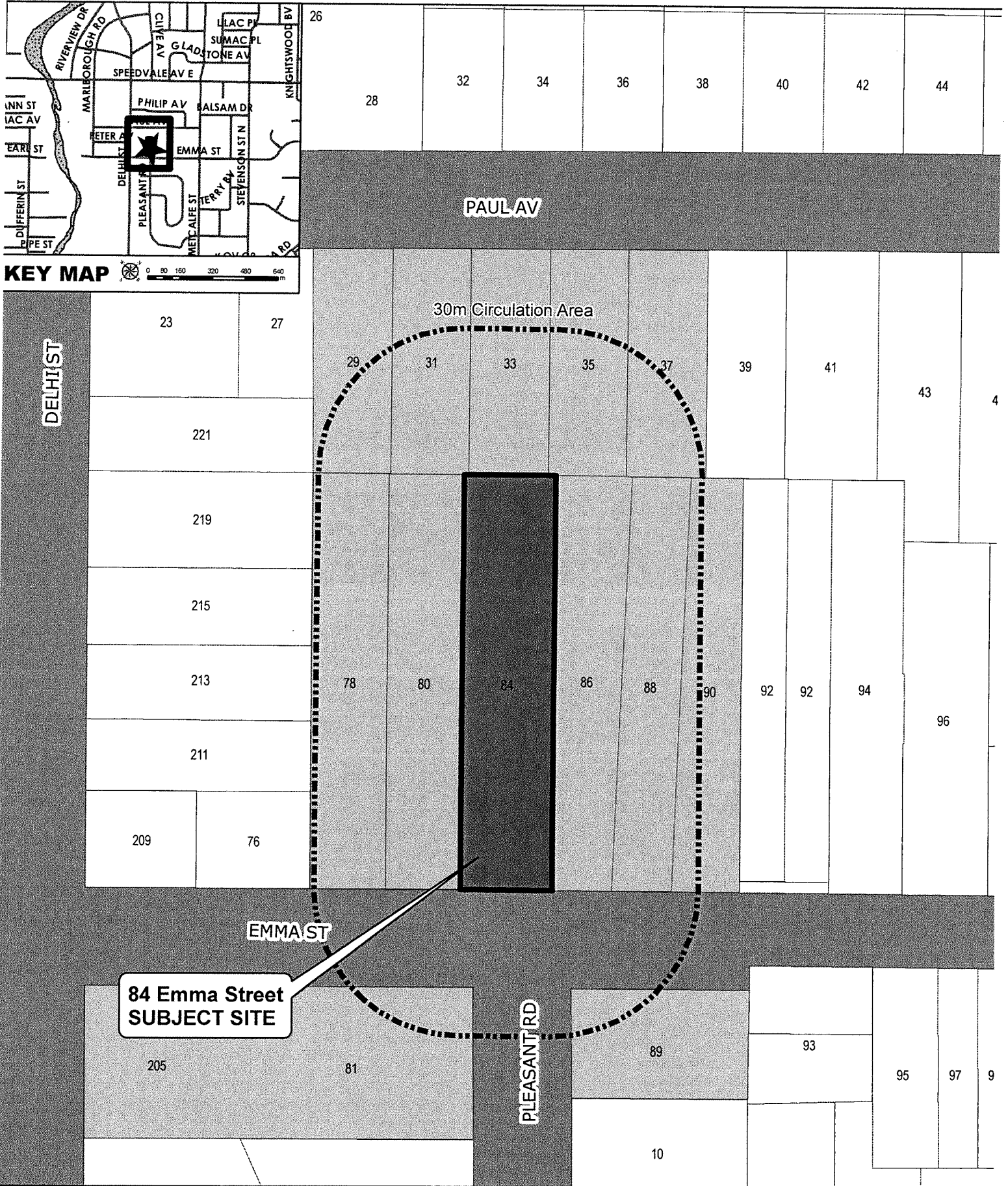
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Dated this 25th day of June, 2018.

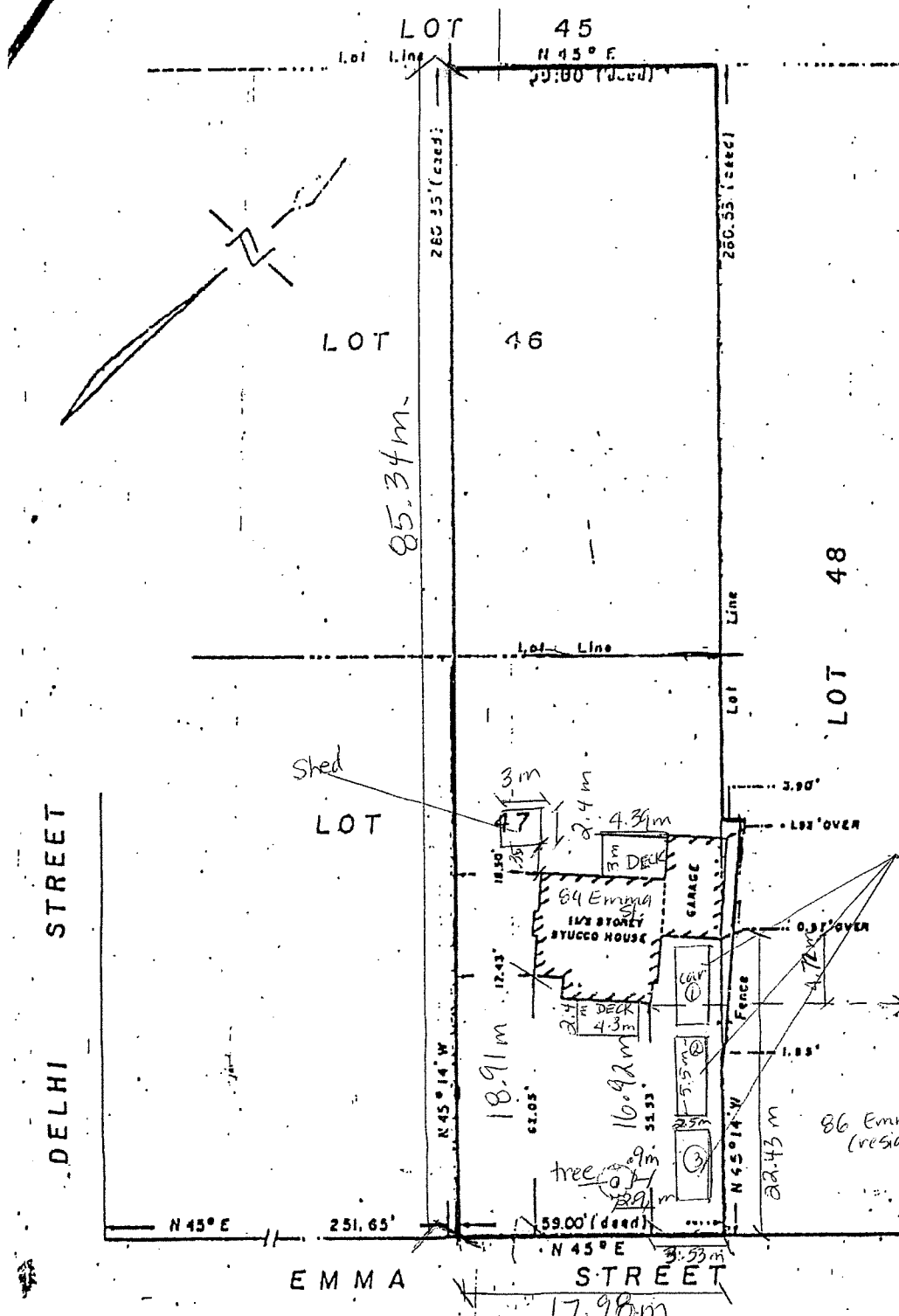


30m CIRCULATION AREA
84 Emma Street
File No.: A-53/18



PLAN OF BUILDING LOCATION
ON PART OF
LOTS 46 & 47, REG'D PLAN No 221
CITY OF GUELPH

84 Emma St.



Drawing for Minor Variance Application.

Variance A: S. 15.1.4.1
To permit 3 parking spaces in stacked arrangement.

Variance B: S. 4.13.2.1
Min. 6m. behind front wall of main dwelling

SURVEYOR'S CERTIFICATE

I hereby certify that

- I have surveyed the property shown on this plan.
- The improvements shown thereon as shown and do not encroach or overlap on the properties lying adjacent thereto except for the encroachment of the garage as shown above.

BLACK, SHOEMAKER & ROBINSON
ONTARIO LAND SURVEYORS
GUELPH, ONTARIO

DATE: 4 JUNE, 1989 SCALE: 1 INCH = 30 FT

PROJECT: 69-101

BY: *G. Black*
ONTARIO LAND SURVEYOR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 86 Northumberland Street

PROPOSAL: The applicant is proposing to construct second storey addition to the existing dwelling and maintain the location of the existing shed.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Row 7 and Section 4.5.1.2 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum side yard setback of 1.5 metres; and
- b) that an accessory building or structure is not located within 0.6 metres of any lot line.

REQUEST:

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

- a) a right side yard setback of 0.43 metres for the proposed addition; and
- b) the existing accessory building to have a setback of 0.05 metres from the left lot line.

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DATE: **Thursday, July 12, 2018**

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

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

APPLICATION NUMBER: **A-54/18**

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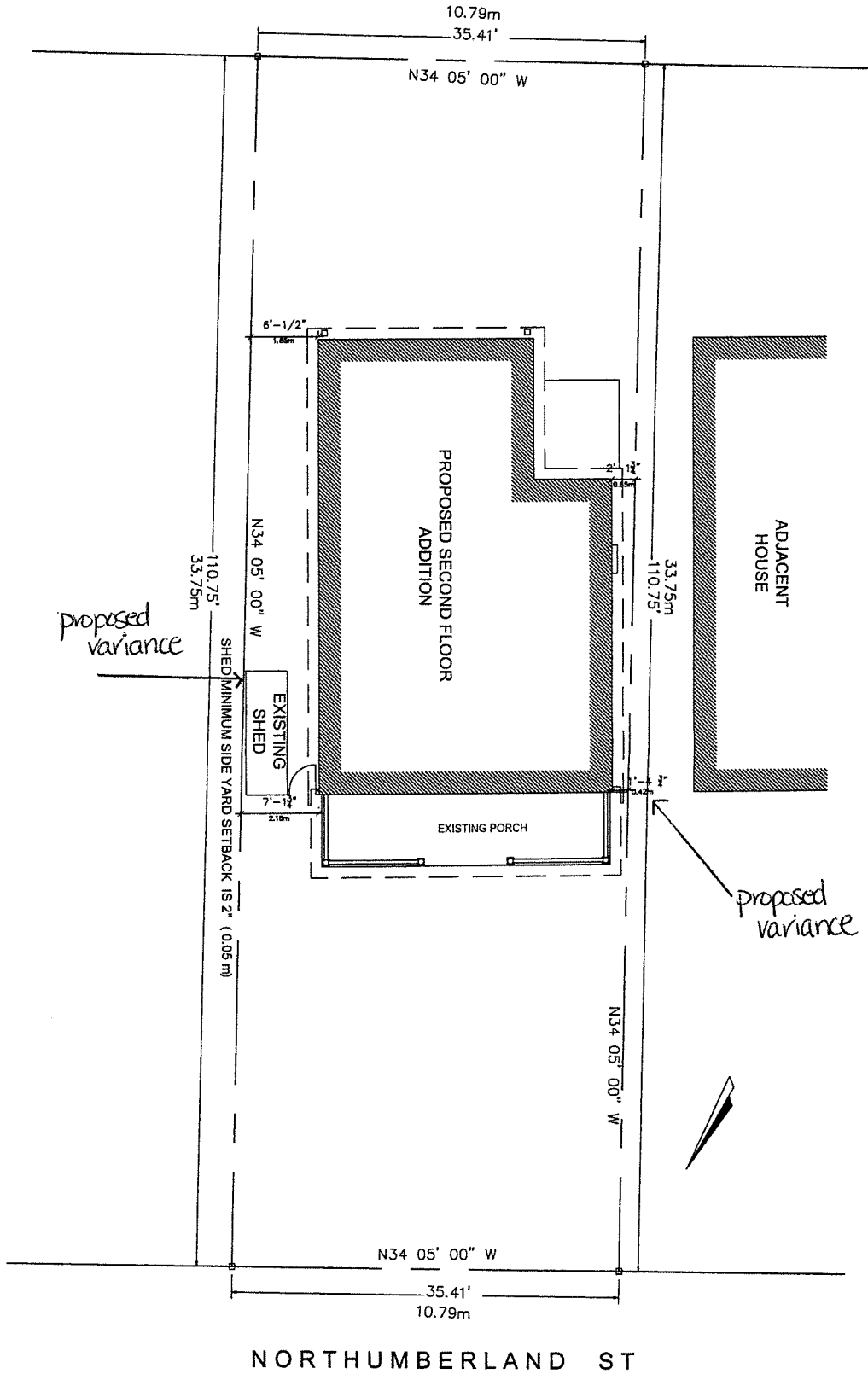
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NOTICE OF THE DECISION

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the



THE SURVEY DONE BY VAN HARTON LIMITED
APRIL 26 - 1985

DRAWING NAME:	DRAWING NO.:	NO.:	DATE:	REVISION:	PROJECT NORTH:
SITE PLAN	A01				
DRAWN BY:	PLOT DATE: 05/29/18	SCALE: 3/32" = 1'-0"			ORIENTATION:
PROJECT: 86 NORTHUMBERLAND ST GUELPH ON.					

ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. ALL DRAWINGS, SPECIFICATIONS ETC PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS INSTRUMENTS OF SERVICE TO BE RETURNED AT HIS REQUEST.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 143-185 Morris Street

PROPOSAL: The applicant is in the process of constructing a 20 unit residential on-street townhouse development on the subject property. Rooftop solar arrays are proposed to be installed over the covered decks at the rear of the interior units.

BY-LAW REQUIREMENTS: The property is located in the Specialized Residential Townhouse (R.3B-22) Zone. A variance from Section 5.3.3.2.22.2.3 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that the maximum building coverage (percentage of lot area) shall be 50 percent.

REQUEST: The applicant is seeking relief from the By-law requirements to permit a maximum building coverage of 52 percent for the interior units (units 2, 3, 4, 5, 8, 9, 10, 11, 14, 15, 16, 17, 18, and 19).

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, July 12, 2018
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-55/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **July 5, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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ADDITIONAL INFORMATION

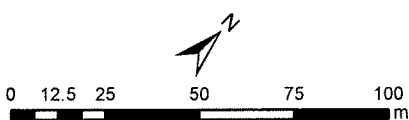
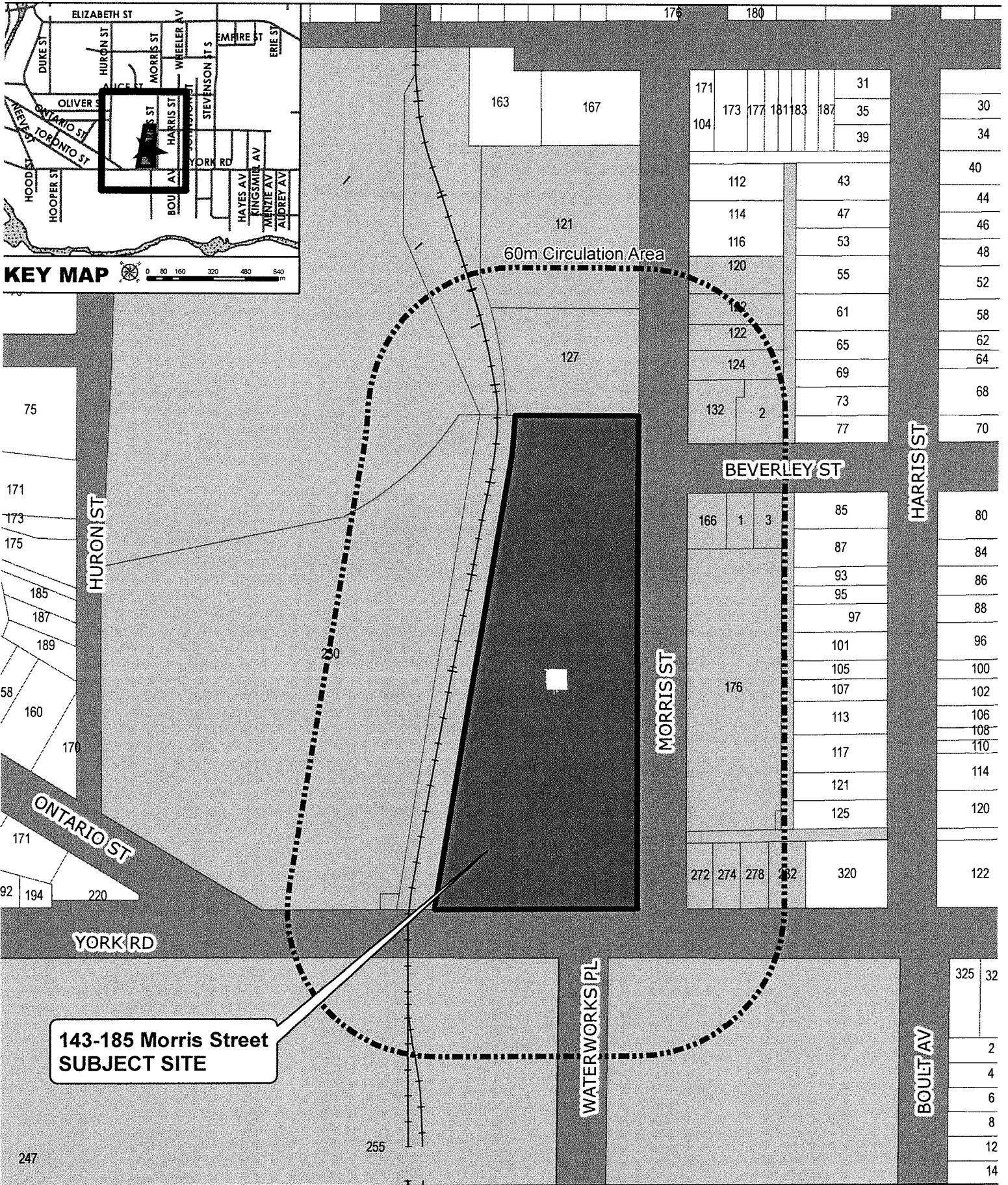
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NOTICE OF THE DECISION

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

Dated this 25th day of June, 2018.



60m CIRCULATION AREA
143-185 Morris Street
File No.: A-55/18



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 10 Chadwick Avenue

PROPOSAL: The applicant is proposing to construct a 21.2 square metre detached garage on the subject property.

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

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

REQUEST: The applicant is seeking relief from the By-law requirements to permit a height of 4.7 metres for the proposed detached garage.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, July 12, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-56/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **July 5, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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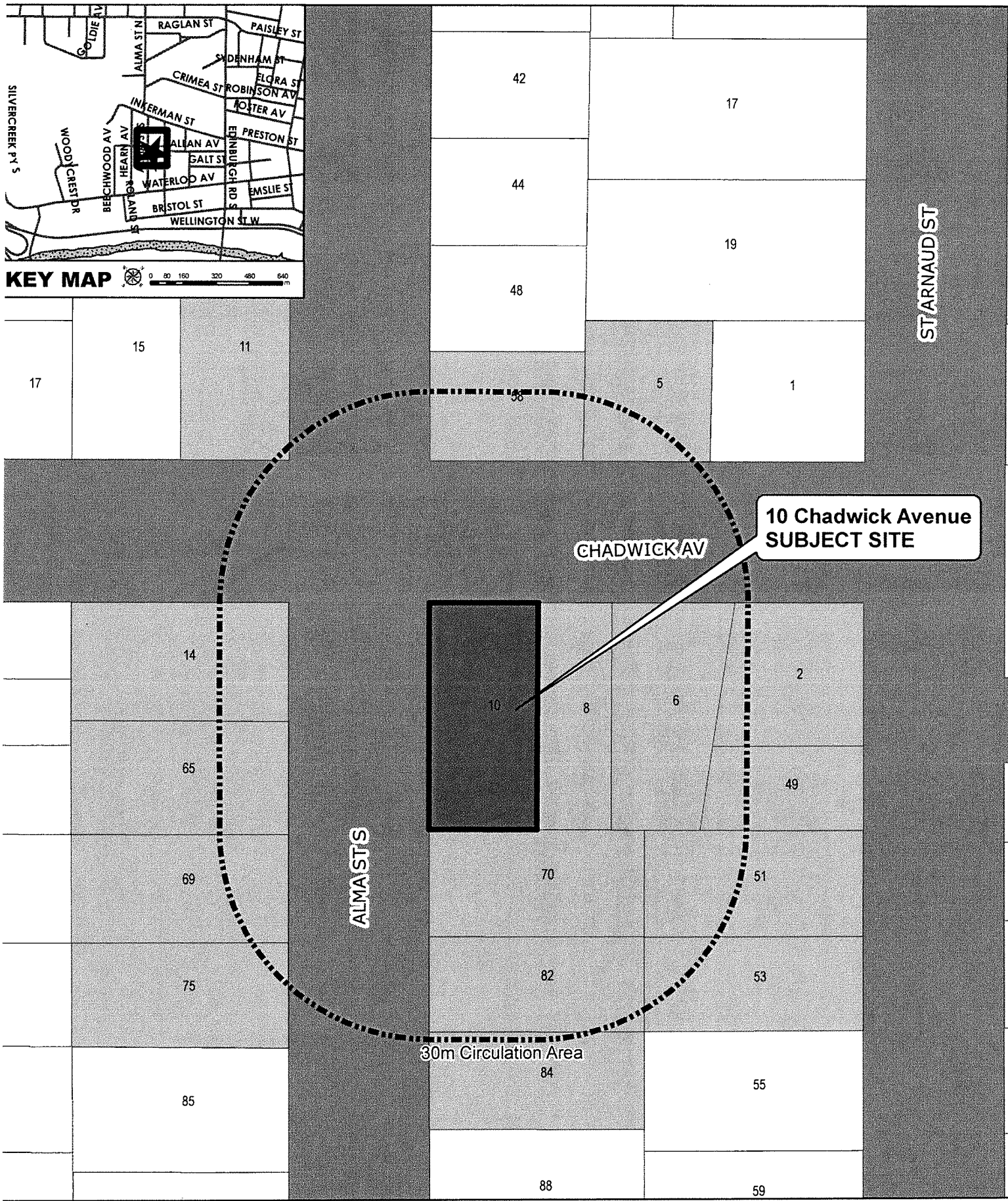
ADDITIONAL INFORMATION

Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

NOTICE OF THE DECISION

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Dated this 25th day of June, 2018.



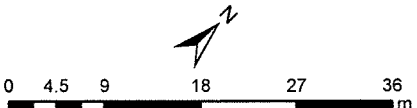
10 Chadwick Avenue
SUBJECT SITE

CHADWICK AV

ALMA ST'S

ST ARNAUD ST

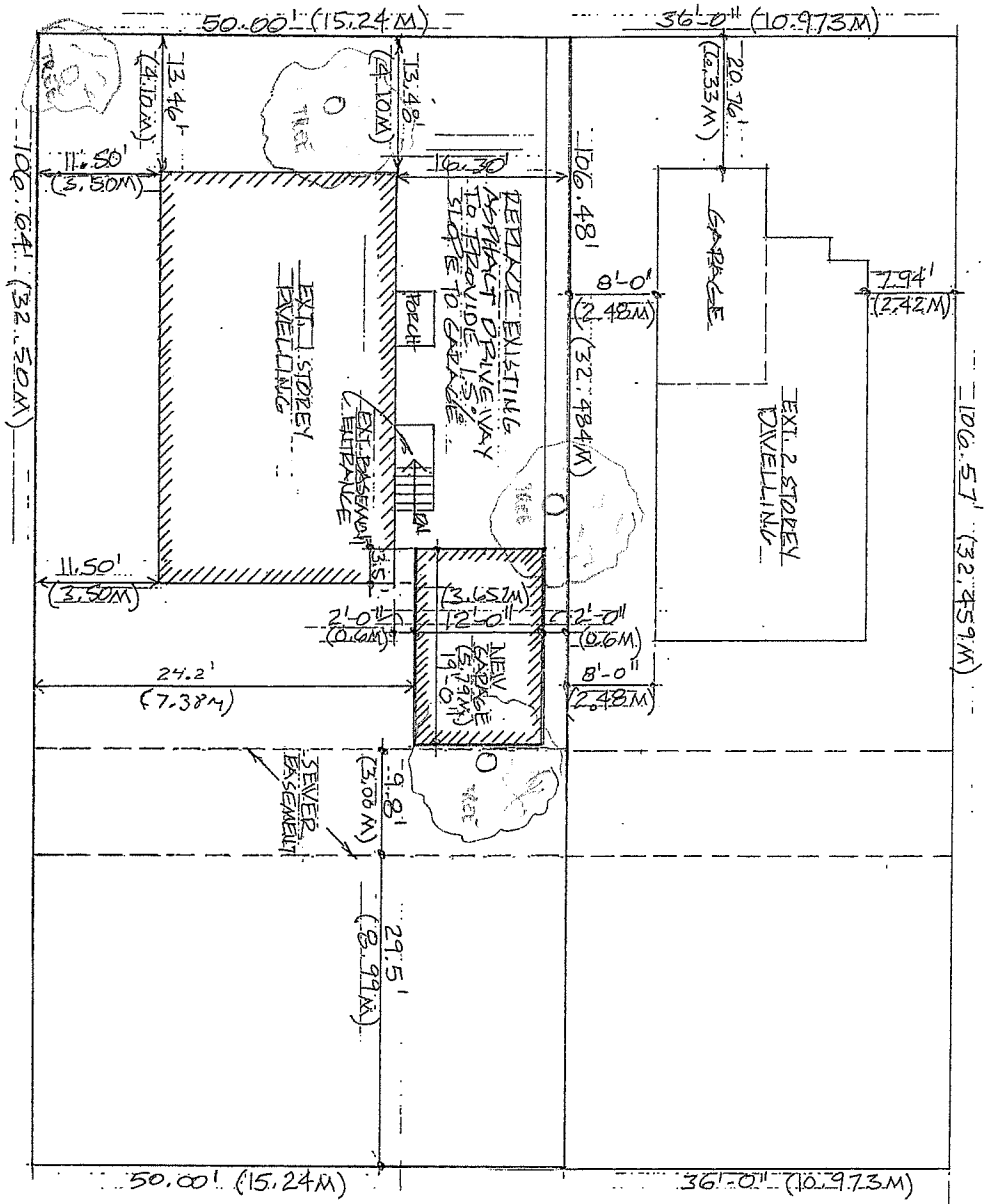
30m Circulation Area



30m CIRCULATION AREA
10 Chadwick Avenue
File No.: A-56/18

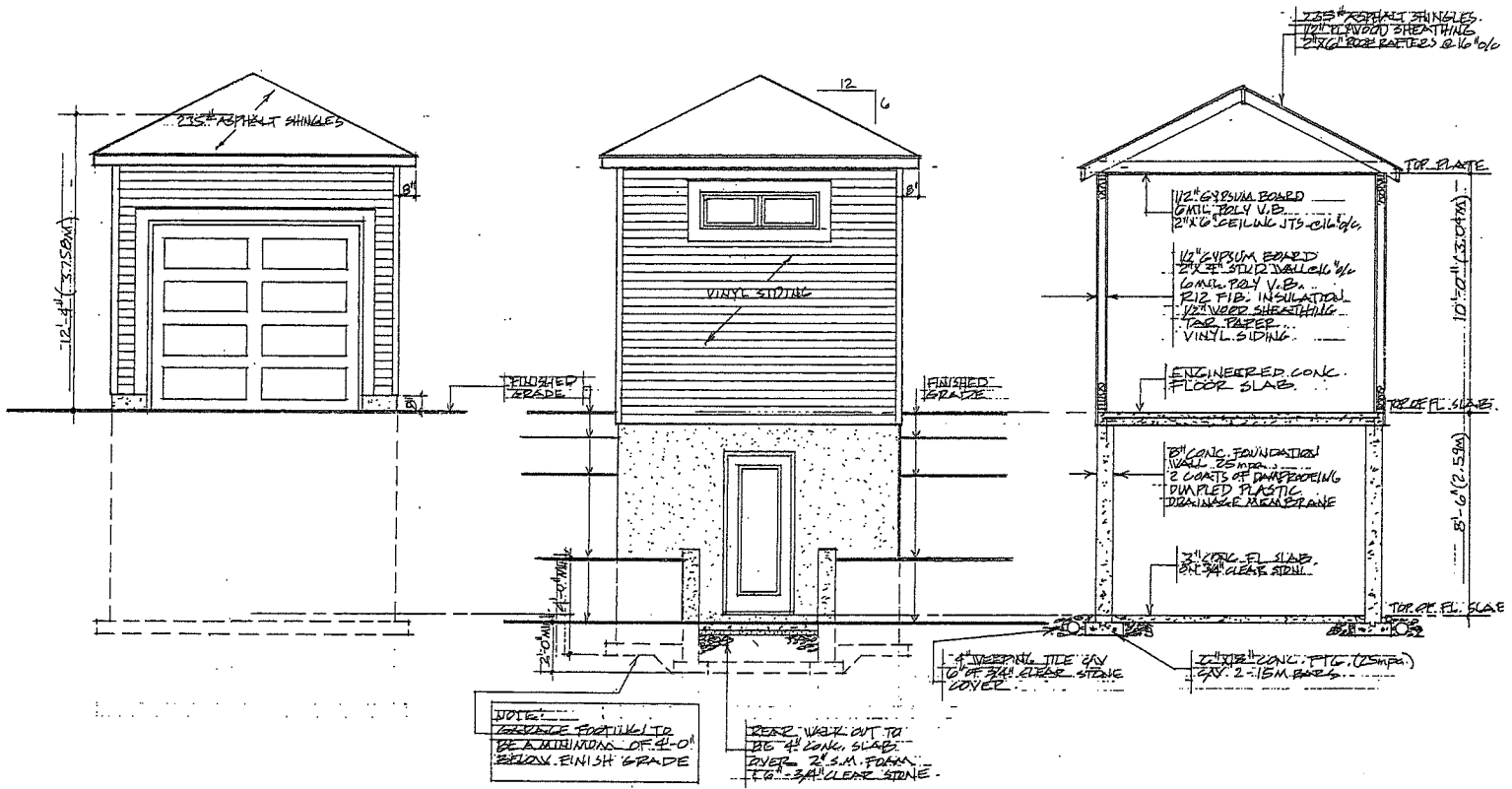


CHADWICK AVENUE (Public Road)
 (25' WIDE)
 7.62 M



SITE PLAN
 SCALE 1" = 15'-0"
 (SCALE 254 mm = 9.12 m)

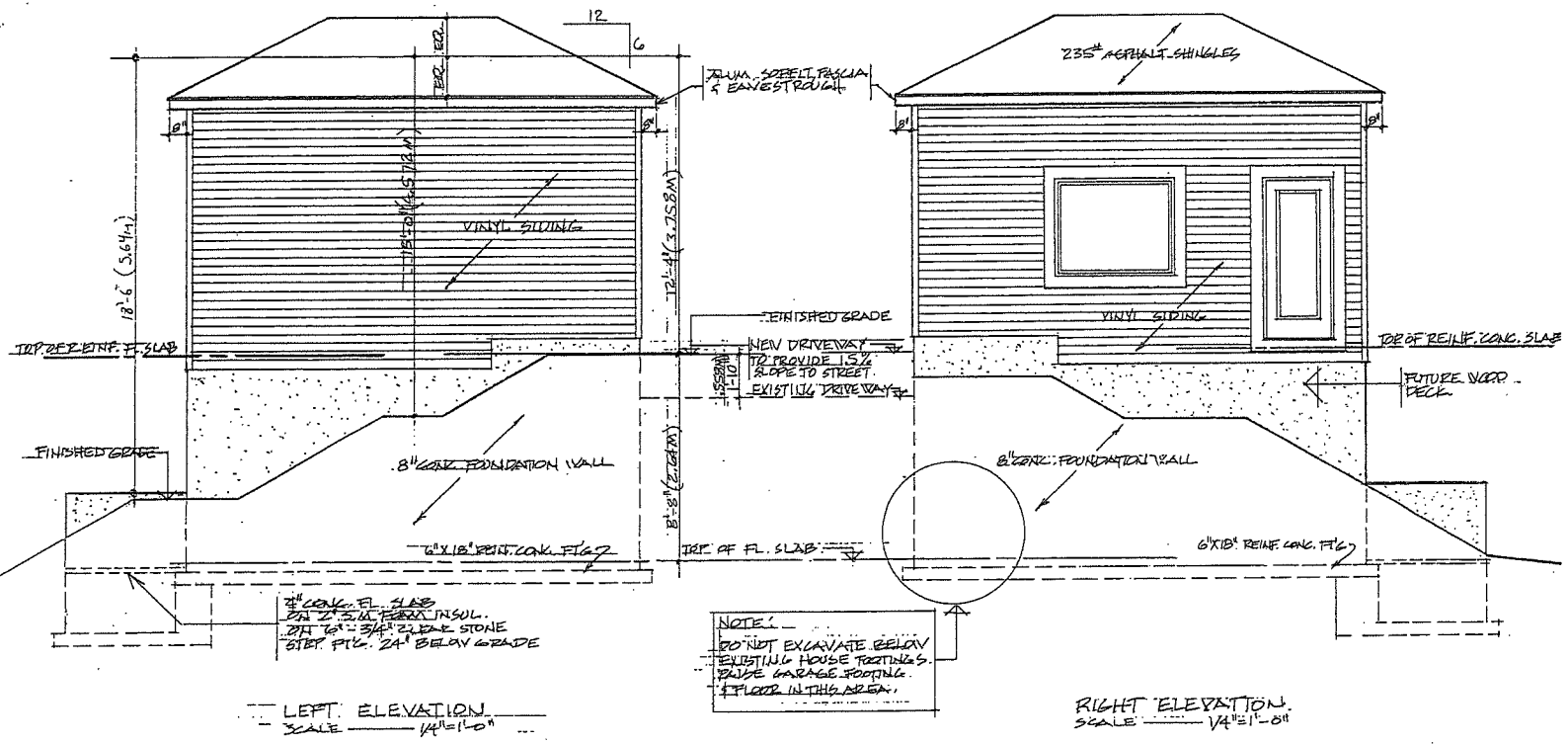
ALKNA STREET (Public Road)
 (30' WIDE)
 9.3 M



FRONT ELEVATION
SCALE 1/4" = 1'-0"

REAR ELEVATION
SCALE 1/4" = 1'-0"

SECTION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

RIGHT ELEVATION
SCALE 1/4" = 1'-0"

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 20 Woodlawn Road East

PROPOSAL: The applicant is proposing to construct a 217.3 square metre restaurant (Taco Bell) on the subject property, which contains an existing commercial building. The property is currently subject to an application for site plan approval (SP18-015).

BY-LAW

REQUIREMENTS: The property is located in the Community Shopping Centre (CC) Zone. A variance from Section 4.13 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a total of 245 off-street parking spaces for the existing commercial building and the proposed restaurant [existing commercial building requires 215 off-street parking spaces and the proposed restaurant requires 30 off-street parking spaces]. A previous Committee of Adjustment decision (File A-5/96) permitted the subject property to provide 215 off-street parking spaces for the commercial building when 239 off-street parking spaces were required.

REQUEST:

The applicant is seeking relief from the By-law requirements to provide a total of 193 off-street parking spaces at 20 Woodlawn Road East for the existing commercial building and proposed restaurant.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, July 12, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-57/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **July 5, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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ADDITIONAL INFORMATION

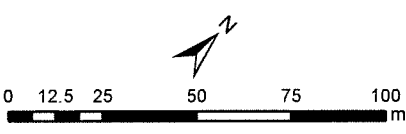
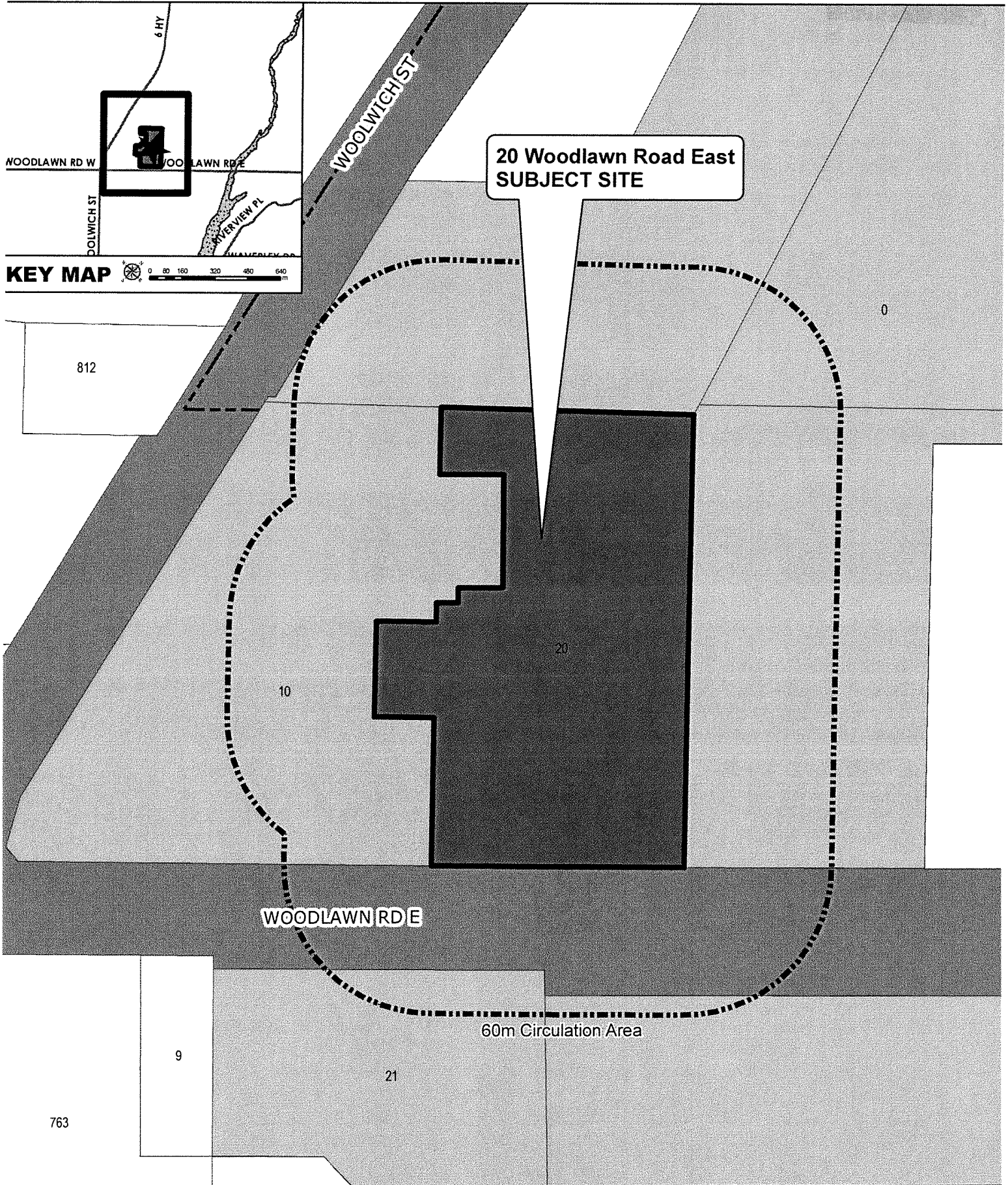
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NOTICE OF THE DECISION

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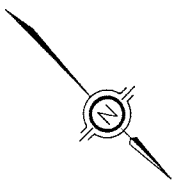
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 25th day of June, 2018.

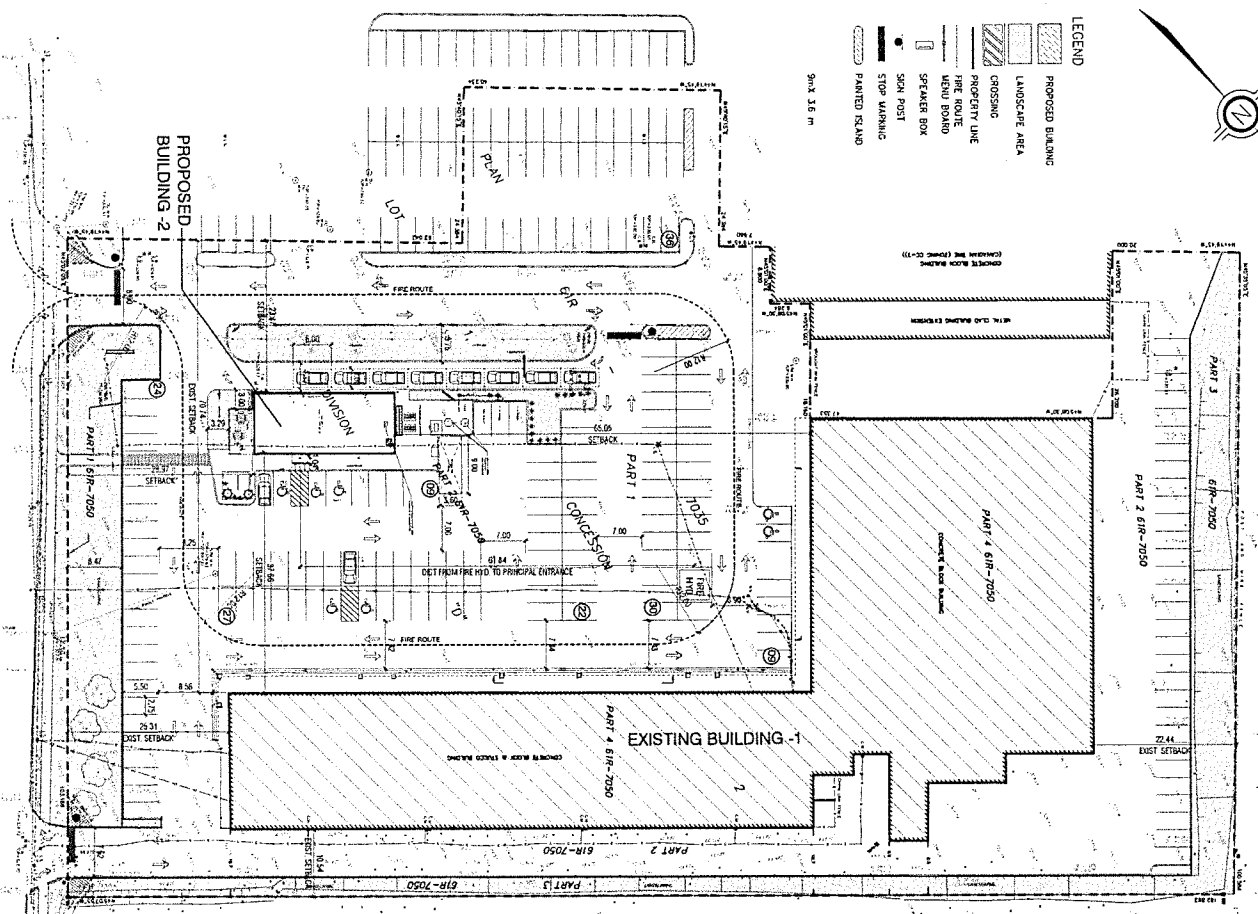


60m CIRCULATION AREA
20 Woodlawn Road East
File No.: A-57/18





- LEGEND**
- PROPOSED BUILDING
 - LANDSCAPE AREA
 - CROSSING
 - PROPERTY LINE
 - FIRE ROUTE
 - MENU BOARD
 - SPEAKER BOX
 - SIGN POST
 - STOP MARKING
 - PAVED ISLAND



A PROPOSED SITE LOCATION PLAN
SP1
SCALE 1:100

GRADE ELEVATIONS FOR PROPOSED TACO BELL RESTAURANT TO BE OBTAINED AT THROUGH 330.75m

SITE STATISTICS

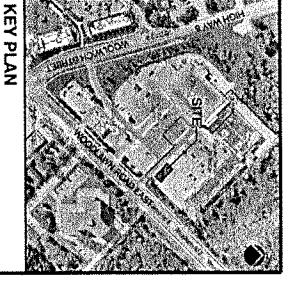
ZONING: CC - COMMUNITY SHOPPING CENTER
PROPOSED USE: (C) SEAS RESTAURANT WITH DRIVE-THRU
TOTAL SITE AREA: 20852.2 FT² (1934.29 M²) (1.78 ACRES)
EXISTING BUILDING-1 AREA: 1 STOREY 43940 FT² (4071.28 M²)
PROPOSED BUILDING-2 AREA: 1 STOREY 23389 FT² (2172.29 M²)
BUILDING HEIGHT: 7.01 M (23'-0")

PARKING CALCULATION:

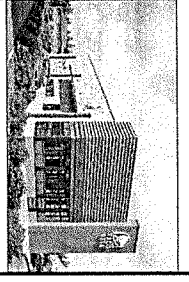
PARKING SPACE RATES AND OCCUPANCY
1 PARKING SPACE / 18 M² OF EXISTING COMMERCIAL TYPICAL PARKING SPACE = 237
CORRECTION OF ADJUSTMENT REGION 4-5/29-218 PARKING SPACES ARE REQUIRED FOR THE PLAZA
1 PARKING SPACE / 7.5 M² OF NEW STAND ALONE RESTAURANT=201 (NEW ADDITION)
PARKING REQUIRED = 215 + 20
STANDARD STALLS = 215 SPACES 1.5M X 2.7M EACH
VEHICLE SPACES = 86 SPACES 3.5M X 4.5M EACH
TOTAL PARKING PROVIDED = 203 SPACES (3.5M X 7.5M EACH)=5
VARIANCE REQUIRED = -51 SPACES
1 LOADING SPACE PROVIDED FOR NEW PROPOSED BUILDING 2
DRIVE-THRU
LOCATED ON LOT THAT FRONTS ON MAJOR STREET
8 STACK LANE FOR THE DRIVE-THRU PROVIDED
STACKING SPACE = 3 X 5M
ASLT WITH MINIMUM PROVIDED = 15M

ZONING CHART

REGULATIONS	REQUIRED	PROVIDED	CONFORMS
MINIMUM LOT AREA	7500 M ²	1934.29 M ²	YES
MINIMUM LOT AREA	5000 M ²	1031.7 M ²	YES
MINIMUM LOT FRONTAGE	30 M ²	28.97 M	YES
MINIMUM FRONT AND EXTENSION AND EXTENSION SIDE YARD	3 METERS AND IN ACCORDANCE WITH SECTION 4.24	SECTION 4.24	YES
MINIMUM SIDE YARD	ONE-HALF THE BUILDING HEIGHT BUT NOT LESS THAN 3 METERS	HEIGHT 7.01 21.97 M	YES
MINIMUM REAR YARD	ONE-HALF THE BUILDING HEIGHT BUT NOT LESS THAN 3 METERS	63.05 M	YES
MINIMUM BUILDING HEIGHT	3 STOREYS TO A MAXIMUM OF 15 METERS AND IN ACCORDANCE WITH SECTIONS 4.16 & 4.18	7.01 M	YES
MINIMUM GROSS FLOOR AREA	675 M ²	EXISTING BUILDING 1 4267.96 M ² PROPOSED BUILDING 2 21729 M ²	YES
MINIMUM GROSS FLOOR AREA	12500 M ²	TOTAL GFA 4485.25 M ²	YES
MINIMUM LANDSCAPE OPEN SPACE	9% OF THE LOT AREA	3% MAINTAINED	YES
PLANNING AREA	A LANDSCAPE STRIP OF LAND 3 METERS WIDE SHALL BE MAINTAINED FOR THOSE AREAS REQUIRED FOR ENTRY RAMPS	3 M MINIMUM STRIP MAINTAINED	YES
BUFFER STRIPS	WHERE A CC, CC OR RC ZONE ADJUTS ANY RESIDENTIAL, INSTITUTIONAL, PARK, RECREATION OR OPEN RESERVE ZONE, BUFFER STRIPS SHALL BE ESTABLISHED.	EXISTING	YES
OFF-STREET PARKING	IN ACCORDANCE WITH SECTION 4.13 + C OF A R-2/S-9 =215 SPACES	REQUIRED 215 PROVIDED 193	NB: WE ARE APPLYING FOR MINOR VARIANCE
OFF-STREET LOADING	IN ACCORDANCE WITH SECTION 4.14	DEPENDENCY 51	
ACCESSORY OPERATIONS	IN ACCORDANCE WITH SECTION 4.22	N/A	
ACCESSORY BUILDING OR STRUCTURES	IN ACCORDANCE WITH SECTION 4.15	N/A	
CHANGE REFUSE STORAGE AND COLLECTION	IN ACCORDANCE WITH SECTION 4.19	WATER SYSTEM	YES
FENCES	IN ACCORDANCE WITH SECTION 4.20	N/A	



KEY PLAN



CONCEPTUAL STUDY VIEW 1

OWNER
SITE PLAN FILE #: SP18-015

TACO BELL CANADA
110 CHERRY VIEW ROAD, SUITE 101
VANCOUVER, BC V6L 1K1

NO.	DATE	DESCRIPTION
0	2018/11/15	FOR ISSUANCE REVIEW
1	01/07/20	FOR SITE PLAN APPROVAL

ALL PREVIOUS COPIES TO BE MARKED VOID
NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB PROCEEDING WITH THE WORK. THE DRAWING CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK. DO NOT SCALE THE DRAWING. THE DRAWING CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK. THE DRAWING CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK. THE DRAWING CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK.

ISSUED FOR SITE PLAN APPROVAL
DRAWING TITLE
SITE LOCATION PLAN, STATISTICS, GRADE LEVELS & ZONING INFORMATION

PROJECT TITLE
TACO BELL RESTAURANT
20 WOODLAWN AVENUE EAST
QUELPH, ONTARIO, CANADA

MEHBOOB BANGASH
ARCHITECTS
140 HURONTARIO ROAD, SUITE 101
M5S 1A6, TORONTO, ONTARIO, CANADA

SP1
PROJECT NUMBER
ONCO-16138

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 29 Waterworks Place

PROPOSAL: The applicant is proposing to construct a 560 square metre accessory building on the subject property for the storage of aggregates and vehicles.

BY-LAW

REQUIREMENTS: The property is located in the Community Park Zone (P.3) and Floodway (FL) Zone. A variance from Section 4.5.2.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that an accessory building or structure in a non-residential Zone shall not exceed 4.5 metres in height.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a height of 7.3 metres for the proposed accessory building.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, July 12, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-58/18

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

PROVIDING COMMENTS

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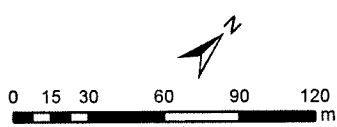
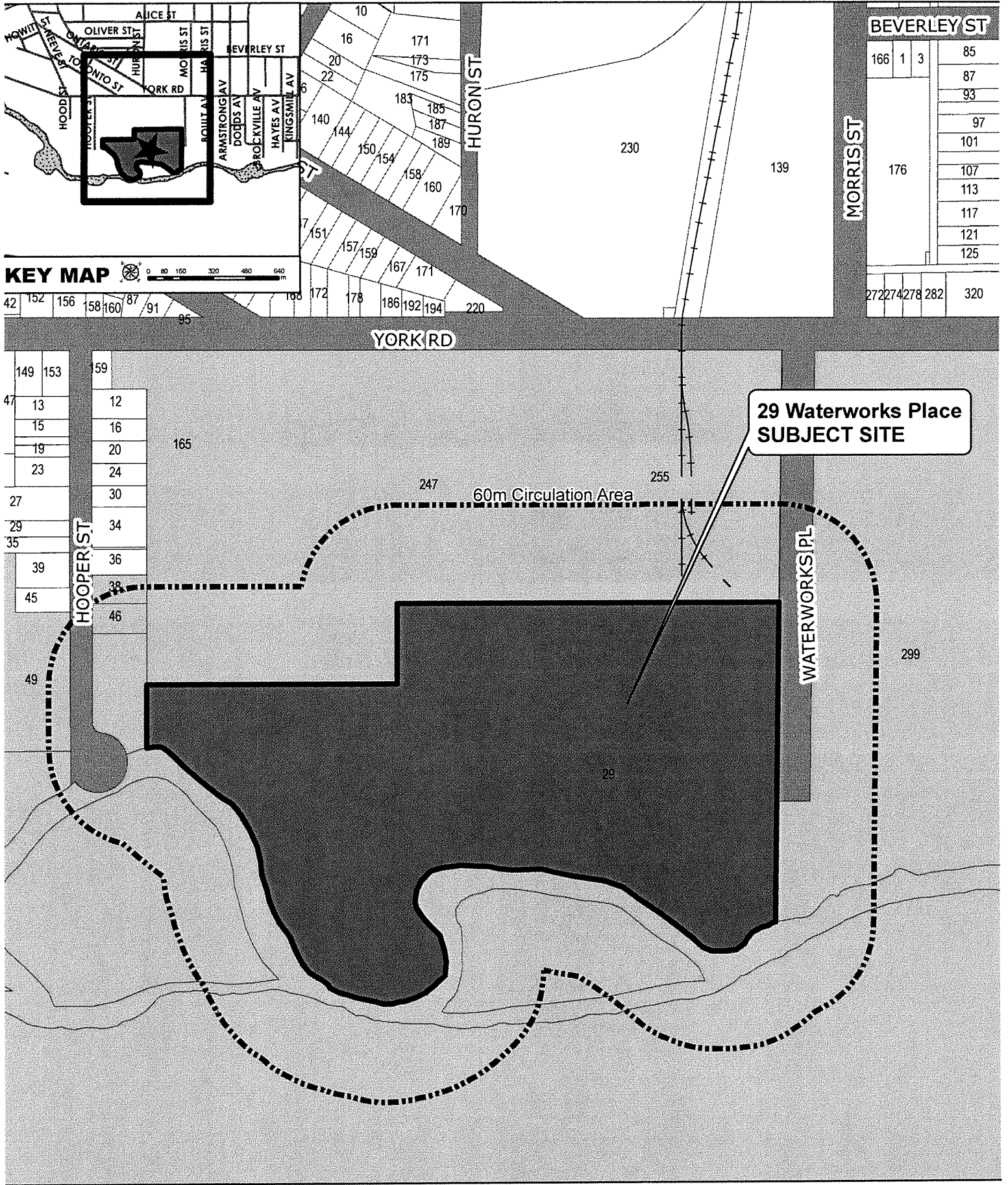
ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

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Dated this 25th day of June, 2018.



60m CIRCULATION AREA
29 Waterworks Place
File No.: A-58/18



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 181 King Street

PROPOSAL: The applicant is proposing to renovate the existing dwelling and construct a 19.68 square metre addition.

BY-LAW

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

The property contains a triplex (3 units), which is considered to be legal non-conforming in the R.1B Zone. Any additions or changes to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment.

REQUEST:

The applicant is requesting permission to enlarge/extend the legal non-conforming use to permit the construction of a 19.68 square metre addition.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, July 12, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-59/18

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

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

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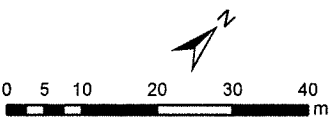
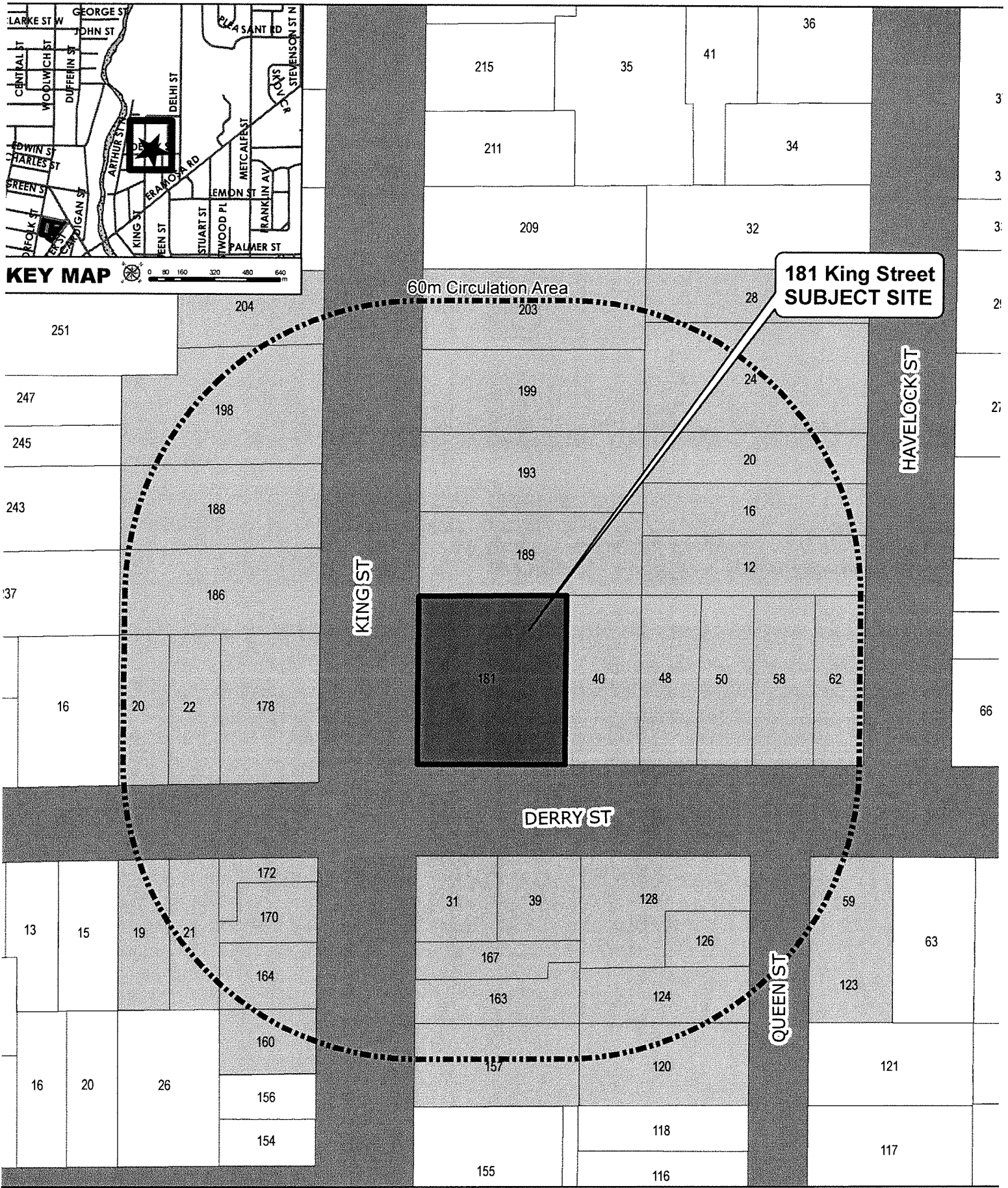
NOTICE OF THE DECISION

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explain the process for appealing a decision to the Local Planning Appeal Tribunal.

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

Dated this 25th day of June, 2018.



60m CIRCULATION AREA
181 King Street
File No.: A-59/18



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 151 Country Club Drive

PROPOSAL: The applicant is proposing to maintain the height of an existing fence along the right side yard of the subject property.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.20.11 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that within any residential zone, any fence located in the interior side yard shall not exceed 1.9 metres in height.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a fence height of 2.5 metres in the right side yard.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: **Thursday, July 12, 2018**

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

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

APPLICATION NUMBER: **A-60/18**

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **July 5, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

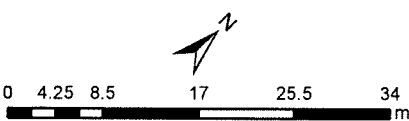
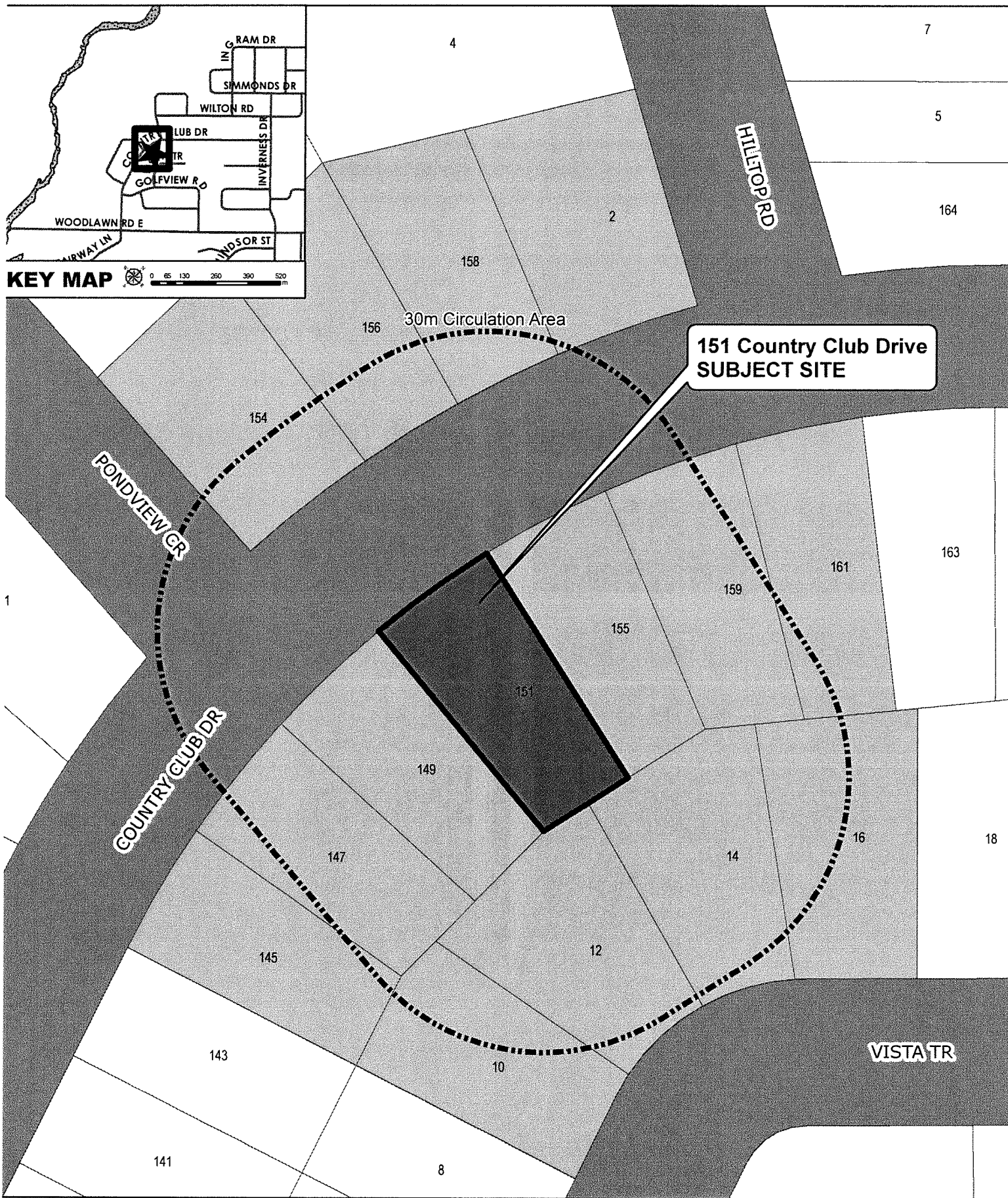
ADDITIONAL INFORMATION

Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

NOTICE OF THE DECISION

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

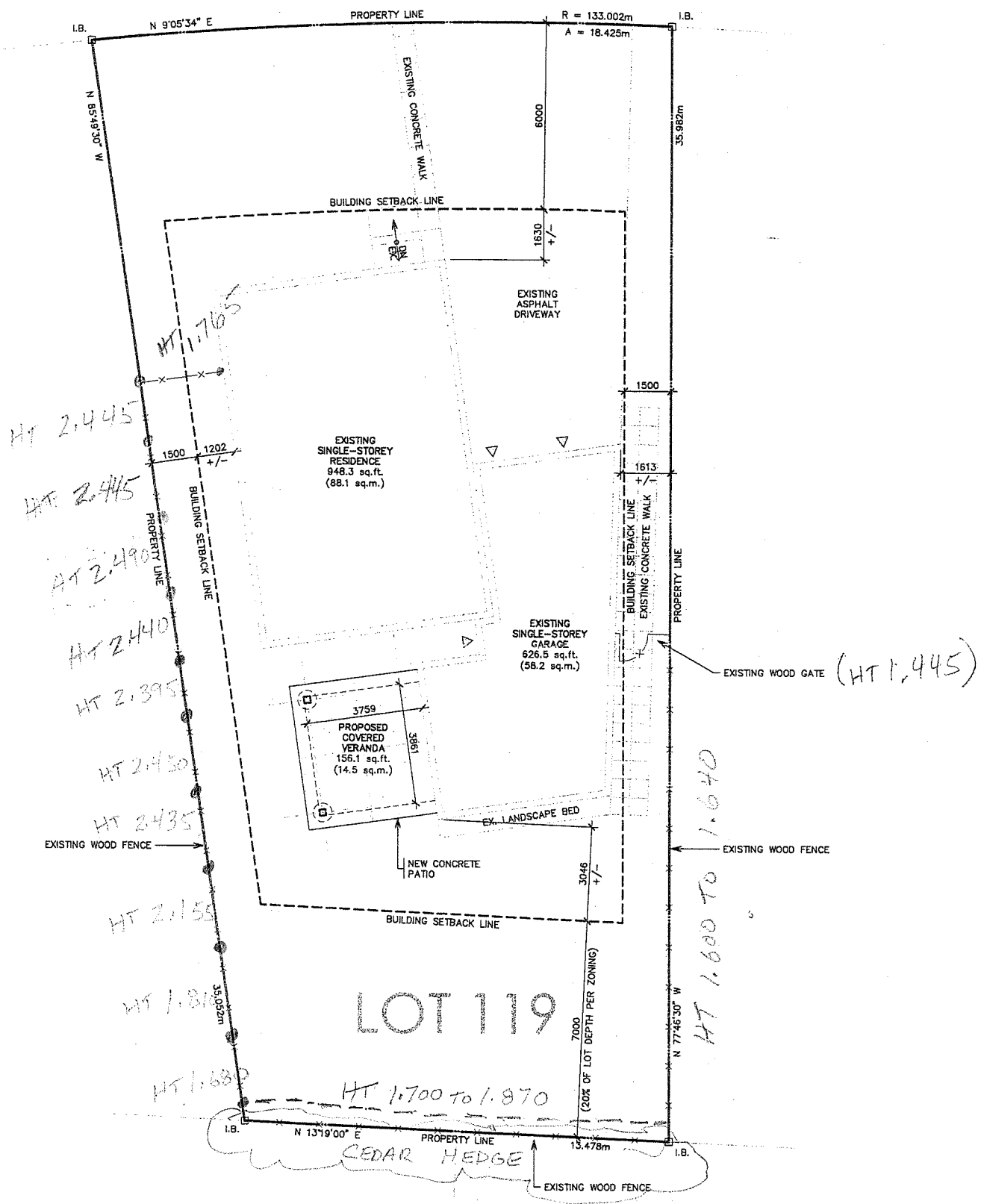
Dated this 25th day of June, 2018.



30m CIRCULATION AREA
151 Country Club Drive
File No.: A-60/18



COUNTRY CLUB DRIVE



NOTES: ALL HEIGHT MEASUREMENT TAKEN AT MIDDLE SPAN

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 7 Princess Street

PROPOSAL: The applicant is proposing to replace the roof of the existing carport.

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 5.1.2.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that no part of a carport is located closer than 0.6 metres to any side lot line.

REQUEST: The applicant is seeking relief from the By-law requirements to permit a right side yard setback of 0.2 metres for the existing carport.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE: Thursday, July 12, 2018
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-61/18

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

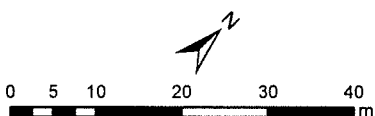
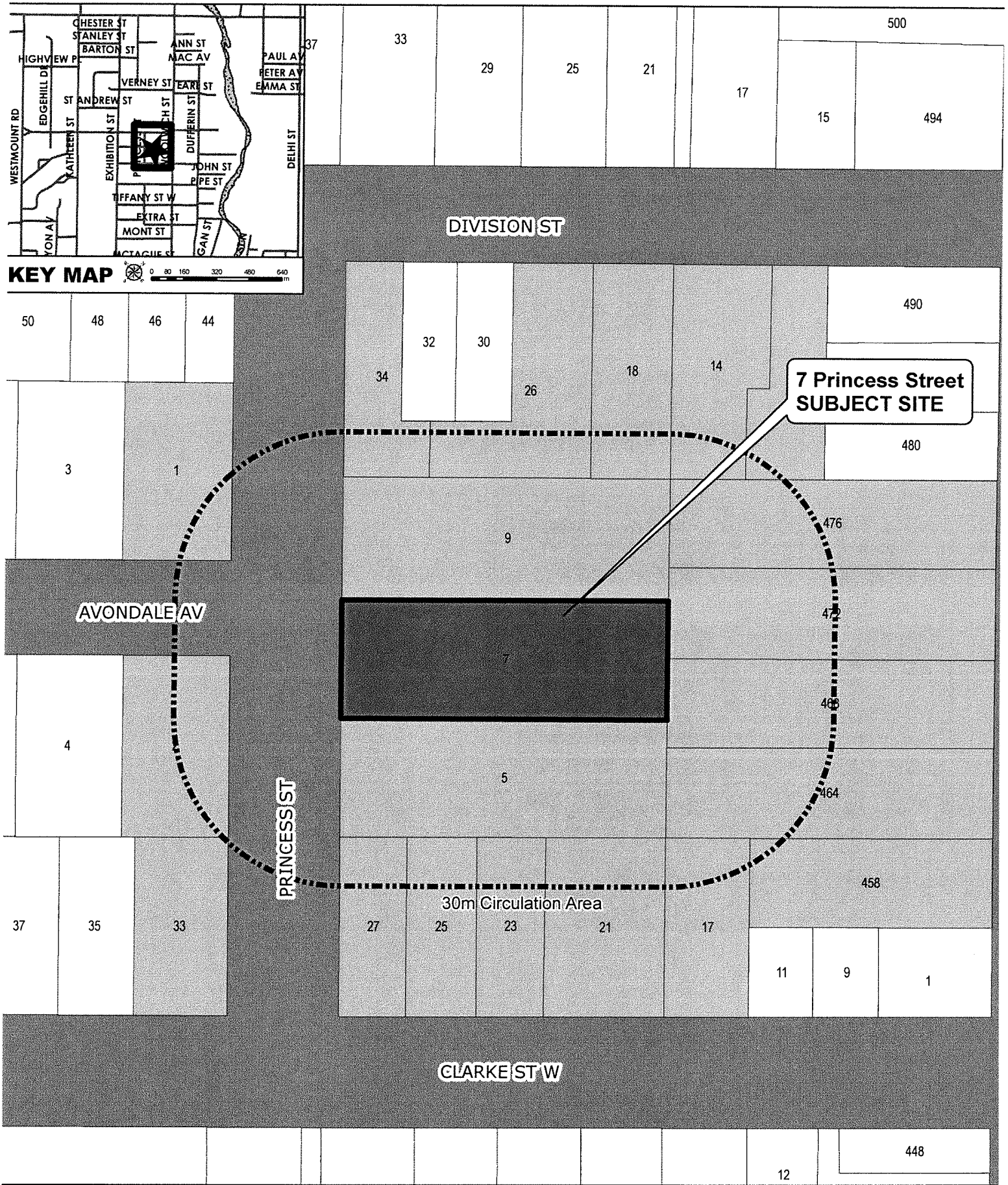
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Dated this 25th day of June, 2018.



30m CIRCULATION AREA
7 Princess Street
File No.: A-61/18



SUMMARY REPORT:	
CLIENT: PAUL RICHARD THIS PLAN WAS PREPARED FOR CLIENT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.	
DESCRIPTION OF PROPERTY: PIN 71300-0059 (LT) PART LOT 42 & 43, PLAN 205 No. 7 PRINCESS ST., GUELPH	
EASEMENTS: NO EASEMENTS	

**SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
PART OF LOTS 42 & 43
REGISTERED PLAN 205
CITY OF GUELPH
COUNTY OF WELLINGTON**
SCALE: 1 : 150

- LEGEND:**
- DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - SB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
 - IB DENOTES .025 x .025 x 0.60 SHORT STANDARD IRON BAR
 - SSB DENOTES .025 x .025 x 0.60 SHORT STANDARD IRON BAR
 - BP DENOTES BENCH POST
 - WAT DENOTES WITNESS
 - CC DENOTES CUT CROSS
 - VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
 - 375 DENOTES ASRO SURVEYOR
 - P1 DENOTES REGISTERED PLAN 205
 - P2 DENOTES PLAN BY V.H. APRIL 16, 1996 (96-12309)
 - P3 DENOTES PLAN BY SRO, DEC. 21, 1993 (93-3087)
 - P4 DENOTES PLAN BY V.H. DEC. 11, 2011 (11-13-24)
 - P5 DENOTES NOTES BY SRO, OCT. 6, 1954 (54-15-14) (58-54)
 - D1 DENOTES INST. M572431 (DEED 7 PRINCESS ST)
 - D2 DENOTES INST. C57405 (DEED 7 PRINCESS ST)

- NOTES:**
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83-CRS (2011) ADJUSTMENT.
 - DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99959731.

BEARING COMPARISONS:
FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

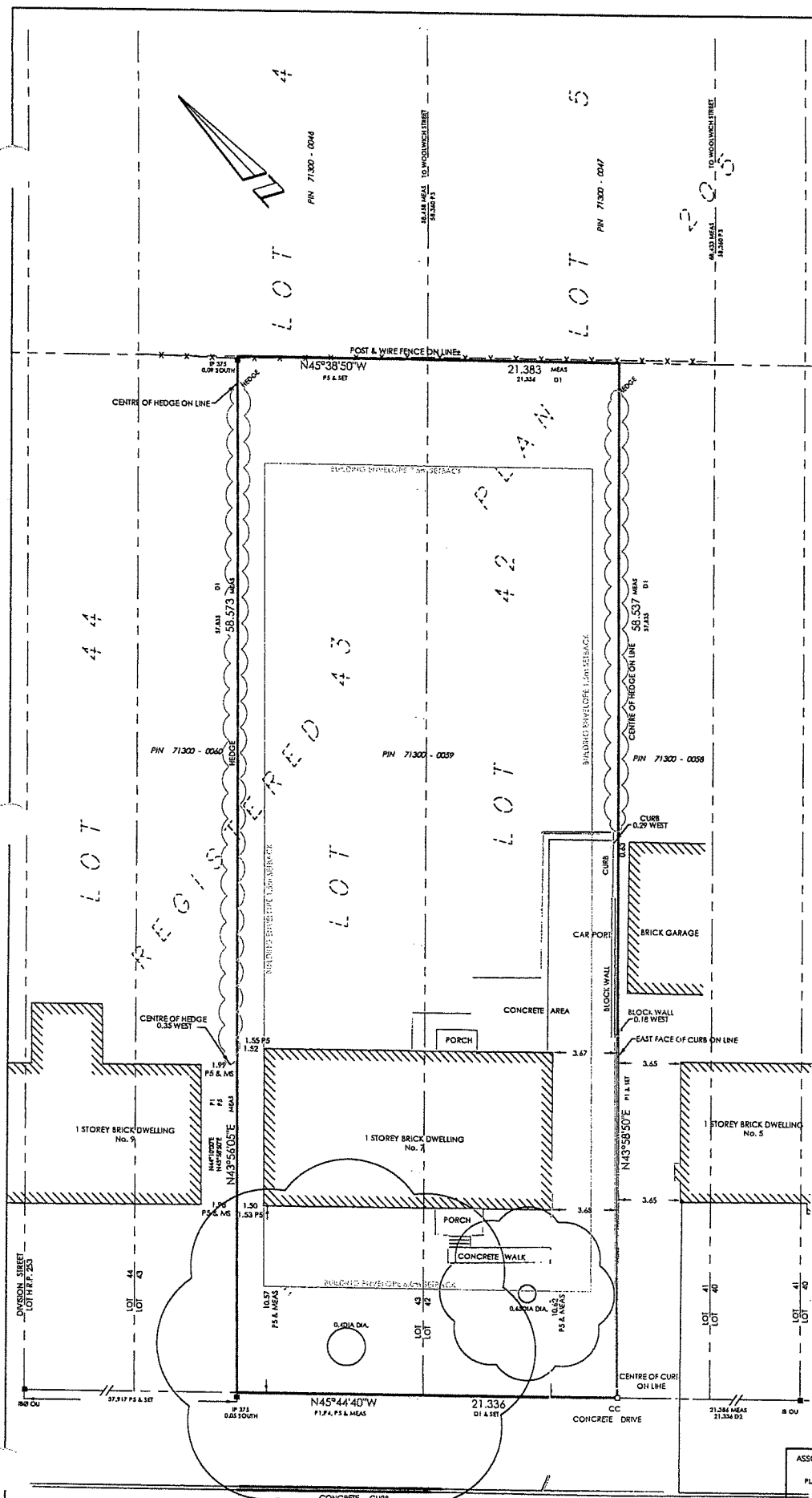
PLAN	ROTATION FOR NORTHEAST BEARINGS
P1	242.40°

- NOTES:**
- DISTANCES ON THIS PLAN ARE MEASURED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DISTANCES RELATING TO FENCES ARE TO THE CENTRELINE OF FENCE.
 - FENCES WITHIN 0.1 METRE OF THE BOUNDARY ARE INDICATED AS BEING ON LINE.

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. THIS SURVEY WAS COMPLETED ON THE 15th DAY OF MARCH 2018.

JAMES LAWS, O.L.S.
DATE: MARCH 16, 2018



KNOWN AS

PRINCESS STREET
(20.117 WIDE CLARKE STREET BY REGISTERED PLAN 205)

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2043079

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
in accordance with Regulation 1126, Section 29(3).

© 2018 VAN HARTEN SURVEYING INC.

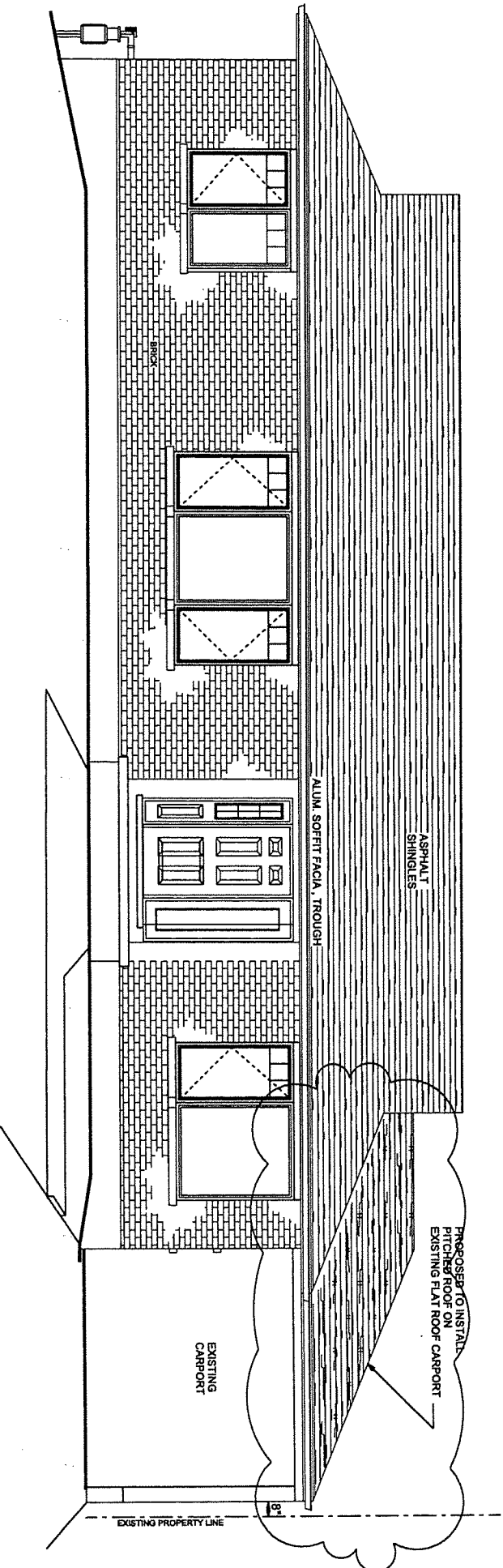
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Prc 519-669-5070 Guelph Prc 519-821-2763 Orangeville Prc 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: JAM CHECKED BY: JHL PROJECT No. 23672-18
Mar 17, 2018-14:30m
G:\GUELPH\205\ACAD\B PTLOTS 42-43 [RICHARD] UTM.dwg

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



I, ALVIN W. BROWN, have reviewed and take responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached document.

QUALIFICATION INFORMATION
 Required unless design is exempt under Div. C - 3.2.5.1. of the building code.

ALVIN W. BROWN - SIGNATURE ----- 21576
 NAME ----- BCIN #

REGISTRATION INFORMATION
 Required unless design is exempt under Div. C - 3.2.4.1. of the building code.

ALVIN W. BROWN - SIGNATURE ----- 35518
 NAME ----- BCIN #



DRAWN BY:
 ALVIN W. BROWN
 office@awbconstructiondesign.ca
 519-800-8785

NOTES:

1. THIS IS A PROPOSAL ONLY. ANY ITEMS INCURRED BY THE CONTRACTOR SHALL BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.
2. ALL DIMENSIONS TO BE COMPARED BY CONTRACTOR TO THE DRAWINGS AND SPECIFICATIONS AND AS SHOWN IN DETAIL. BUILDERS CONTRACT AND SPECIFICATIONS SHALL BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.
3. ALL DRAWINGS, SPECIFICATIONS, ETC. PREPARED BY THE CONTRACTOR SHALL BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.
4. ALL PLUMBING TO COMPLY WITH O.B.C. PART 9.7.
5. INSTALL BUILD-UP POSITIVE WIDTH OF SUPPORTED MEMBERS AT ALL BEAM & GIRDER LOCATIONS.

JOB DESCRIPTION

**CARPORT
 ROOF ALTERATION**

TITLE

**EXISTING FRONT &
 PROPOSED CARPORT
 ROOF CHANGE.**

HOMEOWNER

PAUL & HEATHER RICHARDS

LOCATION:

**7 PRINCESS ST.
 GUELPH, ON**

SCALE: 3/16" = 1' - 0"

DATE: JUNE, 12, 2018

DWG #:

1 OF 8