

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, July 14, 2016 – 4:00 p.m.

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

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

**DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
APPROVAL OF MINUTES - JUNE 23, 2015 HEARING MINUTES
REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS**

CURRENT APPLICATIONS

- | | | | |
|----|----------------|-----------|--|
| a) | B-21/16 | Owner: | Linamar Corporation |
| | | Agent: | Joseph Speranzini, Scarfone Hawkins LLP |
| | | Request: | Consent for lot addition to 499 Elmira Road North and easement |
| | | Location: | 507 Elmira Road North |
| b) | A-43/16 | Owner: | Diane Pittman and Patty Montague |
| | | Agent: | Kevin Crozier, Crozier Designs Inc. |
| | | Request: | Variances for front and side yard setbacks for residential addition |
| | | Location: | 25 Crestwood Place |
| c) | A-44/16 | Owner: | Daryl Holmes and Kate Holmes |
| | | Agent: | Kevin Crozier, Crozier Designs Inc. |
| | | Request: | Variance for front yard setback for residential addition |
| | | Location: | 72-78 Arthur Street North |
| d) | A-45/16 | Owner: | Paul Haley, Gerard Haley and John Haley |
| | | Agent: | Donna Haley |
| | | Request: | Variance for accessory apartment size |
| | | Location: | 62 Nottingham Street |
| e) | B-22/16 | Owner: | 2298907 Ontario Inc. |
| | | Agent: | Jacob Abbutt, BBE Construction Inc. |
| | | Request: | Consent to create new commercial lot |
| | | Location: | 320 - 322 Eastview Road |
| f) | A-46/16 | Owner: | Corinne Donnelly |
| | | Agent: | N/A |
| | | Request: | Variances for uncovered front porch and exterior stairs |
| | | Location: | 18 Harris Street |
| g) | A-47/16 | Owner: | David Durbin and Marie Peirson-Durbin |
| | | Agent: | N/A |
| | | Request: | Off-street parking variance |
| | | Location: | 36 Yorkshire Street South |
| h) | A-48/16 | Owner: | Bonnie Swantek, Shane Swantek and Jarrett Swantek |
| | | Agent: | N/A |
| | | Request: | Enlargement/extension of legal non-conforming semi-detached dwelling and variances for off-street parking space, front and side yard setbacks, and exterior stairs for attached garage |
| | | Location: | 11 Kent Street |

COMMITTEE OF ADJUSTMENT AGENDA



- i) **A-49/16**

Owner:
Agent:
Request:

Location:

Breanne Anderson and Adam Maximenico
David Brix, Terra View Custom Homes Ltd.
Variance for side yard setback for second storey
residential addition
27 Mary Street

- j) **A-50/16**

Owner:
Agent:
Request:
Location:

1708814 Ontario Ltd.
Hannah Minett
Variances for capacity and floor area of licensed
establishment
41 Quebec Street

OTHER BUSINESS

ADJOURNMENT – next regular hearing August 11, 2016

*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 Consent [Severance/Easement] has been filed with the Committee of Adjustment.

- LOCATION:** 507 Elmira Road North
- PROPOSAL:** The applicant has applied for a severance as a lot addition and easement.
- BY-LAW REQUIREMENTS:** The property is located in the Industrial (B.3) Zone.
- REQUEST:** The applicant proposes to sever a parcel of land off 507 Elmira Road North with an area of 1,082.35 square metres. The proposed parcel would be added as a lot addition to the rear of the abutting property known as 499 Elmira Road.

The property at 507 Elmira Road North also proposes to provide access over a shared driveway in favour of 499 Elmira Road North. The proposed easement for shared access between the two properties would have a total width of 15.18 metres and an area of 462.99 square metres (shown as part 2 on the attached plan).

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 53 of the Planning Act R.S.O. 1990 P.13, as amended.

- DATE:** Thursday, July 14, 2016
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street,
- APPLICATION NUMBER:** B-21/16

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 7, 2016 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 consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

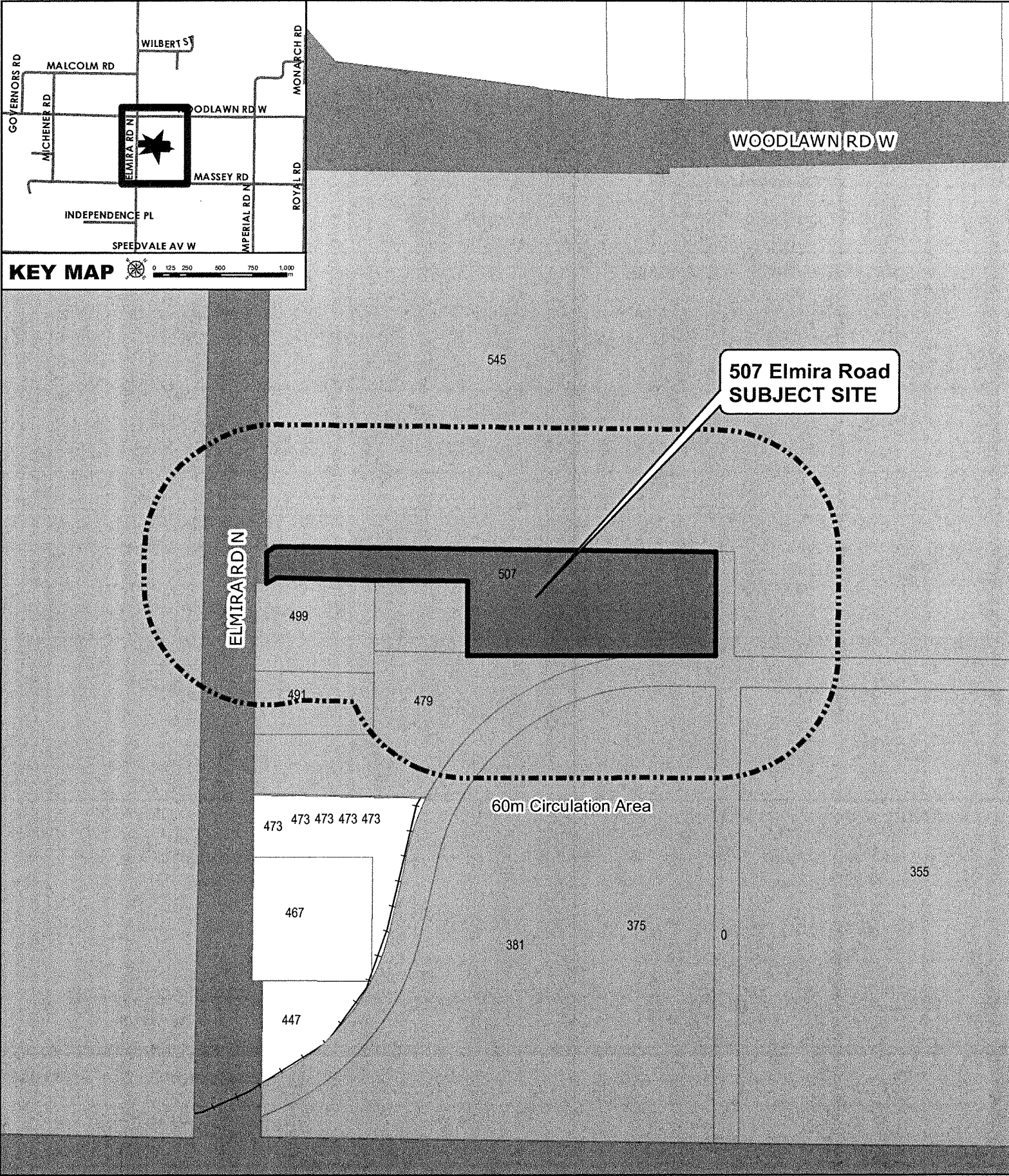
Please be advised that if a person or public body that files an appeal of a decision of the

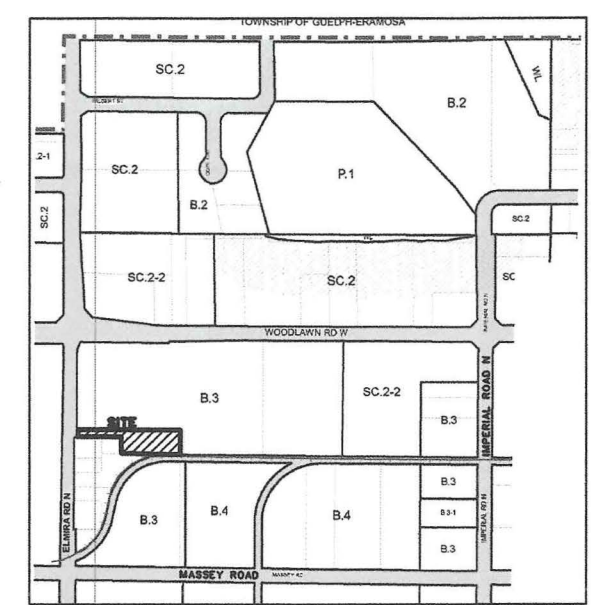
Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

Trista Di Lullo

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

Dated this 24th day of June, 2016.






KEYPLAN
(NOT TO SCALE)

SKETCH

PREPARED FOR LOT LINE ADJUSTMENT APPLICATION

SCALE 1 : 1000



0 20 40 60 80 METRES

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

**CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.**

NOTES:

I. THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND IS SUBJECT TO THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

507 DENOTES MUNICIPAL ADDRESS

THIS SKETCH WAS PREPARED FOR LINAMAR CORPORATION & BLUE LITHIUM REALITY INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

IAN D. ROBINSON
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSRD

Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

DATE: MAY 6, 2016

DM	PROJECT 16-0300
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 25 Crestwood Place

PROPOSAL: The applicant is proposing to build a 83.1 square metre addition to the existing garage and a 39.4 square metre addition to the existing dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1A) Zone. Variances from Section 5.1.2.7 (i) and Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) for dwellings located within Defined Area Map Number 66, a minimum front yard setback of 6 metres or the average of the setbacks of the adjacent properties, being 12.48 metres; and
- b) a minimum side yard setback of 1.5 metres.

REQUEST:

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

- a) a front yard setback of 5.07 metres; and
- b) a right side yard setback of 1.4 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 14, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-43/16

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 7, 2016 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).

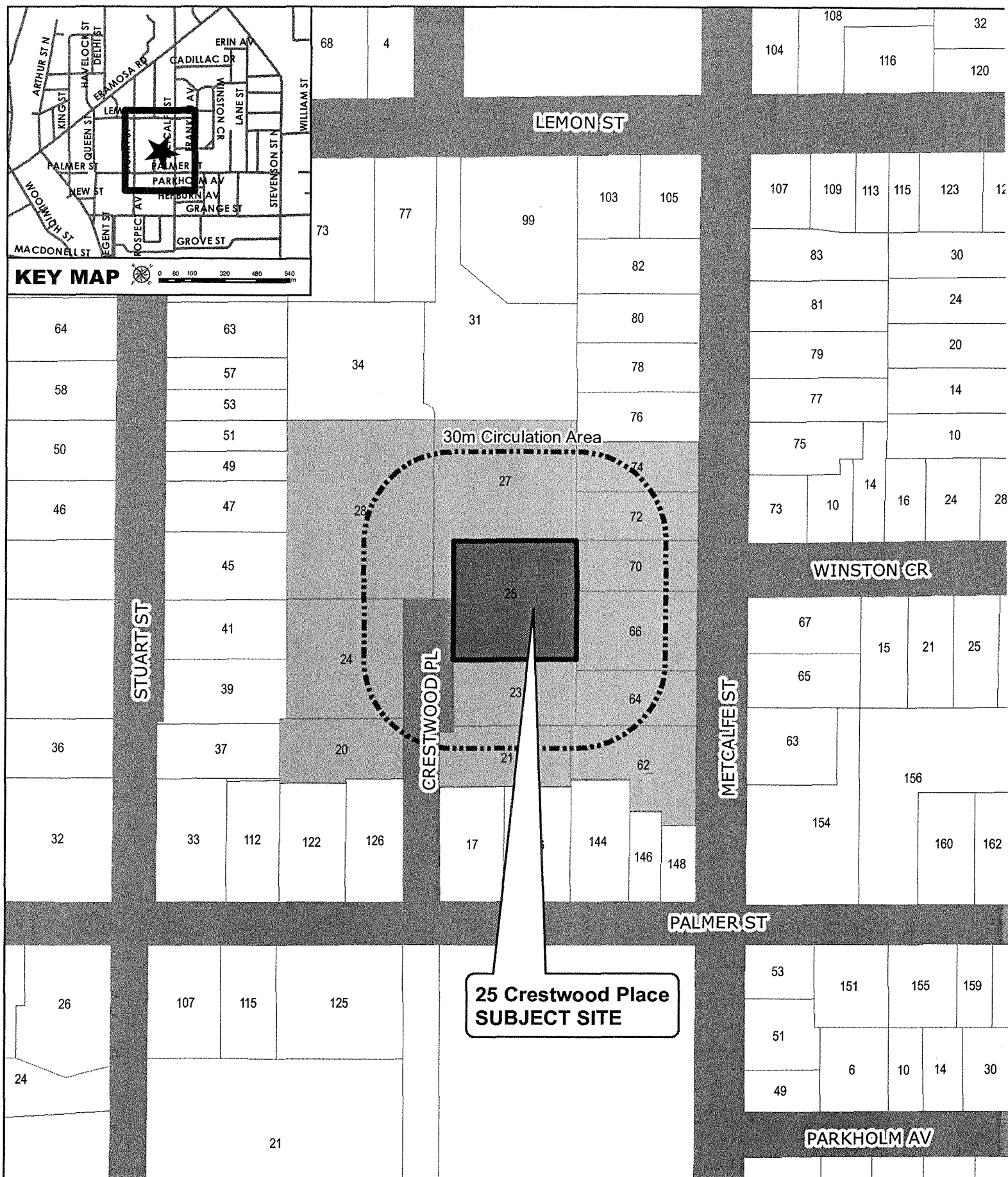
NOTICE OF THE DECISION

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 Ontario Municipal Board.

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

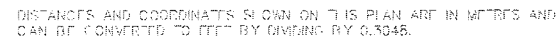
Dated this 24th day of June, 2016.



25 Crestwood Place
SUBJECT SITE


30m CIRCULATION AREA
25 Crestwood Place
File No.: A-43/16





INFORMATION TAKEN FROM SURVEY by
VAN HARTEN SURVEYING INC.
ONTARIO LAND SURVEYORS
JAN 2016

Zone:	R.1A
Defined Area Map:	35 & 66
Total Site Area:	17,483.13 sf. (1624.2 m2)(0.401 acre)
Ext'g. House Coverage:	2,724.12 sf. (253.1 m2)
Proposed House Addition Coverage:	131.18 sf. (12.2 m2)
Ext'g. Attached Garage Coverage:	784.39 sf. (72.9 m2)
Proposed Attached Garage Addition Coverage:	107.74 sf. (10.0 m2)
Ext'g. Covered Porch Coverage:	117.35 sf. (10.9 m2)
Proposed Covered Porch Addition Coverage:	418.96 sf. (38.9 m2)
Ext'g. Shed Coverage:	54.43 sf. (5.1 m2)
Proposed Shed Addition Coverage:	279.00 sf. (25.9 m2)
Total Existing Coverage:	3,680.29 sf. (341.8 m2)
Total Proposed Coverage:	4,544.47 sf. (422.2 m2)
Existing Building Ht.:	14.84 ft. (4.5 m)
Proposed Building Ht.:	14.85 ft. (4.5 m)

	KEVIN CROZIER, B. ARCH. 315 UNION STREET, E. FERGUS, ON NIM 1W2 Ph. 519-787-4772 Fax 519-787-7623 E-MAIL: kcrozier@cogeco.ca		All work performed & materials supplied shall comply with the latest edition of the Ontario Building Code.		DRAWING TITLE: Site Plan, Option MV	DATE: 20/06/2016
	BCIN FIRM # 31068 APPROVED INSURING INC.		Contractor to confirm all existing measurements on site and inform the designer of any discrepancies.		PROJECT: Montague & Pittman House, 25 Crestwood Place, Guelph, ON, N1E 4M3	MV1
PROJECT No. 15108			SCALE:		AS NOTED	

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 72-78 Arthur Street North

PROPOSAL: The applicant is proposing to build a 30 square metre addition to the existing dwelling.

BY-LAW

REQUIREMENTS: The property is located in the General Residential (R1.B) Zone. A variance from Section 5.2.1.7 (i) of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires, for dwellings located within Defined Area Map Number 66, a minimum front yard setback of 6 metres or the average of the setbacks of the adjacent properties, being 3.0 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a front yard setback of 2.8 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 14, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-44/16

PROVIDING COMMENTS

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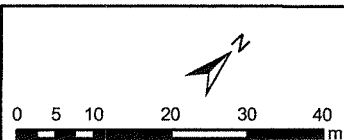
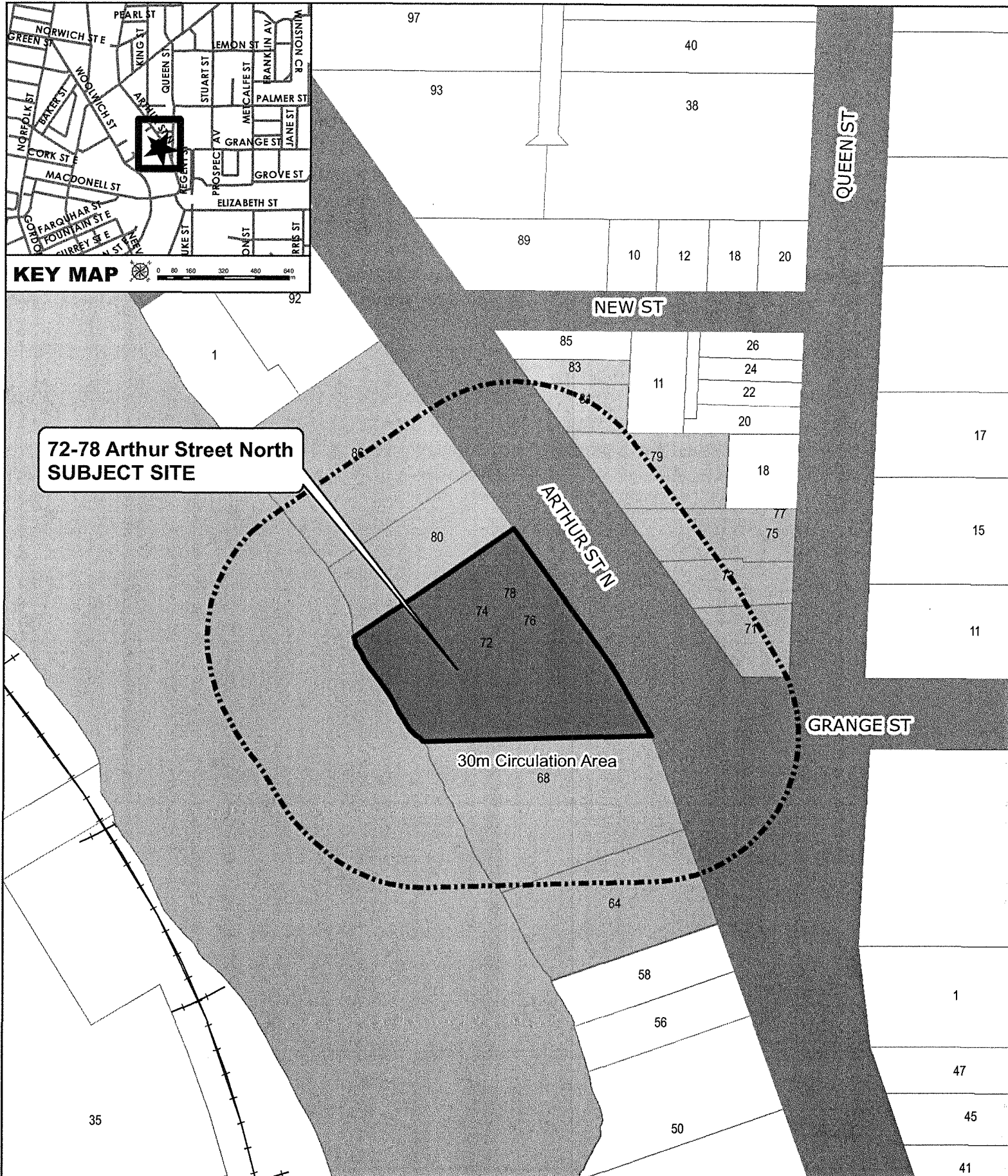
NOTICE OF THE DECISION

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Trista Di Lullo

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

Dated this 24th day of June, 2016.



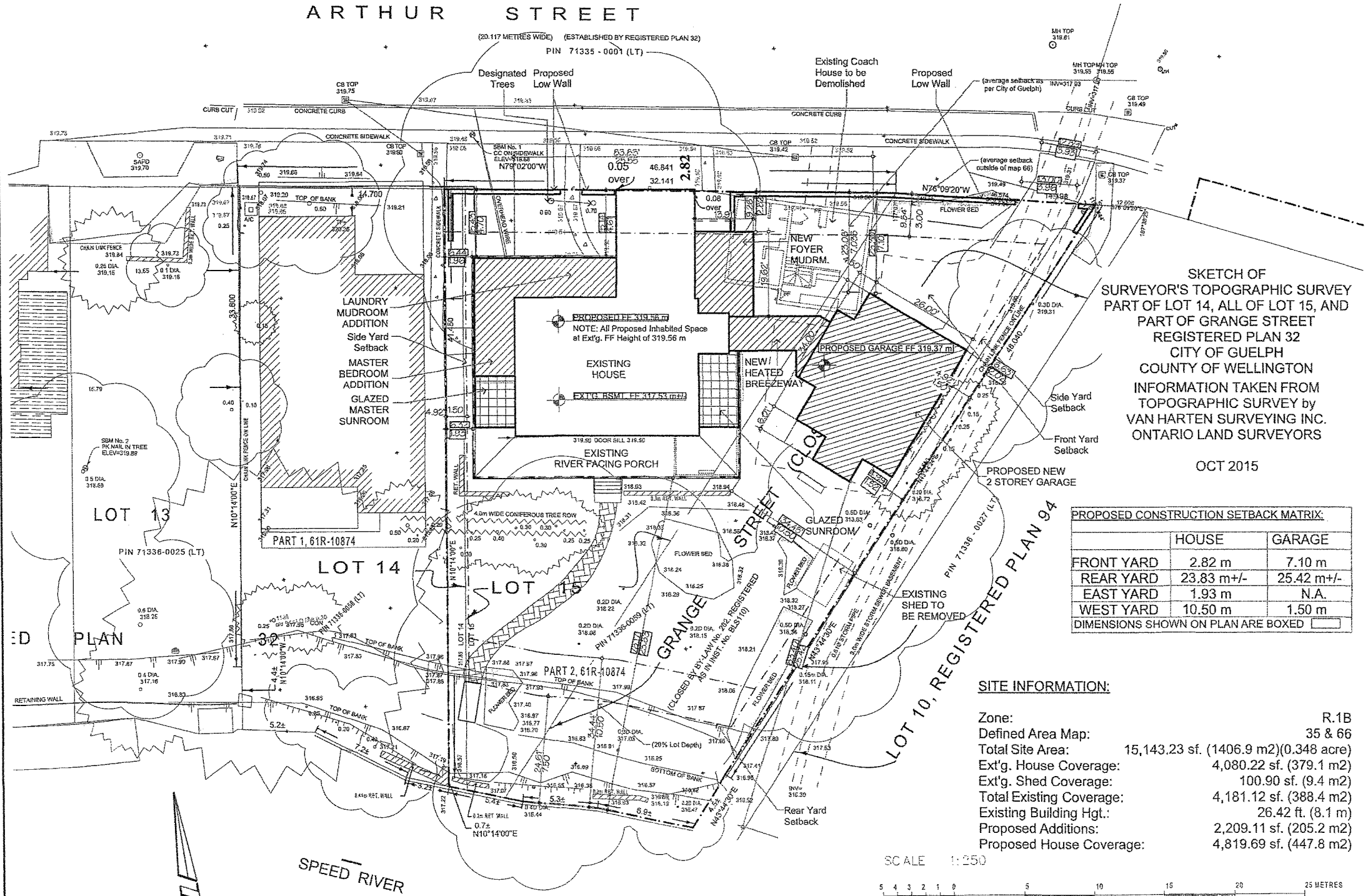
30m CIRCULATION AREA
72-78 Arthur Street North
File No.: A-44/16



ARTHUR STREET

(20.117 METRES WIDE) (ESTABLISHED BY REGISTERED PLAN 32)

PIN 71335 - 0001 (LT)



SKETCH OF
SURVEYOR'S TOPOGRAPHIC SURVEY
PART OF LOT 14, ALL OF LOT 15, AND
PART OF GRANGE STREET
REGISTERED PLAN 32
CITY OF GUELPH
COUNTY OF WELLINGTON
INFORMATION TAKEN FROM
TOPOGRAPHIC SURVEY by
VAN HARTEN SURVEYING INC.
ONTARIO LAND SURVEYORS

OCT 2015

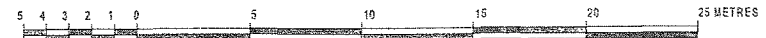
PROPOSED CONSTRUCTION SETBACK MATRIX:		
	HOUSE	GARAGE
FRONT YARD	2.82 m	7.10 m
REAR YARD	23.83 m+/-	25.42 m+/-
EAST YARD	1.93 m	N.A.
WEST YARD	10.50 m	1.50 m

DIMENSIONS SHOWN ON PLAN ARE BOXED

SITE INFORMATION:

Zone: R.1B
Defined Area Map: 35 & 66
Total Site Area: 15,143.23 sf. (1406.9 m²) (0.348 acre)
Ext'g. House Coverage: 4,080.22 sf. (379.1 m²)
Ext'g. Shed Coverage: 100.90 sf. (9.4 m²)
Total Existing Coverage: 4,181.12 sf. (388.4 m²)
Existing Building Hgt.: 26.42 ft. (8.1 m)
Proposed Additions: 2,209.11 sf. (205.2 m²)
Proposed House Coverage: 4,819.69 sf. (447.8 m²)

SCALE 1:250



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

DATE	25/05/2016
DRAWING TITLE:	Site Plan, Minor Variance
PROJECT:	Holmes Minor Variance, 72 - 78 Arthur St. N., Guelph, ON, N1E 4T8
PROJECT No.	15111
SCALE:	AS NOTED

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

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

KEVIN CROOKER, B. ARCH.
315 UNION STREET E.
FERGUSON, ON N1M 1W2
Ph. 519-787-4772
Fax 519-787-7623
E-MAIL: kevin@agape.ca
PIN FRM # 31698
CON DESIGNER # 22421

315 UNION STREET E.
FERGUSON, ON N1M 1W2
Ph. 519-787-4772
Fax 519-787-7623
E-MAIL: kevin@agape.ca
PIN FRM # 31698
CON DESIGNER # 22421

COMMITTEE OF ADJUSTMENT REVISED NOTICE OF PUBLIC HEARING



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

LOCATION: 62 Nottingham Street

PROPOSAL: The applicant is proposing to add 3.72 square metres to the accessory apartment on the second floor of the existing dwelling. The additional area will be added to the bedroom labelled as "Bedroom No. 2" on the attached drawing. **This notice has been revised to indicate that the accessory apartment is on the second floor of the dwelling, and to identify the specific location of the proposed additional area.**

BY-LAW

REQUIREMENTS: The property is located in the General Residential (R1.B) Zone. A variance from Section 4.15.1.5 of Zoning By-law (1995)-14864, as amended, is being requested.

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

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the accessory apartment on the second floor of the dwelling to have an area of 82.86 square metres, being 32.4% of the total floor area.

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

DATE: Thursday, July 14, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-45/16

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

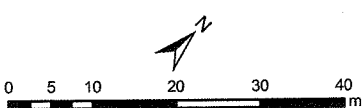
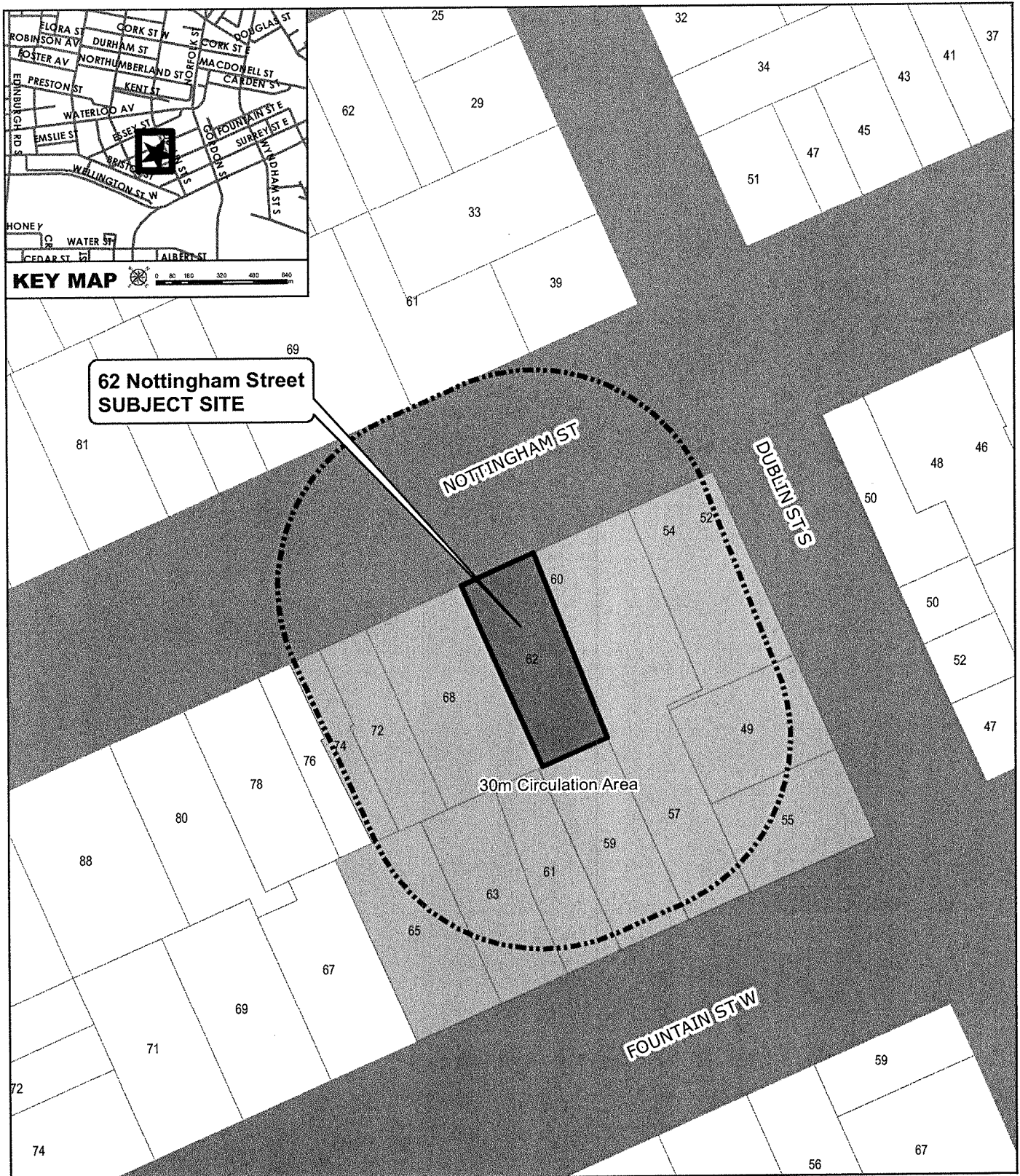
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respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Municipal Board.

Trista Di Lullo

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

Dated this 29th day of June, 2016.



30m CIRCULATION AREA
62 Nottingham Street
File No.: A-45/16

CITY OF Guelph
Making a Difference

Produced by the City of Guelph
Committee of Adjustment
February 2018

1

APARTMENT FLOOR AREA = ±860 SQ.FT.

NOTE: MAXIMUM APARTMENT AREA = 861 SQ.F.T AND THE TOTAL FLOOR AREA IS TAKEN FROM THE OUTSIDE FACE OF EXTERIOR WALLS, TYPICAL FOR ALL FLOORS.

APT. AREA = (2ND FLOOR AREA) - (STAIR AREA) - (SLOPING BEDROOM No.2 AREA)
= (917 SQ.FT) - (35 SQ.FT) - (30 SQ.FT)
= 852 SQ.FT

APT. % = APT. AREA / TOTAL AREA
APT. % = 852 SQ.FT. / 2751 SQ.FT.
APT. % = 31%

31% < 45% (THEREFORE O.K.)

FLOOR AREAS:

SECOND FLOOR = 4917 SQ. FT.
MAIN FLOOR = 4917 SQ. FT.
BASEMENT FLOOR = 4917 SQ. FT.
TOTAL AREA = 42751 SQ.FT.

LEGEND:

EXISTING WALLS (SHOWN SHADED)

PROPOSED WALLS

LOCATION OF HARD
WIRED & INTERCONNECTED
SMOKE & C.O. DETECTOR

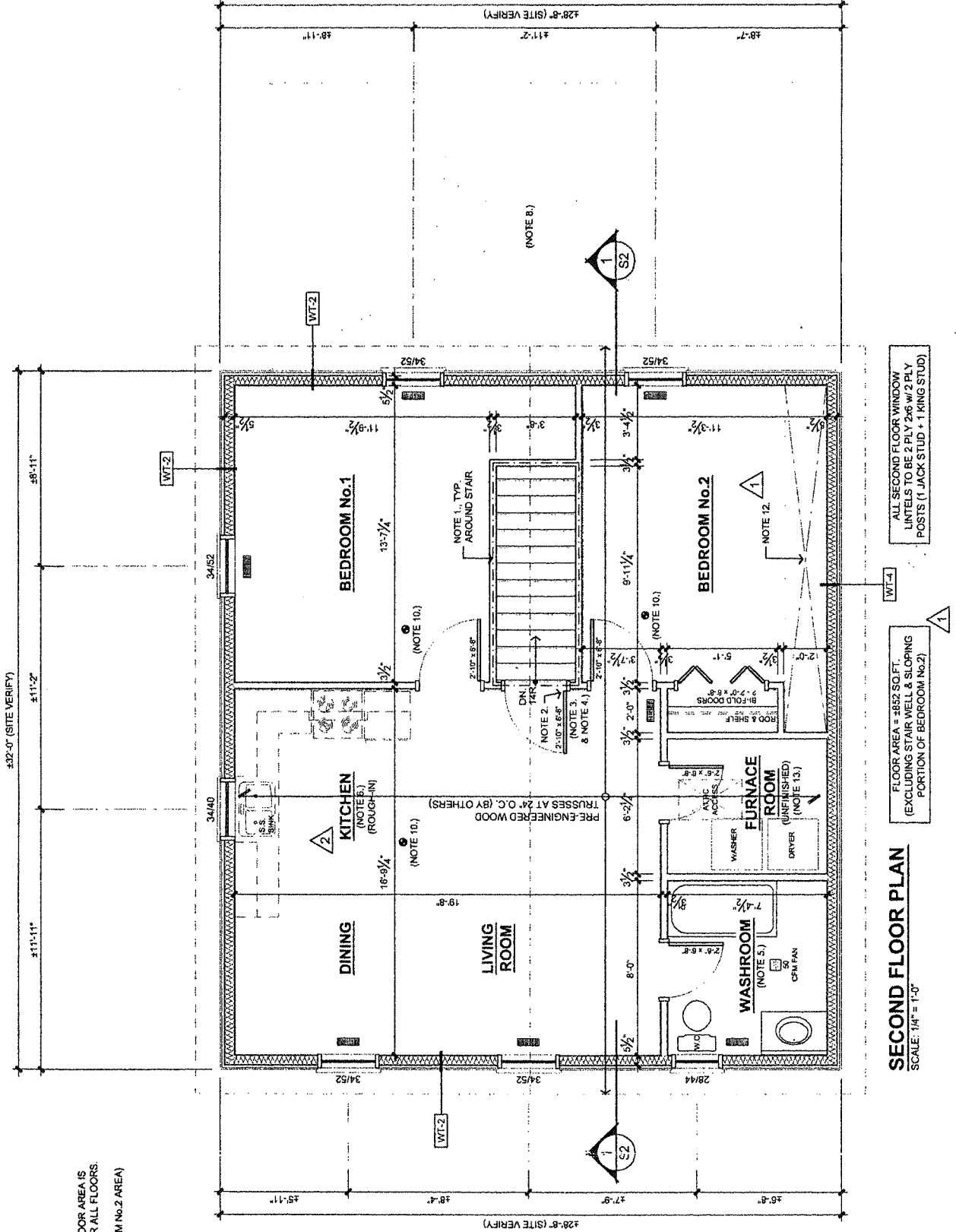
LOCATION OF HEATING
OUTLET/RETURN AIR

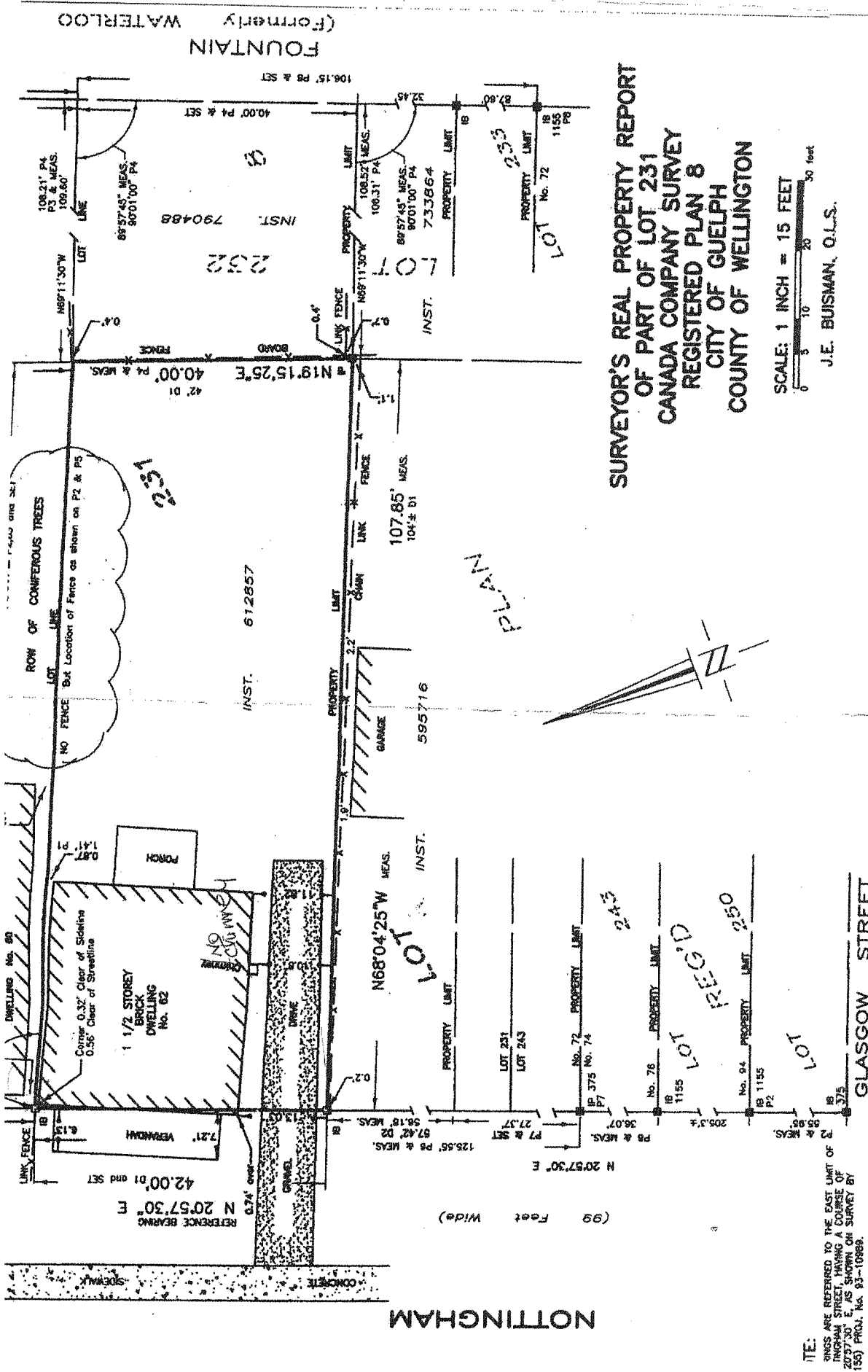
DIMENSIONS OF WINDOWS
(WIDTH x HEIGHT)

34/52

(AS REFERENCED ON PLANS)

- CONSTRUCTION NOTES:**
- 30 MINUTE FIRE SEPARATION ON ½" GYPSUM BOARD ON BOTH SIDES OF WALL.
 - 20 MINUTE FIRE RATED DOOR ON SELF CLOSING DEVICE.
 - A SINGLE EXIT IS PERMITTED (AND PROVIDED) FROM THE SECOND STOREY ACCESSORY APARTMENT AS PER ARTICLE 9.9.8.2.
 - NO LANDING IS REQUIRED BETWEEN THE DOORWAY AND THE STAIR AS THE DOOR SWINGS AWAY FROM THE STAIR AS PER SENTENCE 9.8.6.2.(2).
 - ALL BATHROOM EXHAUST FANS ARE REQUIRED TO VENT DIRECTLY TO THE EXTERIOR, TYPICAL.
 - RANGE HOODS TO VENT DIRECTLY TO EXTERIOR, TYPICAL.
 - ALL LUMBER TO BE S.P.F. No.1nc.2 OR BETTER.
 - REMOVE EXISTING FRONT COVERED PORCH AS REQUIRED, SHOWN DASHED, TYPICAL.
 - ONE HOUR FIRE RATING FOR BEAMS AND LINTELS CAN BE ACHIEVED BY USING TWO LAYERS OF ½" TYPE X GYPSUM BOARD OVER EXISTING 2x12 OF SUPPLEMENTARY STANDARD SLS-2.
 - SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED AND INSTALLED IN EACH SLEEPING ROOM AS PER ORC 9.10.19.3.(1)(b)(i). SMOKE ALARMS ARE TO BE INSTALLED WITH PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT AND BE EQUIPPED WITH A BATTERY BACKUP THAT CAN PROVIDE POWER FOR A MINIMUM OF 7 DAYS AS PER ORC 9.10.19.4.(1).
 - CORRUGATED METAL WINDOW WELL w/ GRANULAR FILL ON VERTICAL WEeping TILE CONNECTED TO WEeping TILE ON FOOTING.
 - PROVIDE 2x4 DIAGONAL WOOD STUDS AT 16" O.C. FASTENED TO THE EXTERIOR WOOD STUDS AND ROOF TRUSSES ON ½" GYPSUM BOARD. PROVIDE 6"x6" HEADROOM IN AREA LOCATED THIS IS AN ACCEPTABLE SOLUTION TO 10'0" MINIMUM CLEARANCE AREA THE MAXIMUM 8'0" HEIGHT PERMITTED BY THE CITY OF GUELPH FOR AN ACCESSORY APARTMENT.
 - DRYER TO VENT DIRECTLY TO EXTERIOR, TYPICAL.





SURVEYOR'S REAL PROPERTY REPORT
OF PART OF LOT 231
CANADA COMPANY SURVEY
REGISTERED PLAN 8
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE: 1 INCH = 15 FEET
J.E. BUISMAN, O.L.S.

1998 / 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.		ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 1172112	
LEGEND: C- SURVEY MONUMENT SET S- SURVEY MONUMENT FOUND SIB STANDARD IRON BAR CC CUT CROSS B IRON BAR D1 INSTRUMENT 612857 D2 INSTRUMENT 625716 D3 INSTRUMENT 738677		375 BLACK SHOEMAKER/ROBINSON/DONALDSON, O.L.S.'s 1155 VAN HARTEN SURVEYING INC., O.L.S.'s P1 SURVEY BY (1155) PROJ. No. 87-8249 P2 SURVEY BY (1155) PROJ. No. 83-0689 P3 SURVEY BY (1155) PROJ. No. 87-8356 P4 SURVEY BY (1155) PROJ. No. 83-0601 P5 SURVEY BY (375) PROJ. No. 88-0470 P6 SURVEY BY (375) PROJ. No. 88-0470 P7 SURVEY BY (375) PROJ. No. 88-0470 P8 SURVEY BY (1155) PROJ. No. 92-10586		PROJECT No. 98 - 13106 CHECKED BY J.E.B. SOKKIA FILE GUELPH\08 ACAD DWG. No. BPT231 DRAWN BY H.K.	
VAN HARTEN SURVEYING INC. ONTARIO LAND SURVEYORS 423 WOOLWICH STREET - GUELPH, ONTARIO PHONE (519) 821-2743 FAX 821-2770 E MAIL: info@vanharten.com		REPORT: THIS PLAN WAS PREPARED FOR HANNIGAN SALE TO OSTLER AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES. THIS SURVEY PLAN IS TO BE READ IN CONJUNCTION WITH A WRITTEN REPORT DATED MARCH 20, 1998 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 19th DAY OF MARCH, 1998.		THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3)	

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 320-322 Eastview Road
- PROPOSAL:** The applicant is proposing to create a new commercial lot which contains an existing commercial building.
- BY-LAW REQUIREMENTS:** The property severed parcel is located in the Service Commercial (SC.1) Zone.
- REQUEST:** The applicant proposed to sever an irregularly shaped parcel with frontage along Watson Road North of 25.99 metres, a depth of 102.57 metres, and an area of 5,186.6 square metres.

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 53 of the Planning Act R.S.O. 1990 P.13, as amended.

- DATE:** Thursday, July 14, 2016
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street,
- APPLICATION NUMBER:** B-22/16

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 7, 2016 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

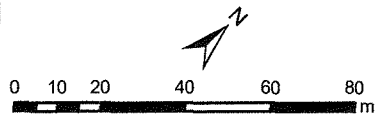
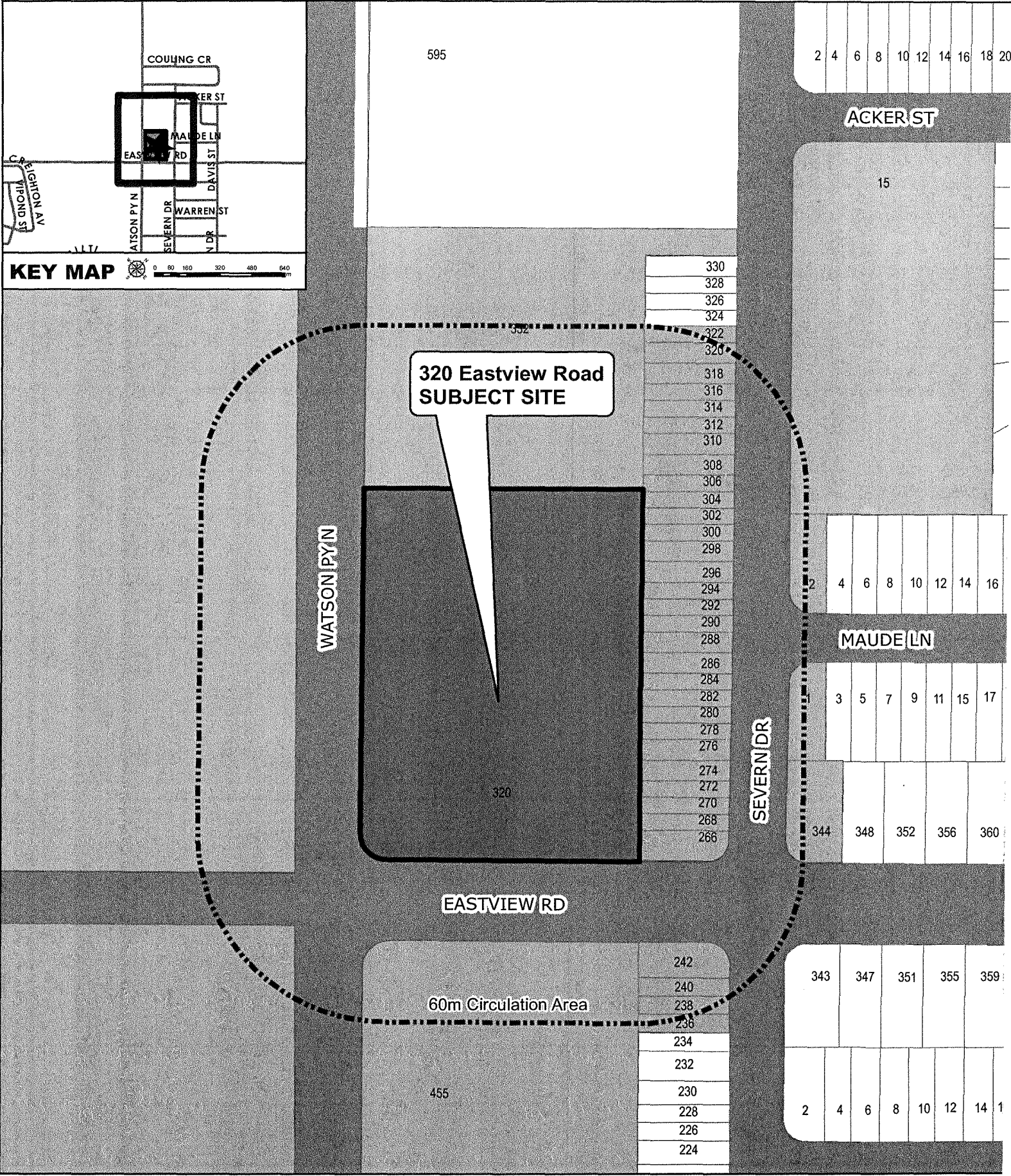
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

Please be advised that if a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

Trista Di Lullo

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

Dated this 24th day of June, 2016.



60m CIRCULATION AREA
320 Eastview Road
File No.: B-22/16



Produced by the City of Guelph
Committee of Adjustment
February 2016

PLAN OF SURVEY
OF
BLOCK 112, PLAN 61M144
AS SET OUT IN PIN 71356-0856 (LT)
IN THE
CITY OF GUELPH
REGIONAL MUNICIPALITY OF WATERLOO
320 EASTVIEW DRIVE

ADJACENT ZONING R.3B

ADJACENT ZONING P.1

Eastview Rd.

ADJACENT ZONING SC.1

Watson Rd. N.

ADJACENT ZONING UR-5

BUILDING 'A' PARKING CALCULATIONS

GROSS FLOOR AREA: 2,298.19 m²

PARKING REQUIREMENTS

COMMERCIAL / RETAIL: 2,298.19 m² / 16.5 = 139.3 STALLS

PARKING PROVIDED = 140 STALLS

BUILDING 'B' PARKING CALCULATIONS

GROSS FLOOR AREA: 1,089.16 m²

PARKING REQUIREMENTS

COMMERCIAL / RETAIL: 1,089.16 m² / 16.5 = 66.01 STALLS

PARKING PROVIDED = 69 STALLS

REVISIONS

I have reviewed and taken responsibility for the design activities. I am qualified, and the firm is registered in the appropriate classes/categories.

INDIVIDUAL BCIN 21768

FIRM BCIN 34344

PROFESSIONAL STAMP

PROJECT OWNER:

2298907 Ontario Inc.

PROJECT NAME AND NUMBER:

PROPERTY SEVERANCE

PROJECT ADDRESS

320 EASTVIEW RD

GUELPH, ON

DRAWING NAME:

SITE PLAN

DRAWN BY:

J. ABBOTT

CHECKED BY:

B. COLLIER

SCALE:

1:600

DATE DRAWN:

MAY 30, 16

DWG. NO.

1A

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 18 Harris Street

PROPOSAL: The applicant is proposing to maintain an existing 3.83 square metre uncovered front porch extension to the existing roofed front porch as well as an exterior front staircase. A previous Committee of Adjustment decision (File A-21/08) permitted the original roofed porch to be located 1.25 metres from the front lot line instead of 2 metres.

BY-LAW

REQUIREMENTS: The property is located in the General Residential (R1.B) Zone. Variances from Table 4.7 Row 1 and 12 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum setback of 0.8 metres from the lot line to an uncovered front porch, and;
- b) a minimum setback of 0.8 metres from the lot line for exterior stairs.

REQUEST:

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

- a) a 0 metre setback from the front lot line for the existing uncovered front porch, and;
- b) a 0 metre setback from the front lot line for the existing exterior front stairs.

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 14, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-46/16

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 7, 2016 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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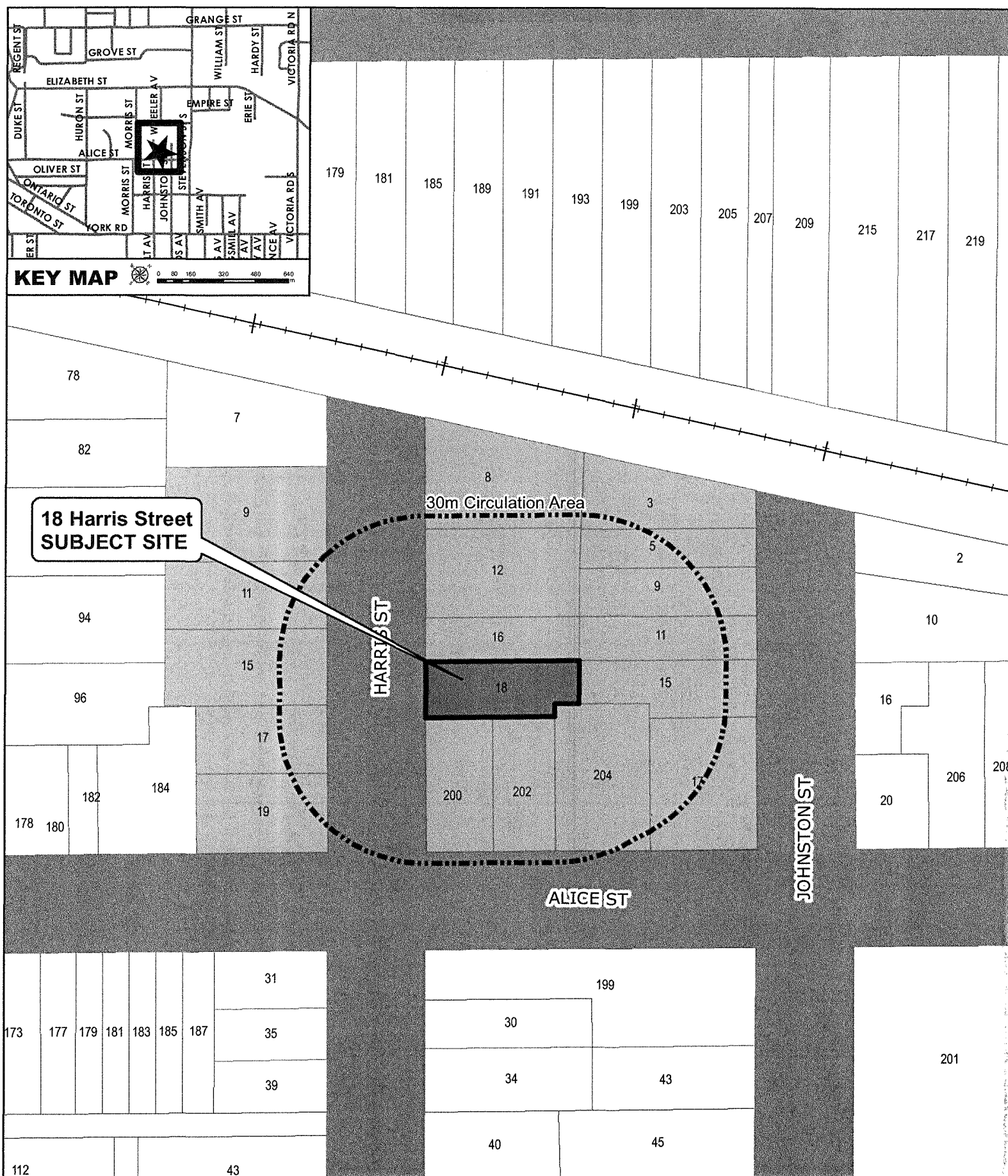
ADDITIONAL INFORMATION

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).

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 Ontario Municipal Board.

Insta DiJullo

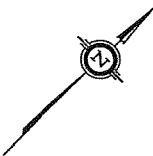
Dated this 24th day of June, 2016.



30m CIRCULATION AREA
18 Harris Street
File No.: A-46/16

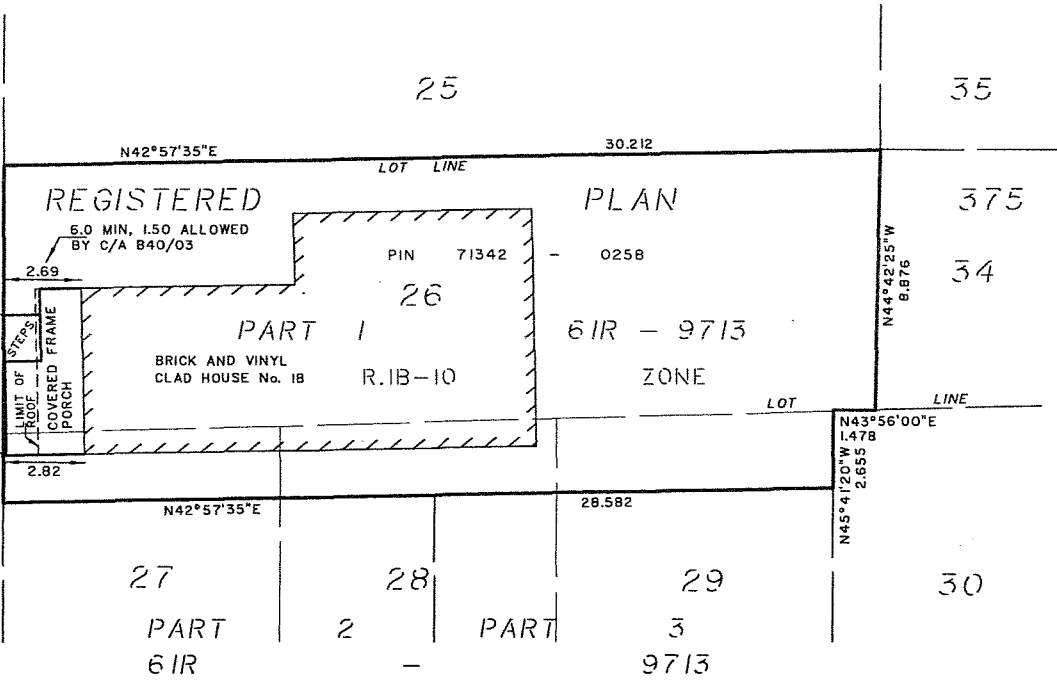


City of Guelph



HARRIS STREET

* MINOR VARIANCE REQUIRED
CORNER FLUSH
(AVERAGE BLOCK SETBACK=1.25)
CORNER CLEAR 0.11 NE
(AVERAGE BLOCK SETBACK=1.25)
* MINOR VARIANCE REQUIRED



SKETCH

PREPARED FOR MINOR VARIANCE APPLICATION

SCALE 1 : 200

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

CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:

1. LOT DIMENSIONS ARE AS SHOWN ON DEPOSITED PLAN 61R-9713 AND HAVE NOT BEEN VERIFIED BY SURVEY.
2. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, 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 DAMAGE TO THEM.

THIS SKETCH WAS PREPARED FOR HABITAT FOR HUMANITY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

Kerry F. Hillis
KERRY F. HILLIS
ONTARIO LAND SURVEYOR

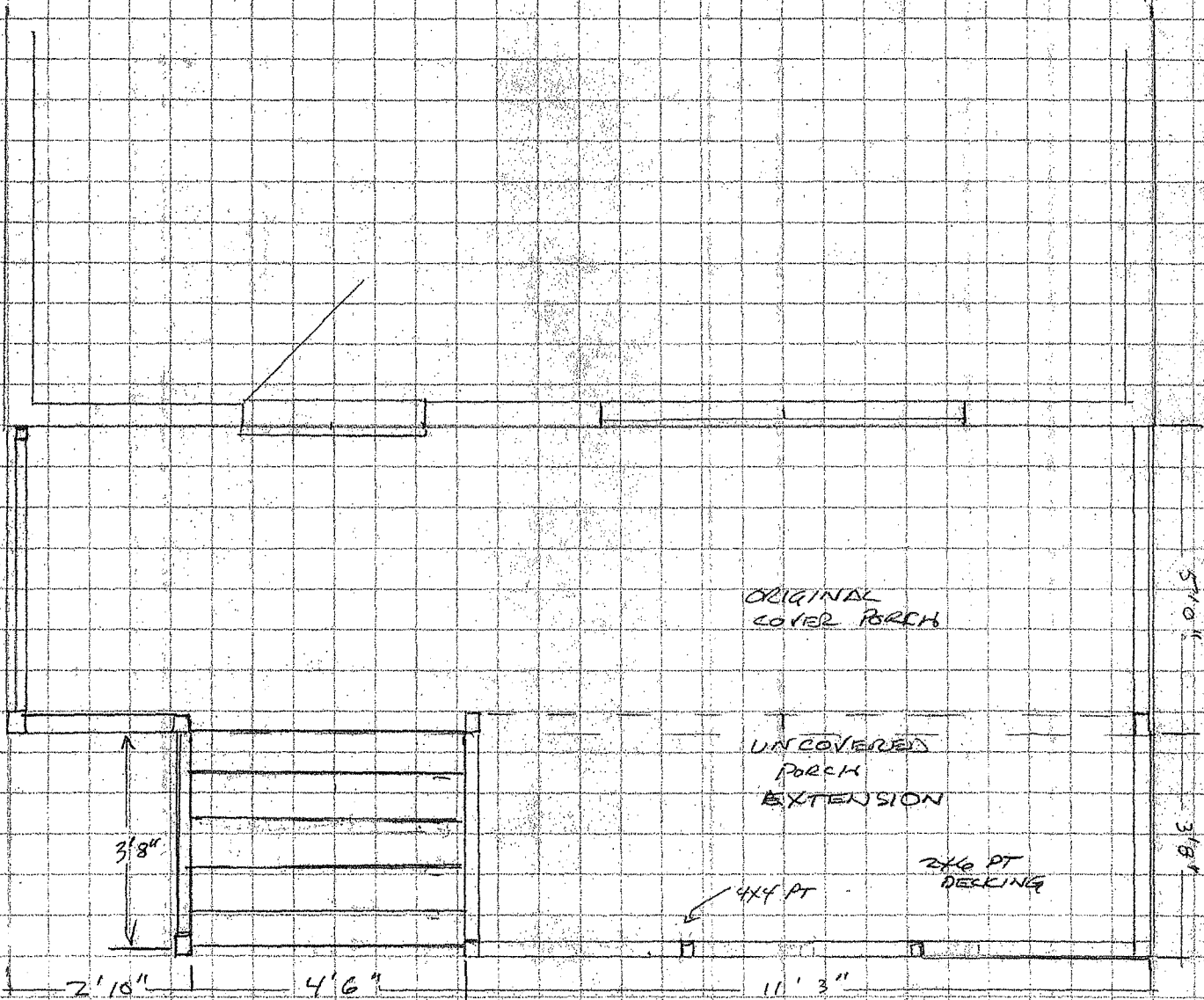
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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

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: MARCH 3, 2016 DM PROJECT 16-0238



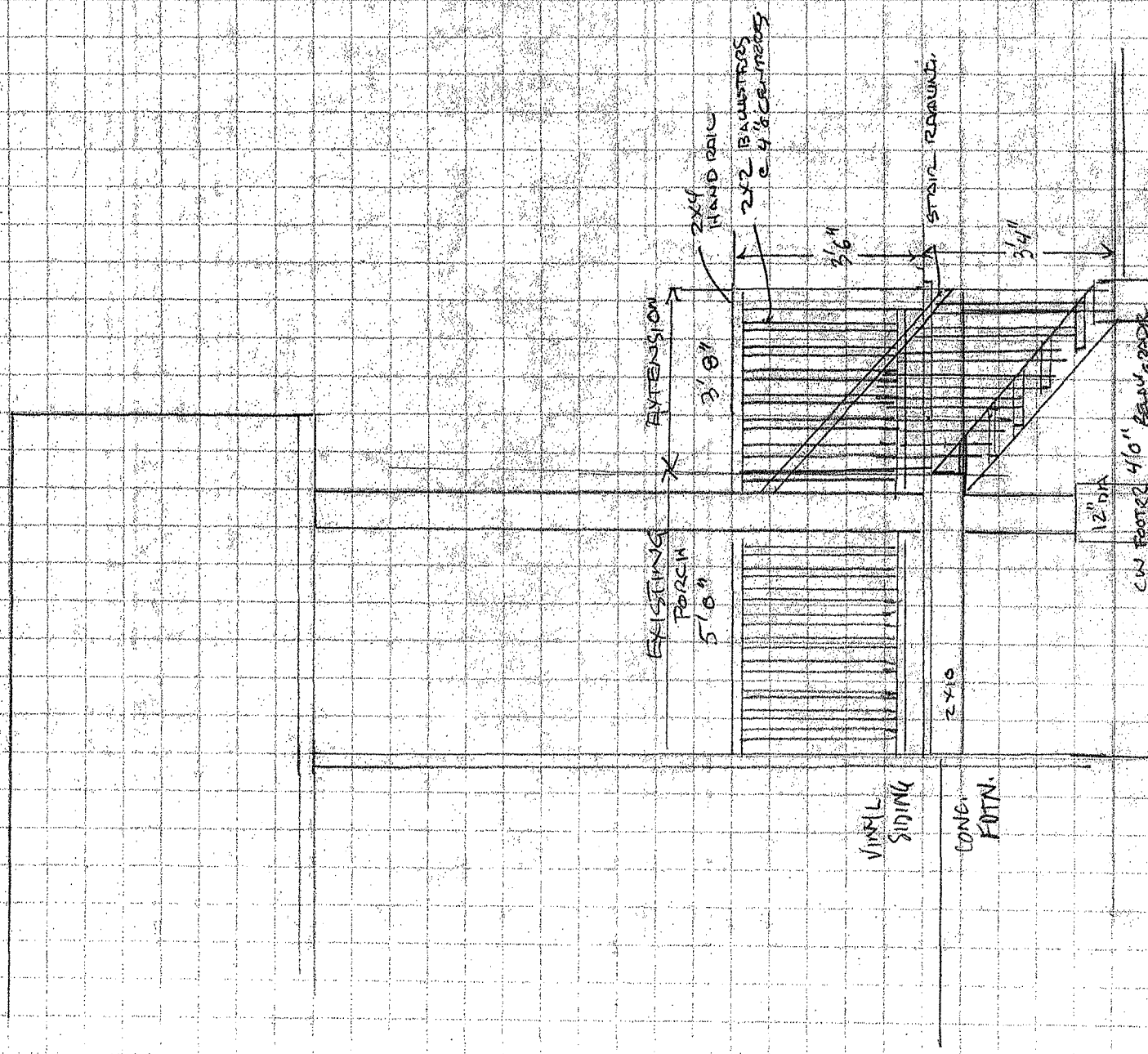
PLAN

$\frac{3}{8}'' = 1' 0''$

C. DOWNELL

18 HARDS ST.

GUELPH ON



C. DONOVAN
18 HUNTERS ST.
GUELPH
SECTION

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 36 Yorkshire Street
- PROPOSAL:** The applicant is proposing to construct a 13.3 square metre addition to the existing dwelling.
- BY-LAW REQUIREMENTS:** The property is located in the General Residential (R1.B) Zone. A variance from Section 4.13.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that a parking space shall be located a minimum 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 parking space to be located 2.84 metres from the street line.

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

- DATE:** Thursday, July 14, 2016
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-47/16

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 7, 2016 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).

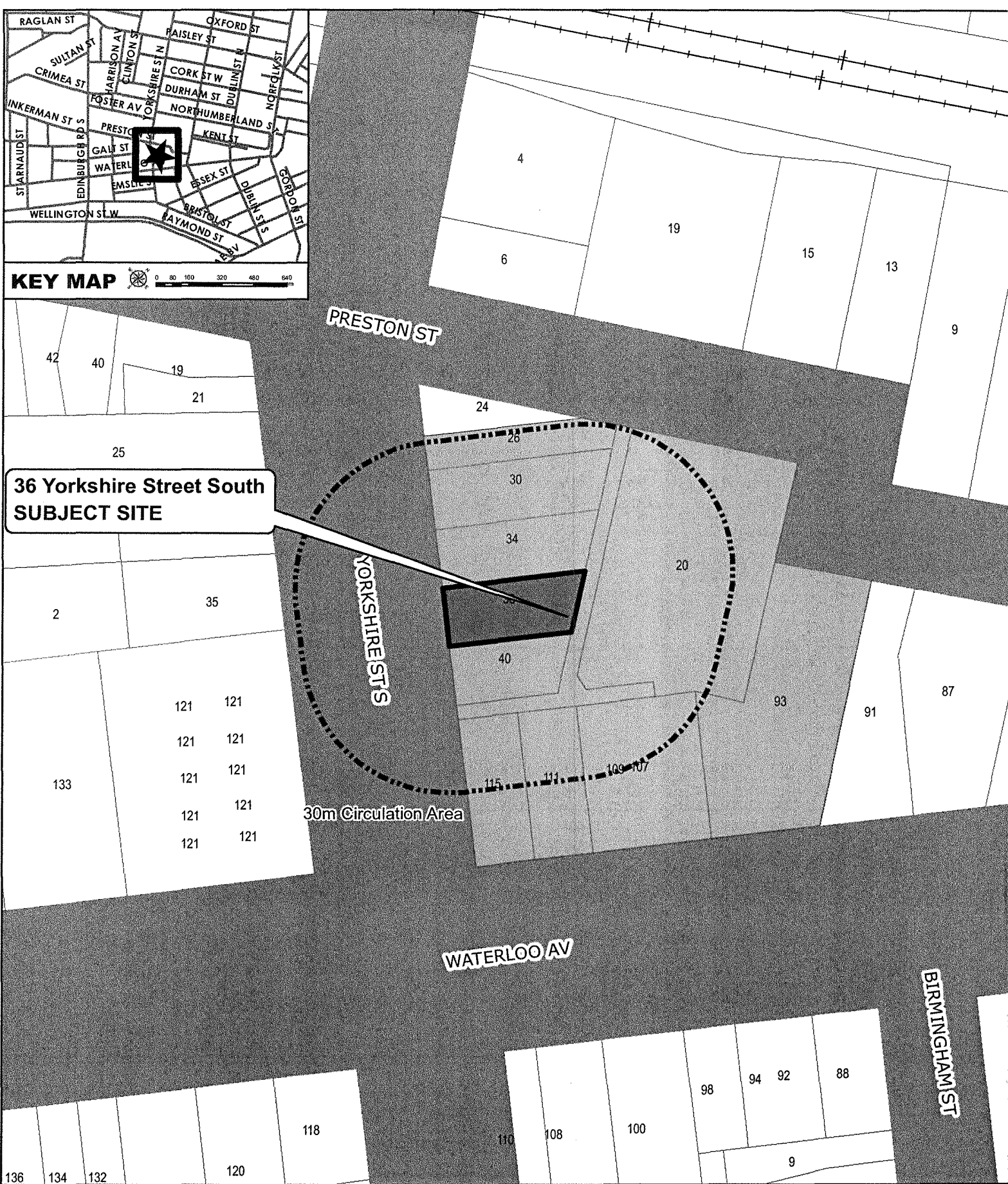
NOTICE OF THE DECISION

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 Ontario Municipal Board.

Trista Di Lullo

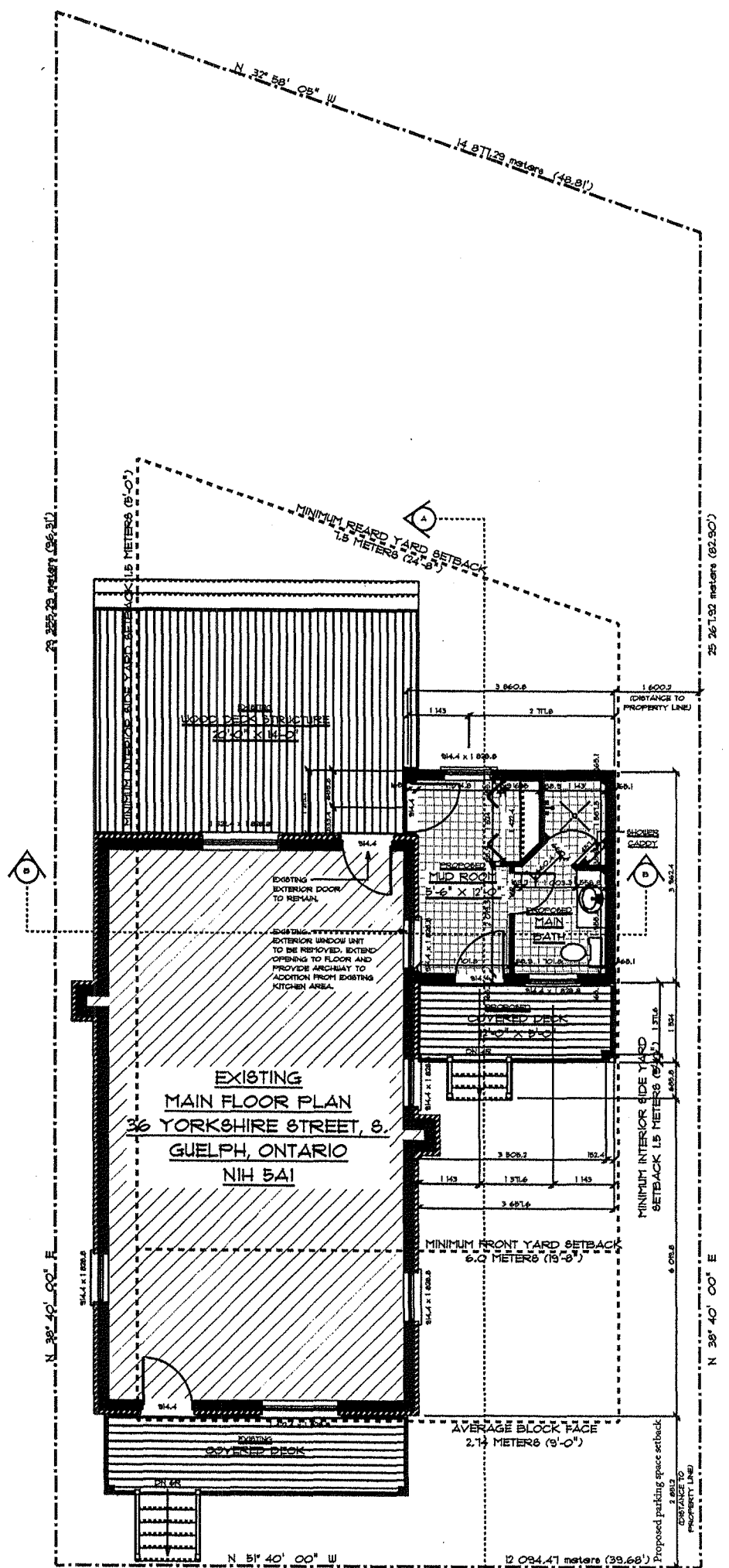
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 24th day of June, 2016.



30m CIRCULATION AREA
36 Yorkshire Street South
File No.: A-47/16





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Minor Variance(s) and Permission to Enlarge/Extend a Legal Non-Conforming Use has been filed with the Committee of Adjustment.

- LOCATION:** 11 Kent Street
- PROPOSAL:** The applicant is proposing to construct a 25.27 square metre garage attached to the existing dwelling.
- BY-LAW REQUIREMENTS:** The property is located in the General Residential (R1.B) Zone. Variances from Sections 4.13.2.1, 5.1.2.7 (i), Table 5.1.2 Row 7 and Table 4.7 Row 12 of Zoning By-law (1995)-14864, as amended, and an enlargement/extension of legal non-conforming use are being requested.

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

- Additionally, the By-law requires:
- a) that a parking space shall be located a minimum of 6 metres from the street line and to the rear of the front wall of the main building;
 - b) for dwellings located within Defined Area Map Number 66, where the off-street parking space is located within a garage, the setback for the garage shall be a minimum of 6 metres;
 - c) a minimum side yard of 1.5 metres; and
 - d) a minimum 0.8 metre setback for exterior stairs.

REQUEST:
The applicant is requesting permission to enlarge/extend the legal non-conforming use to permit the proposed attached garage.

- The applicant is also seeking relief from the By-law requirements to permit:
- a) a parking space located 0.6 metres from the street line;
 - b) a garage setback of 0.6 metres;
 - c) a side yard setback of 0.89 metres; and
 - d) an exterior stairs setback of 0 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 14, 2016
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-48/16

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 7, 2016 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

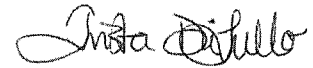
record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact Jennifer Slater, Program Manager Information, Privacy and Elections at privacy@guelph.ca or at 519-822-1260 ext. 2605.

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

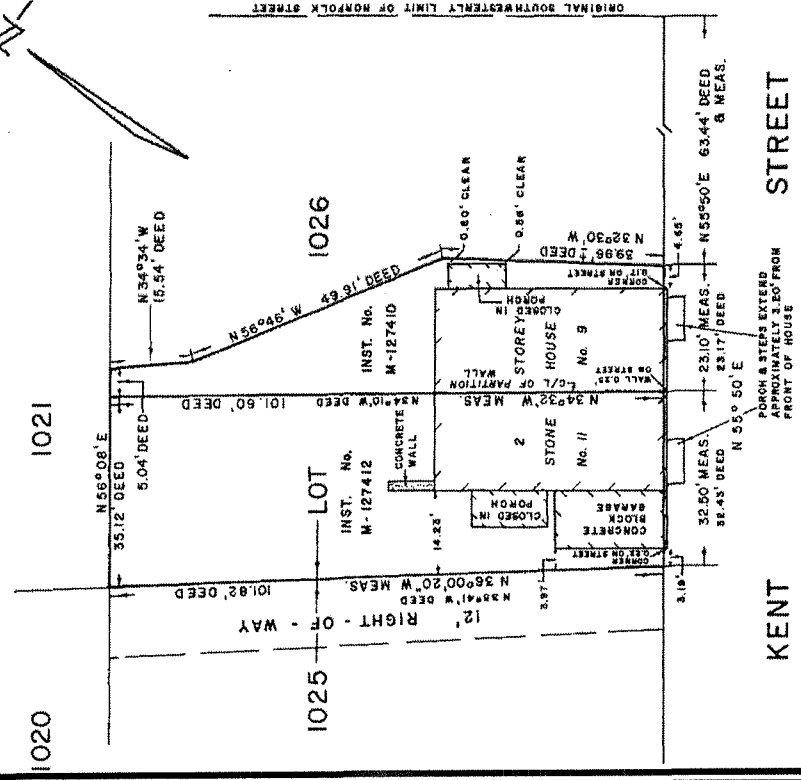
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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



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

Dated this 24th day of June, 2016.

PLAN OF BUILDING LOCATION
ON PART OF
LOT 1026, CANADA COMPANY SURVEY
CITY OF GUELPH



KENT STREET

CAUTION:
THE PLAN SHOWS EXISTING BUILDINGS, LOT LINES AND IS NOT A FIELD OF
CONVEYANCE FOR THE PURPOSES OF THE SURVEY ACT AND THE
REGULATIONS AND THE REGISTRATION OF THE SURVEY.

SURVEYOR'S CERTIFICATE

THE SURVEYOR HAS
BEFORE HIMSELF THE
ORIGINAL SURVEY MAP
AND HAS THEREON
THE PROPERTY OF THE
OWNER AND HAS
THE MEASUREMENTS
TAKEN THEREON
AND HAS THEREON
THE MEASUREMENTS
TAKEN THEREON
AND HAS THEREON
THE MEASUREMENTS
TAKEN THEREON

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
ONTARIO LAND SURVEYORS
350 SPEEDVALE AVE WEST GUELPH, ONTARIO N1H 2K1
DATE: DECEMBER 28, 1977
FOR: ED THOMAS
DRAWN BY: K.H.
PROJECT: 77-6846
SEAL: [Signature]

DWG 0-004xx

ATTACHED GARAGE
11 KENT STREET

CLIENT

PROJECT

EXTERIOR SITE WORK

DRAWING NAME

NO. DATE (Y/M/D)

COMMENTS

REVISIONS

NOTES

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

CREATED BY: JARRETT SWANERK

DATE CREATED (Y/M/D): APRIL 28, 2016

SCALE: N.T.S.

MODIFIED BY:

DATE MODIFIED (Y/M/D):

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 27 Mary Street

PROPOSAL: The applicant is proposing to construct a 216.4 square metre second story addition to the existing dwelling.

BY-LAW

REQUIREMENTS: The property is located in the General Residential (R1.B) Zone. A variance from Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum side yard of 1.5 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a right side yard setback of 1.2 metres for the second story 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 14, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-49/16

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 7, 2016 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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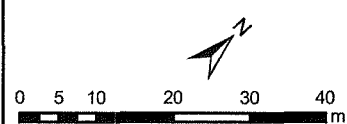
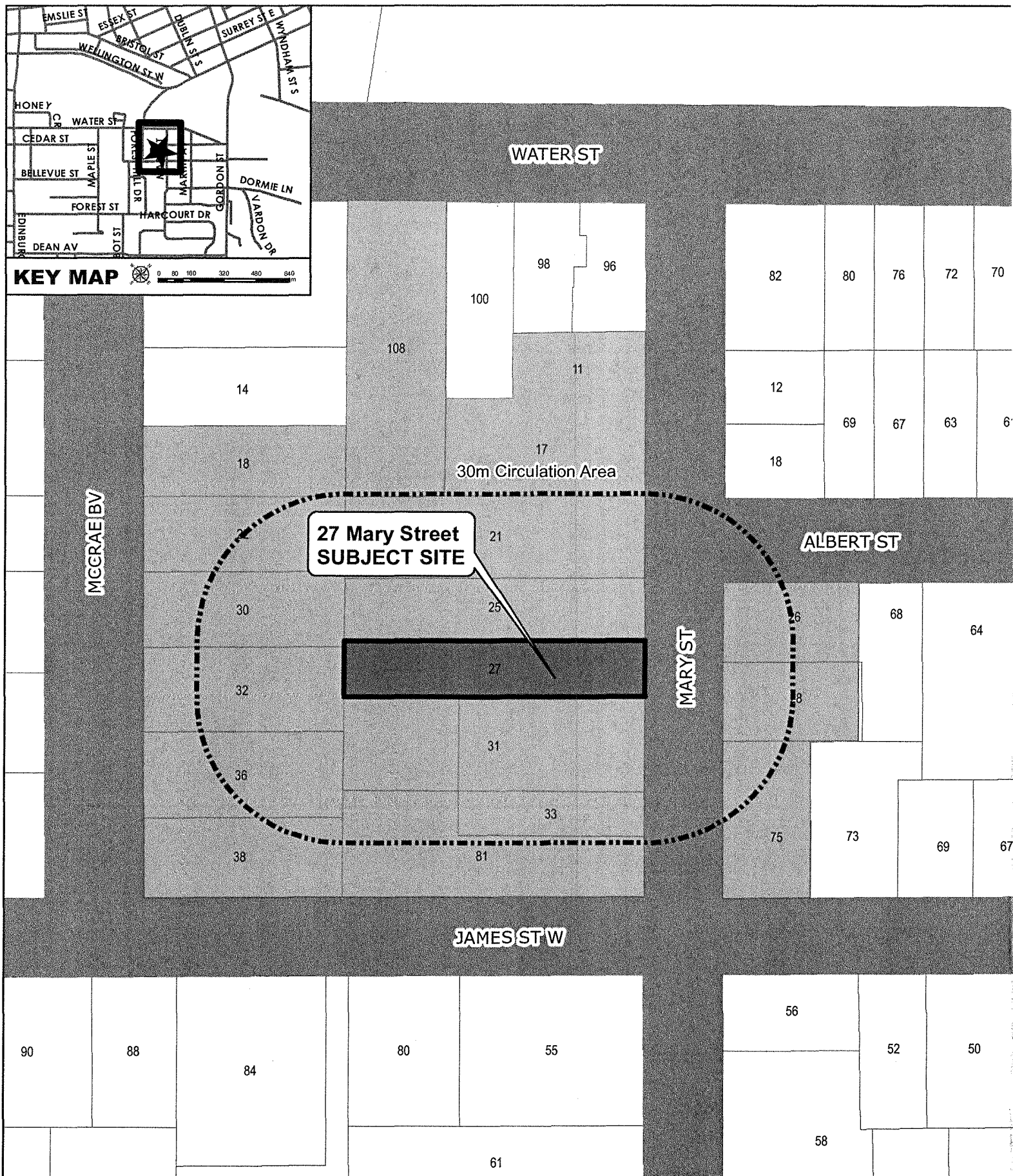
NOTICE OF THE DECISION

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Trista Di Lullo

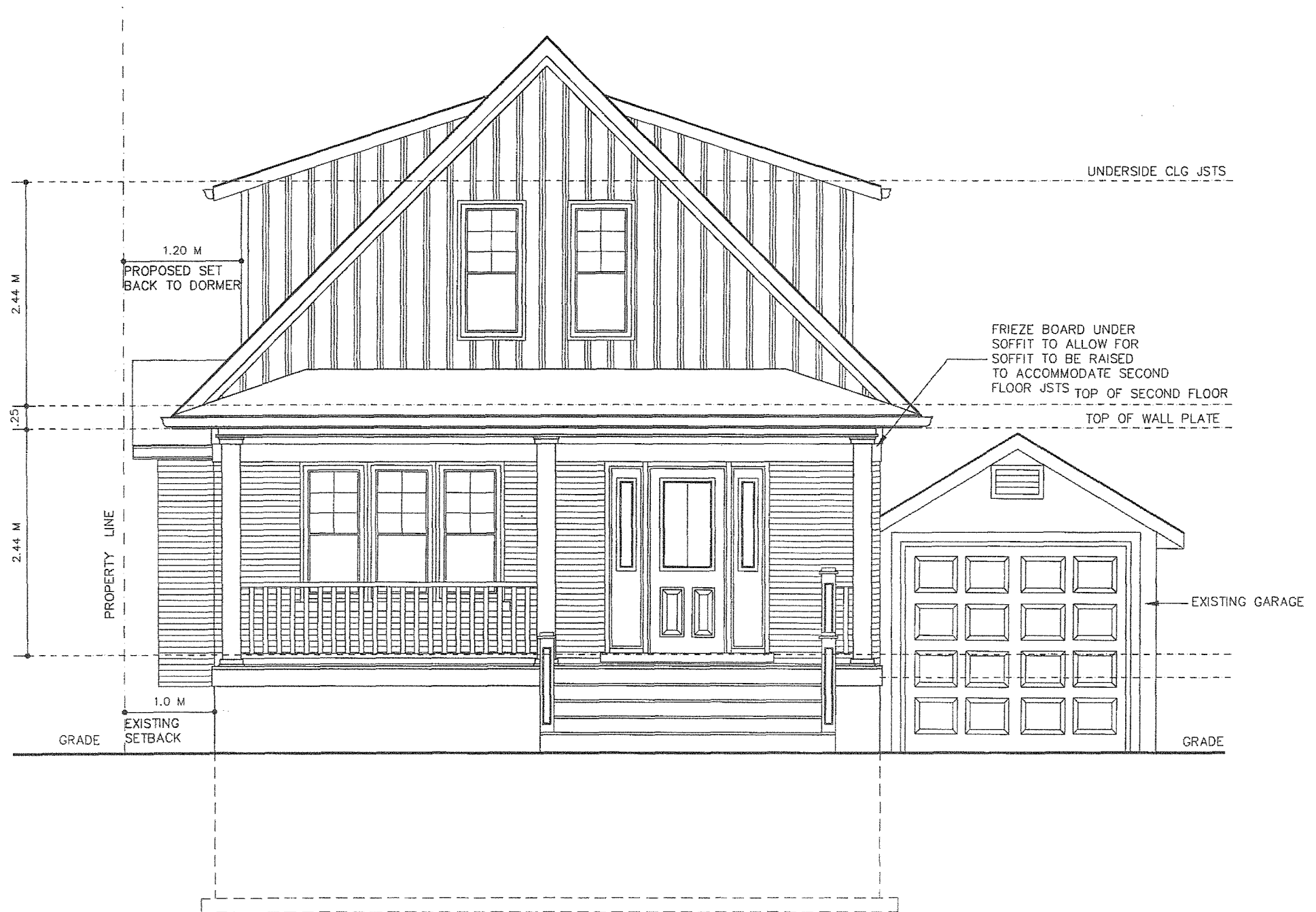
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 24th day of June, 2016.



30m CIRCULATION AREA
27 Mary Street
File No.: A-49/16





PROPOSED FRONT ELEVATION

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 41 Quebec Street

PROPOSAL: The applicant is proposing to license a 374.8 square metre establishment which contains a bar, restaurant and movie theatre. The existing liquor license covers 262.9 square metres (the bar and restaurant).

BY-LAW

REQUIREMENTS: The property is located in the Central Business District (CBD.1) Zone. Variances from Section 6.3.2.5.2 and 6.3.2.5.3 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires that:

- a) the floor area of a licensed establishment shall not exceed 230 square metres; and
- b) the total capacity of a licensed establishment shall not exceed 190 persons.

REQUEST:

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

- a) a licensed floor area of 375.8 square metres; and
- b) a licensed capacity of 286 persons.

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 14, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-50/16

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 7, 2016 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

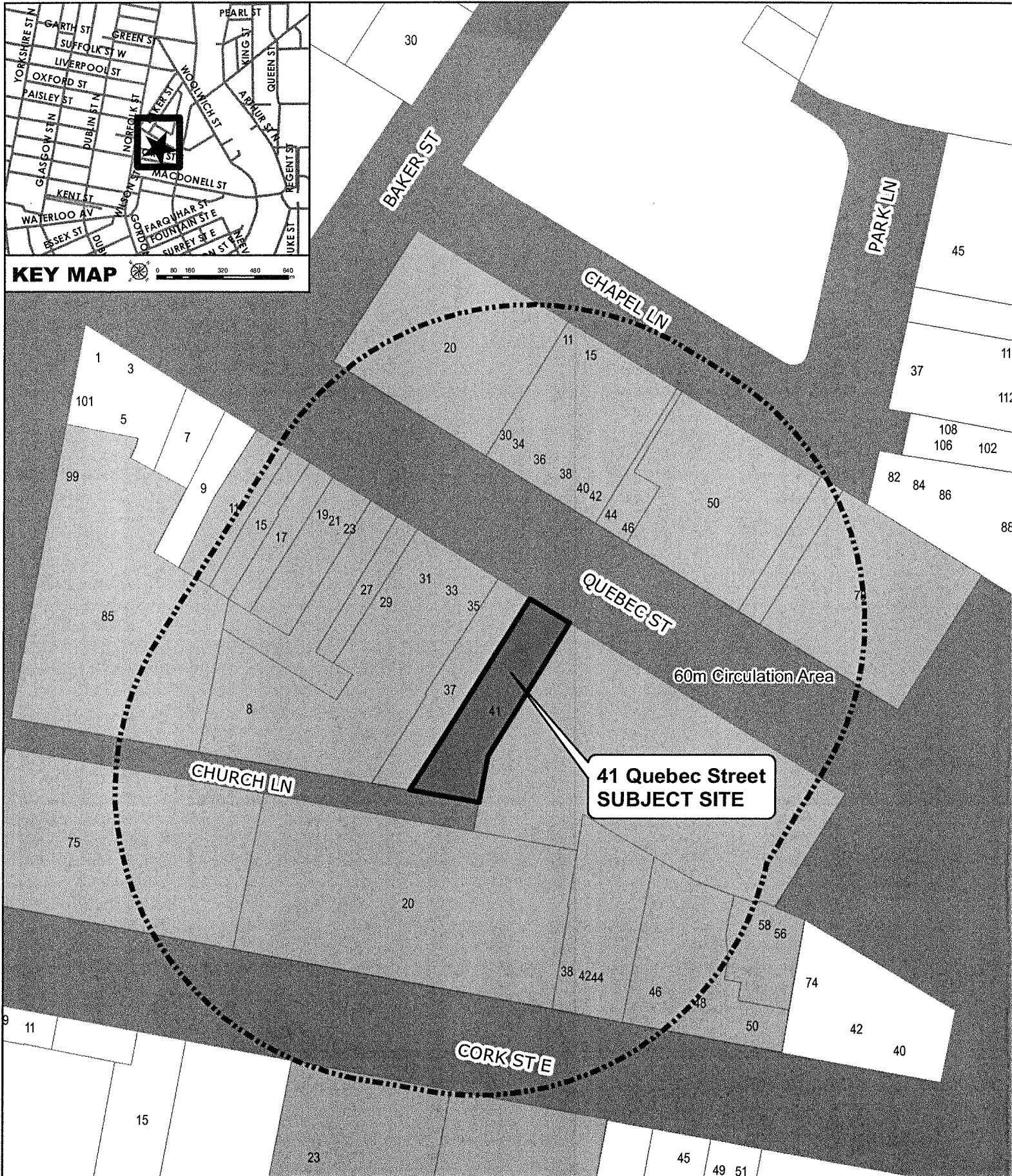
Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Municipal Board.

Trista Di Lullo

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

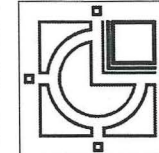
Dated this 24th day of June, 2016.



60m CIRCULATION AREA
41 Quebec Street
File No.: A-50/16

CITY OF
Guelph
Making a Difference

Produced by the City of Guelph
Committee of Adjustment
February 2016



L. Alan Grinham
Architect Inc.
20 Douglas Street, Guelph Ontario
N1H 2S9
TEL: (519) 766-1580
FAX: (519) 766-1377

ONTARIO ASSOCIATION
OF
ARCHITECTS

LLOYD A. GRINHAM
LICENCE
4762

NO.	DATE	REVISIONS
1	9/9/99	GENERAL REVISION
2	14/9/99	WASHROOM REVISIONS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE
AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE
ARCHITECT BEFORE PROCEEDING WITH THE WORK.
DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY
OF THE ARCHITECT AS INSTRUMENTS OF HIS SERVICE
AND MUST BE RETURNED AT HIS REQUEST.

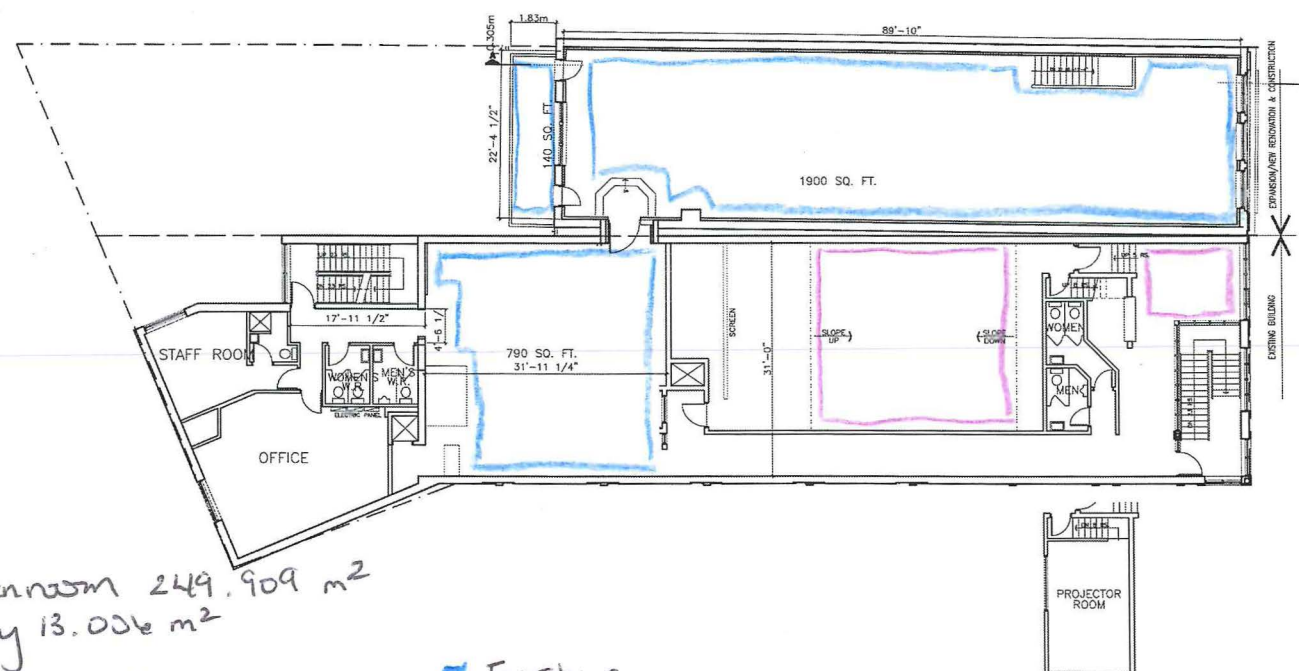
THE BOOKSHELF
OF GUELPH

QUEBEC STREET
GUELPH, ONT.

SECOND FLOOR
LAYOUT PLAN

DATE:	AUG. 3/99	SCALE:	1/16"=1'-0"
DRAWN BY:	RAI		
CHECKED BY:	LAG		
STATUS:	PERM		
JOB NO:	912		
FILE:	WOPLANDZMC		
FOLDER:	BOOKSHELF		

A02



Ekar and Green room 249.909 m²
Ekar Balcony 13.006 m²
cinema 99.87077 m²
cinema Lobby 13.0064 m²

Existing
Proposed