

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: | Breanne Anderson and Adam Maximenico |
| | | Agent: | David Brix, Terra View Custom Homes Ltd. |
| | | Request: | Variance for side yard setback for second storey residential addition |
| | | Location: | 27 Mary Street |
| j) | A-50/16 | Owner: | 1708814 Ontario Ltd. |
| | | Agent: | Hannah Minett |
| | | Request: | Variances for capacity and floor area of licensed establishment |
| | | Location: | 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.

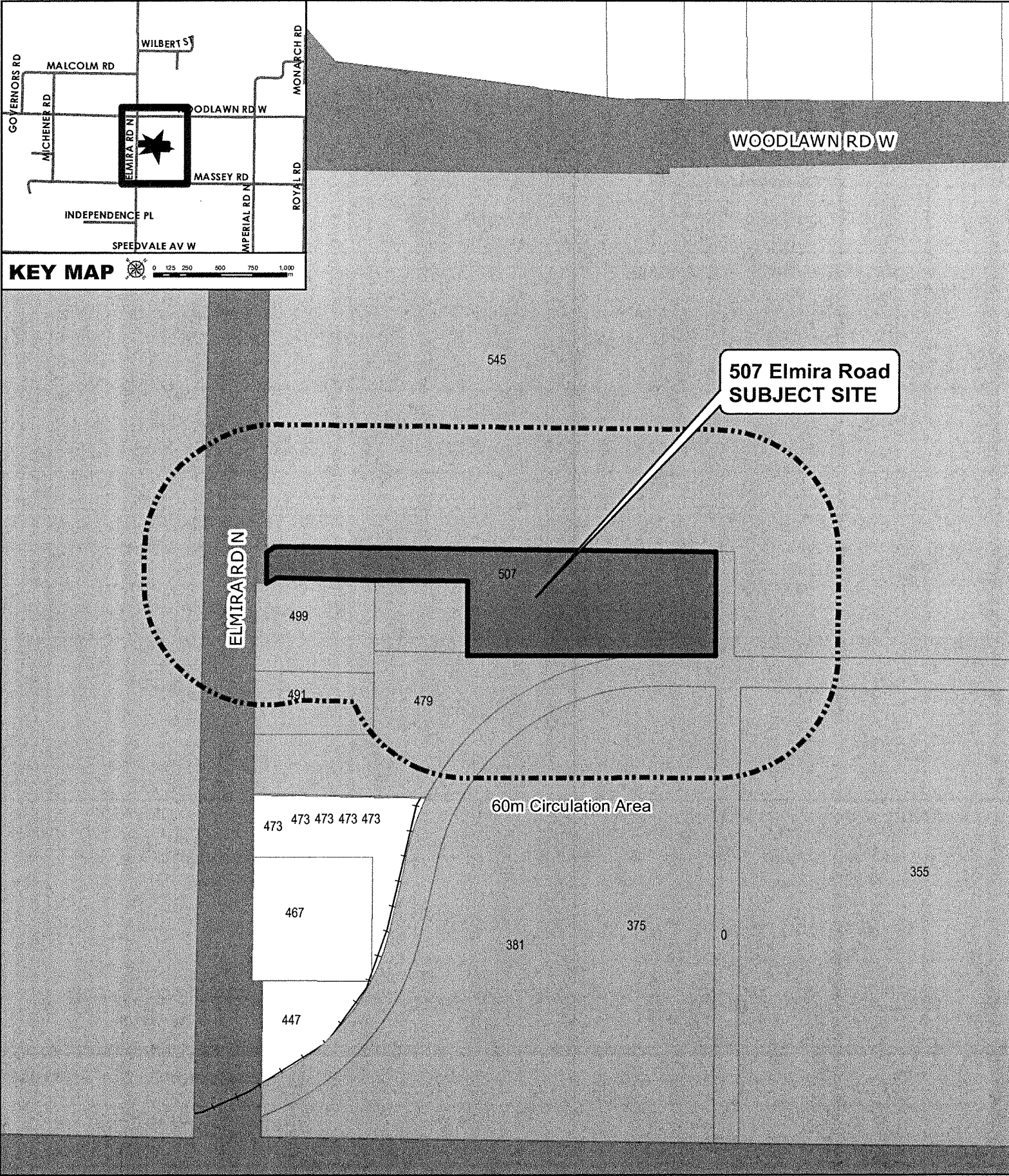
Please be advised that if a person or public body that files an appeal of a decision of the

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.

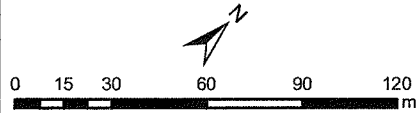
Trista Di Lullo

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

Dated this 24th day of June, 2016.



KEY MAP



60m CIRCULATION AREA
507 Elmira Road
File No.: B-21/16



Produced by the City of Guelph
Committee of Adjustment
February 2016

CITY OF GUELPH

WOODLAWN ROAD WEST

890

'B'

CONCESSION 1

PART 1, PLAN 61R-796

PART 6, PLAN 61R-796

LOT 10

ELMIRA ROAD

3.048 WIDENING BY REGISTERED PLAN 483

36.39

PIN 71269 - 0055

PART 1, PLAN 61R-20484

PART 2, PLAN 61R-20484

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT

50

ADDITIONAL LANDS OWNED BY THE APPLICANT

PIN 71269 - 0003

LOT

LOT 10
CONCESSION 2
DIVISION 'E'

58

59

LOT

152.03

LOT

LOT

LOT

LOT

LOT

LOT

LOT

LOT

LOT

LOT

LOT

LOT

LOT

LOT

LOT

LOT

LOT

PROPOSED PART 4
LANDS TO BE RETAINED
AREA=0.146 ha
PART 3, PLAN 61R-20484
EXISTING RIGHT OF WAY AND EASEMENT IN FAVOUR OF PROPOSED PART 3 AS IN INST. No. W0423899

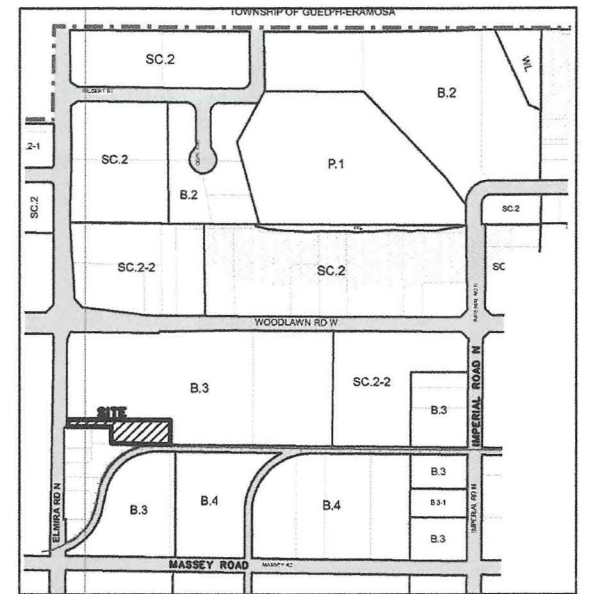
PROPOSED PART 2
LANDS TO BE RETAINED
AREA=0.046 ha
PROPOSED RIGHT OF WAY IN FAVOUR OF PROPOSED PARTS 1 & 3 FOR VEHICULAR ACCESS & CIRCULATION & EXISTING EASEMENT AS DESCRIBED IN INST. No. W0423899

PROPOSED PART 5
LANDS TO BE RETAINED
AREA=0.472 ha
PLAN 61R-20484
EXISTING EASEMENT AS DESCRIBED IN INST. No. W0423899

PROPOSED PART 3
LANDS TO BE MERGED WITH PROPOSED PART 1
AREA=0.404 ha
PARTS 1 & 5, 61R-20484

PROPOSED PART 1
LANDS TO BE SEVERED & MERGED WITH PROPOSED PART 3
AREA=0.108 ha
EXISTING EASEMENT AS DESCRIBED IN INST. No. W0423899

PART 6, PLAN 61R-20484
EXISTING EASEMENTS AS DESCRIBED IN INST. No. R05244165 & W0423899



KEYPLAN
(NOT TO SCALE)

SKETCH

PREPARED FOR LOT LINE ADJUSTMENT APPLICATION

SCALE 1 : 1000

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. 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

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: MAY 6, 2016

DM

PROJECT 16-0300

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.

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ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

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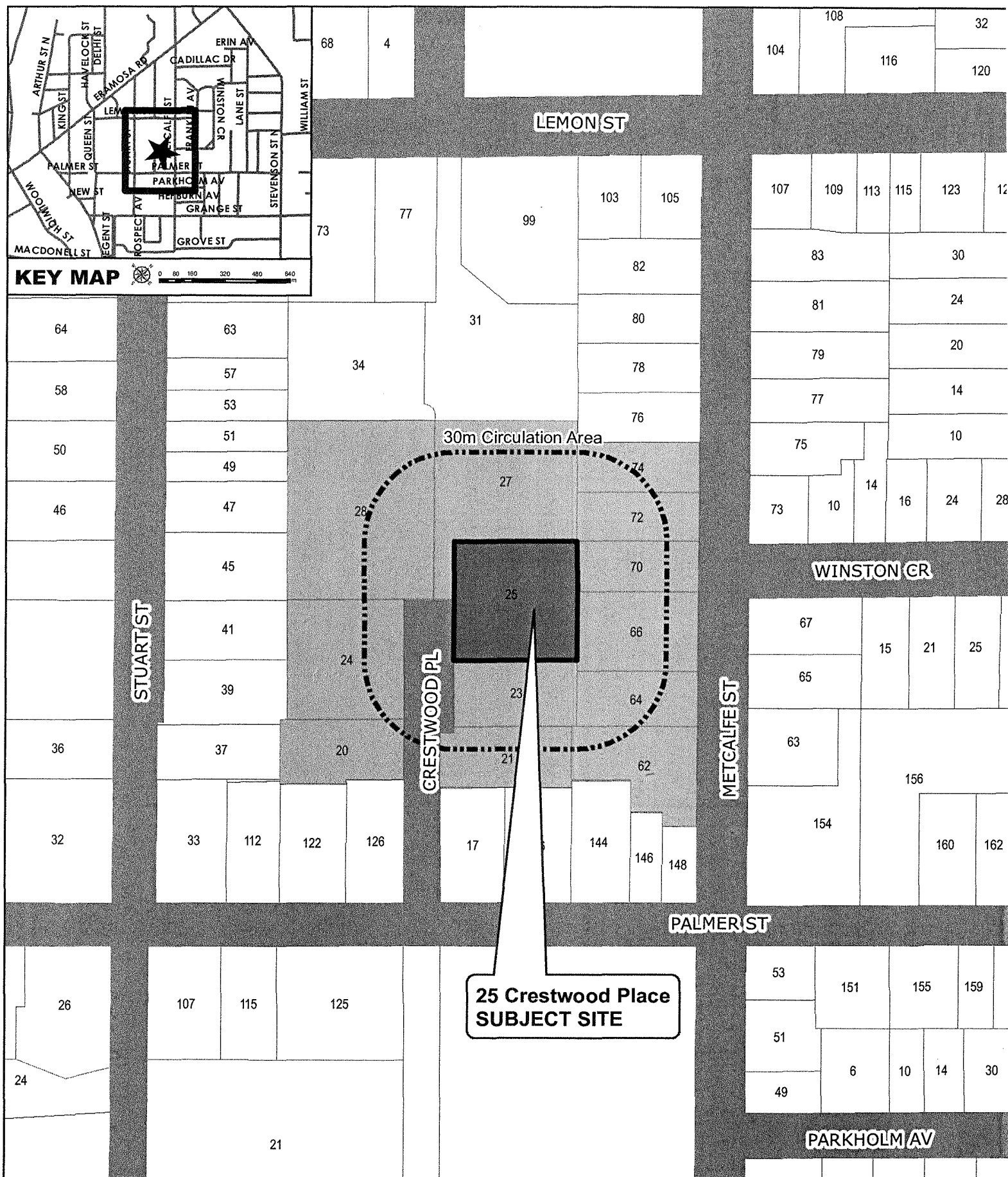
Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Municipal Board.

Trista Di Lullo

Trista Di Lullo, ACST(A)

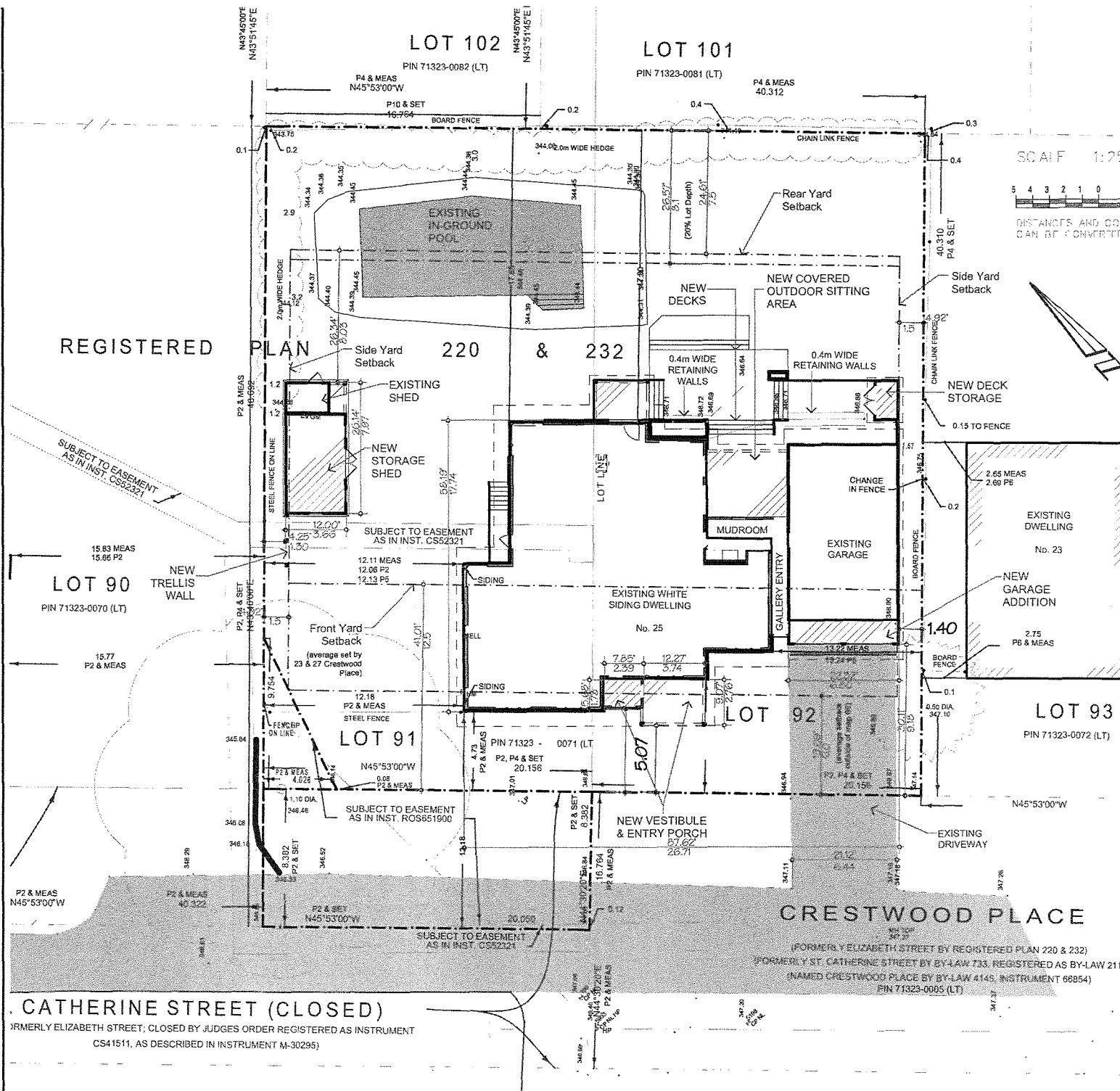
Secretary-Treasurer, Committee of Adjustment

Dated this 24th day of June, 2016.



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

CITY OF
Guelph
Making a Difference



SCALE 1:250

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

SKETCH OF
SURVEYOR'S REAL PROPERTY REPORT
ALL OF LOTS 91 & 92, REGISTERED PLAN 232
AND PART OF
ST. CATHARINES STREET, REGISTERED PLAN 232
(FORMERLY ELIZABETH STREET) CLOSED BY CS41511
CITY OF GUELPH,
COUNTY OF WELLINGTON

SCALE: 1:250

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

SITE INFORMATION:

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)

DATE	20/06/2016
DRAWING TITLE:	Site Plan, Option MV
PROJECT:	Montague & Pittman House, 25 Crestwood Place, Guelph, ON, N1E 4M3
PROJECT No:	15108
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 CROZIER, B. ARCH. 315 UNION STREET E. FERGUS, ON N1M 1W2 Ph. 519-787-4772 Fax. 519-787-7623 Email kcrozier@goguel.ca	31068 BCN FIRM # CROZIER DESIGN INC. BCN DESIGNER # 22327



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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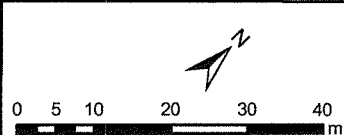
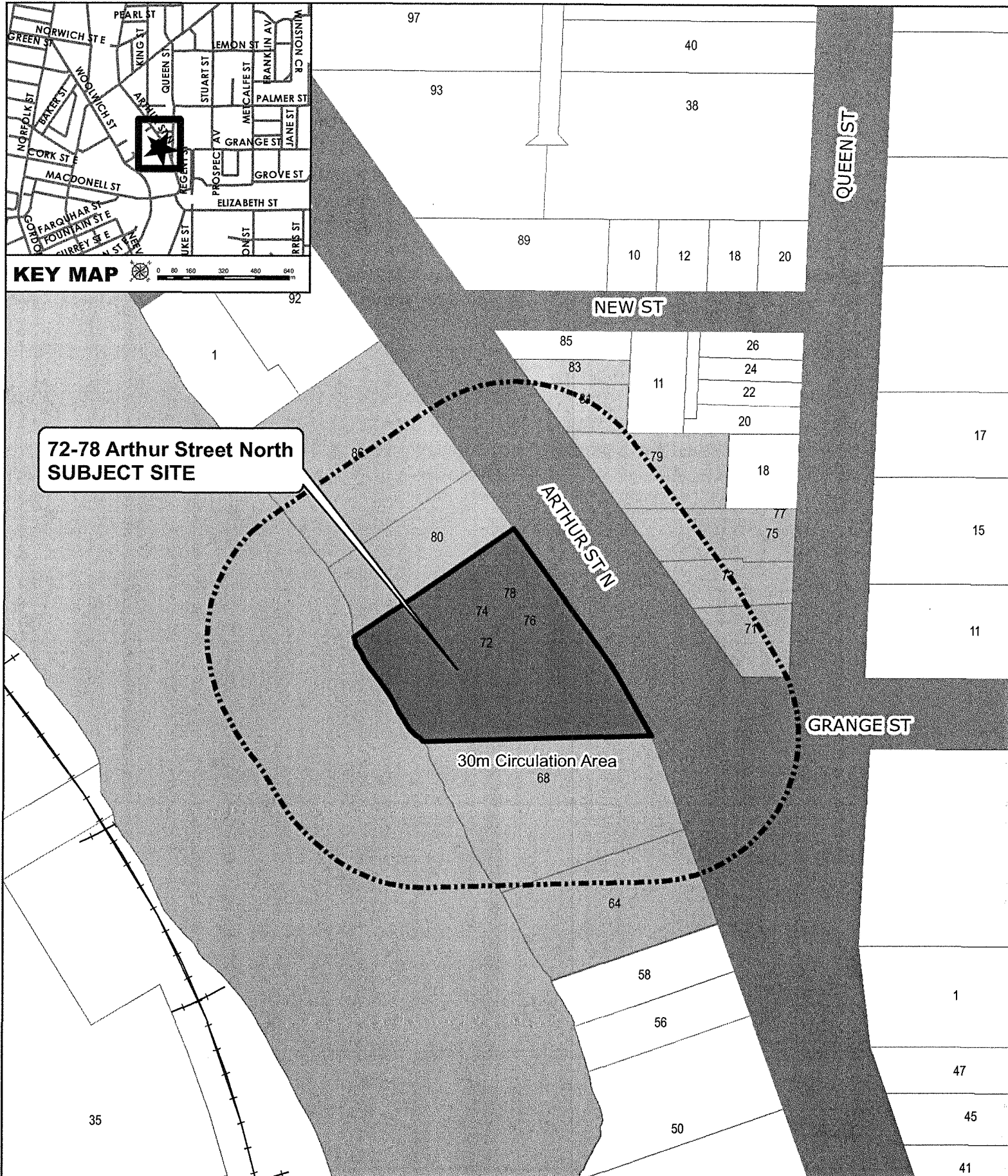
NOTICE OF THE DECISION

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.

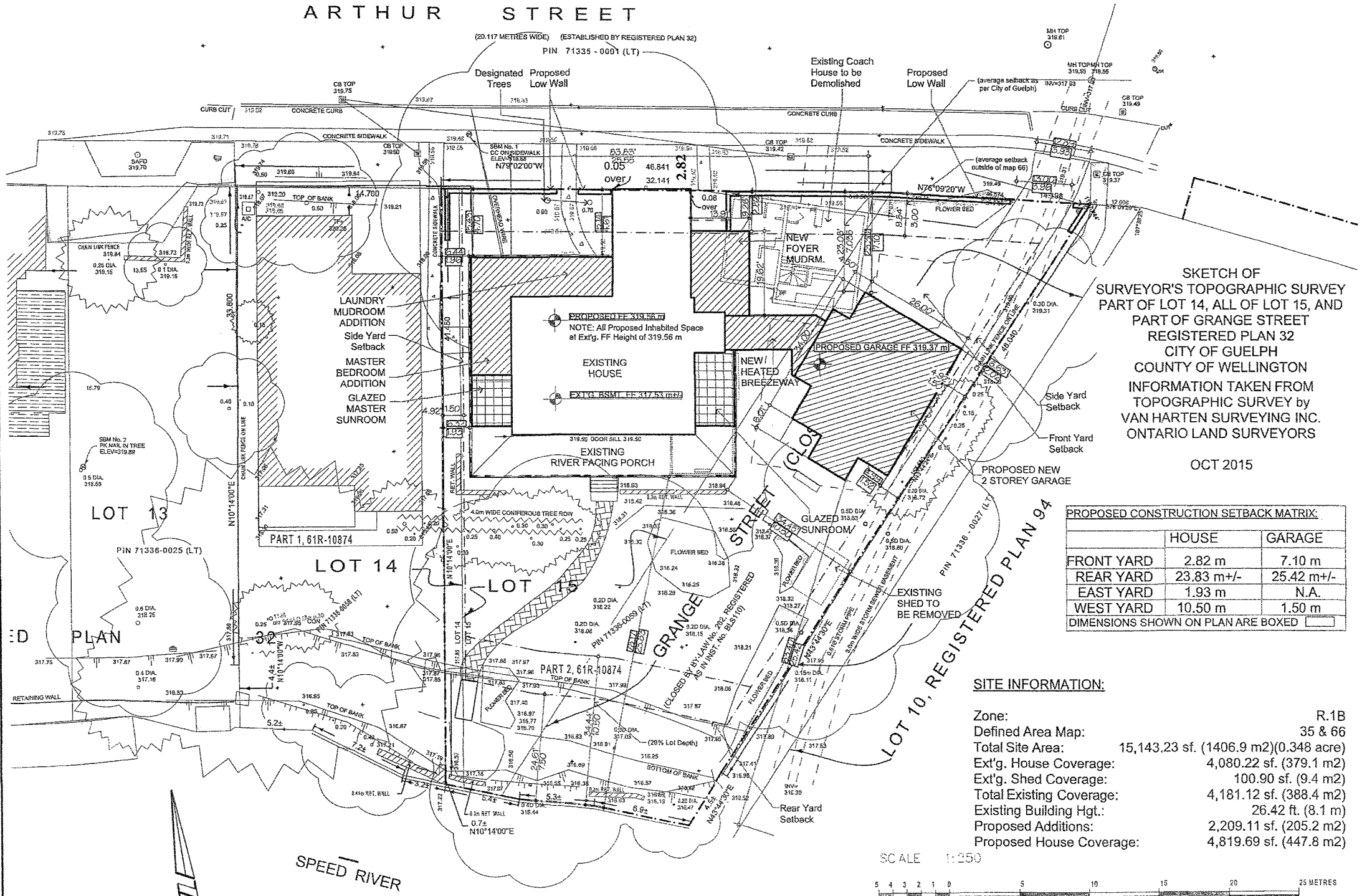


30m CIRCULATION AREA
72-78 Arthur Street North
File No.: A-44/16



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:

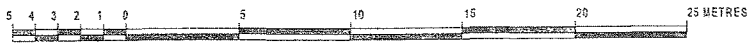
	HOUSE	GARAGE
FRONT YARD	2.82 m	7.10 m
REAR YARD	23.83 m+/-	25.42 m+/-
EAST YARD	1.93 m	N.A.
WEST YARD	10.50 m	1.50 m

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
SCIN 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
SCIN FRM # 31698
CON DESIGNER # 22421

COMMITTEE OF ADJUSTMENT 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 in the basement of the existing dwelling.
- 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 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

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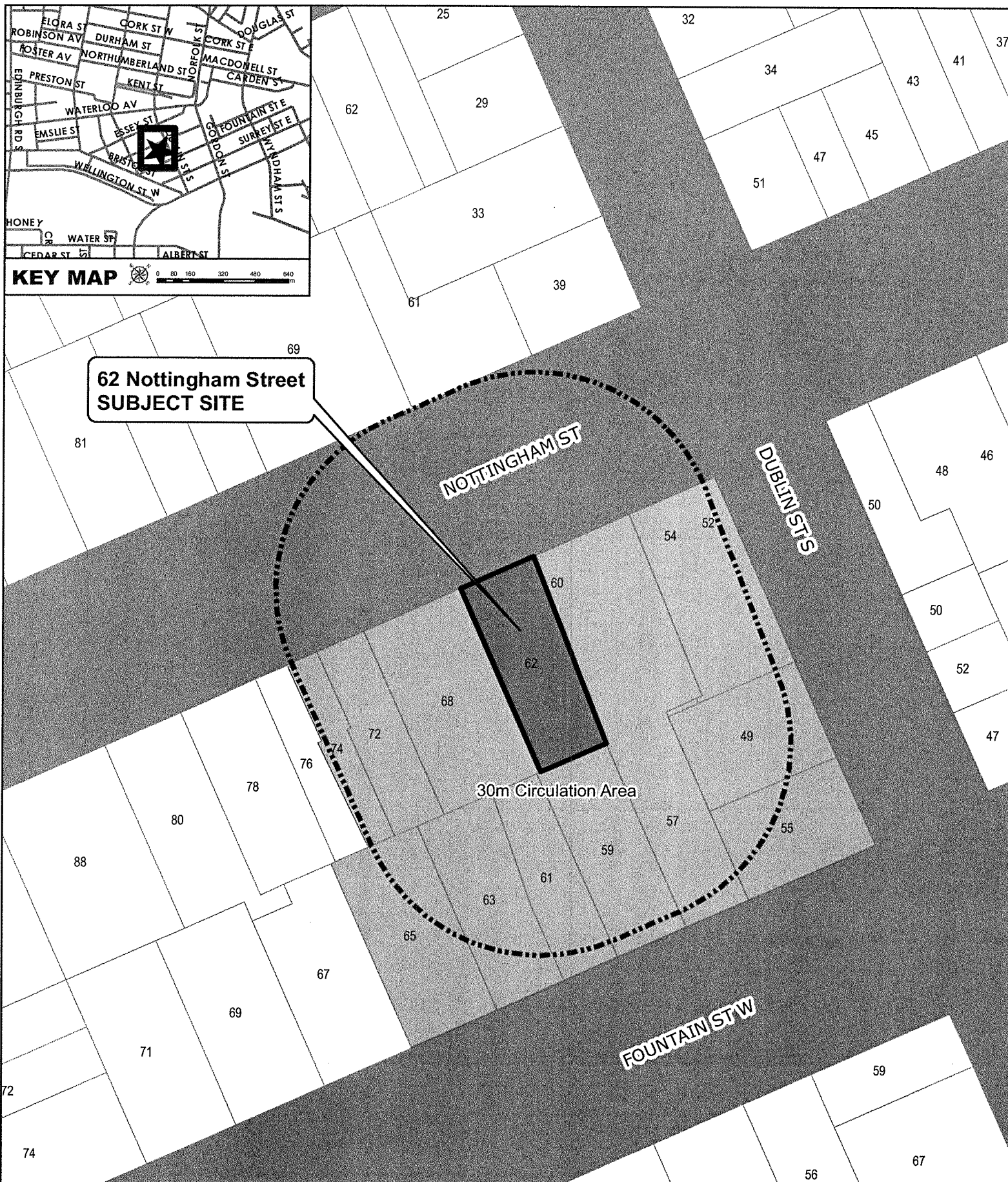
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Trista Di Lullo

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

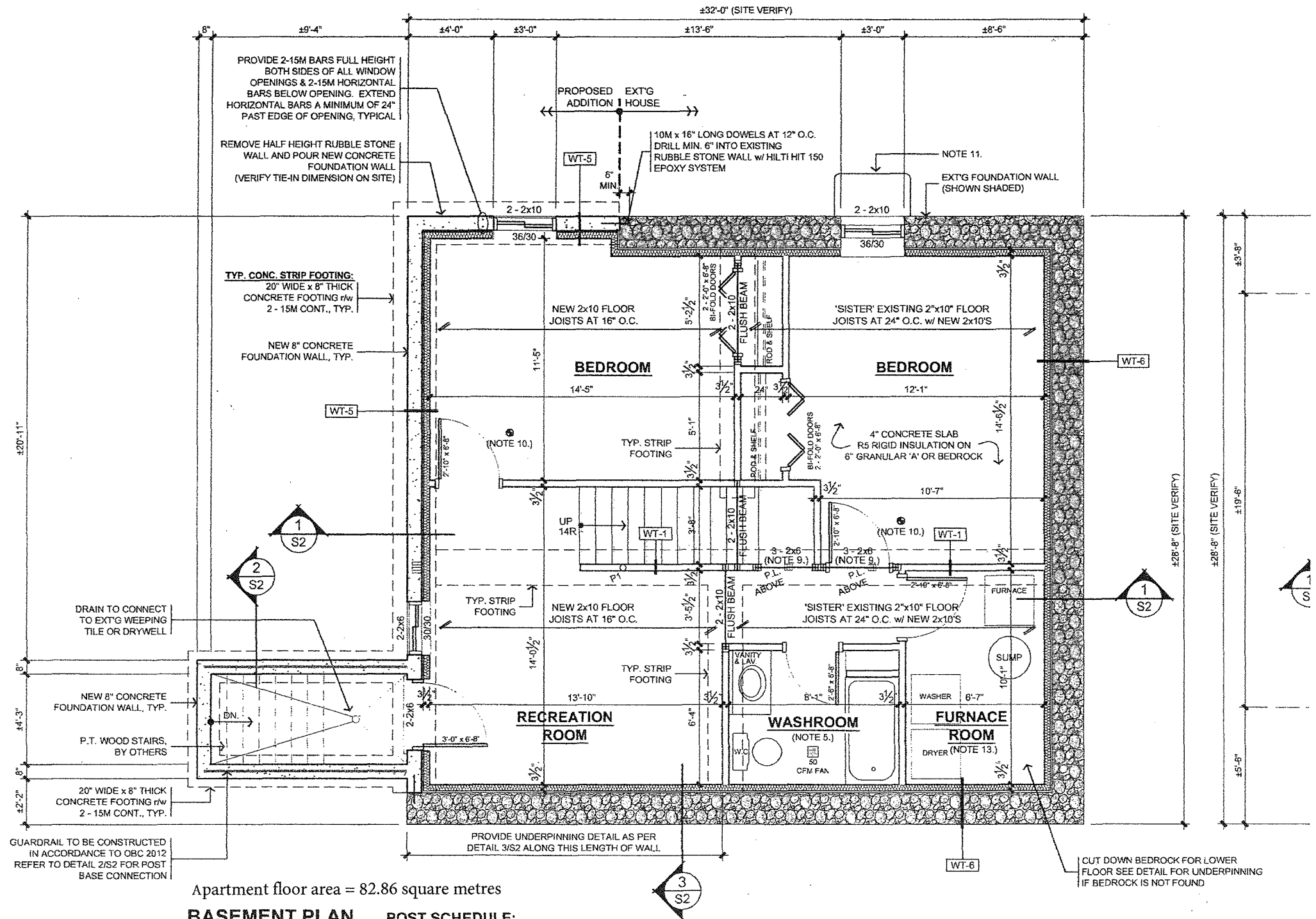
Dated this 24th day of June, 2016.



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

CITY OF
Guelph
Making a Difference

Produced by the City of Guelph
Committee of Adjustment
February 2016



Apartment floor area = 82.86 square metres

BASEMENT PLAN POST SCHEDULE:

NOTTINGHAM

(99 Feet Wide)

NOTE:

RINGS ARE REFERRED TO THE EAST LIMIT OF NOTTINGHAM STREET, HAVING A COURSE OF 20°57'30" E, AS SHOWN ON SURVEY BY 155) PROJ. No. 93-10889.

GLASGOW STREET

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.

LEGEND:

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SB STANDARD IRON BAR
- CC CUT CROSS
- IB IRON BAR
- IP IRON PIPE
- D1 INSTRUMENT 612857
- D2 INSTRUMENT 595716
- D3 INSTRUMENT 739877

- 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. 93-10889
- P3 SURVEY BY (1155) PROJ. No. 87-8356
- P4 SURVEY BY (1155) PROJ. No. 83-6081
- P5 SURVEY BY (375) PROJ. No. 181-88
- P6 SURVEY BY (375) PROJ. No. 98-0470
- P7 SURVEY NOTES 86-90 BY (375) DATED JUNE 1952
- P8 SURVEY BY (1155) PROJ. No. 92-10569

VAN HARTEN SURVEYING INC.
ONTARIO LAND SURVEYORS

423 WOOLWICH STREET - GUELPH, ONTARIO

PHONE (519) 821-2763 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:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM. *JEFFREY E. BUISMAN, O.L.S.*
- THIS SURVEY WAS COMPLETED ON THE 19th DAY OF MARCH, 1998. DATE: MARCH 20, 1998

PROJECT No.

98 - 13106

CHECKED BY

J.E.B.

SOKKIA FILE

GUELPH\08

ACAD DWG. No.

BPT231

DRAWN BY

H.K.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

1172112



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

In accordance with
Regulation 1026, Section 29(3).

**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

0 5 10 20 30 feet

J.E. BUISMAN, O.L.S.

PLAN

INST. 612857

PROPERTY LIMIT

GARAGE

595716

107.85' MEAS.
104'± D1

INST. 733864

PROPERTY LIMIT

PROPERTY LIMIT

LOT No. 72

108.15' P8 & SET

FOUNTAIN WATERLOO
(Formerly)

LINK FENCE
IB
7.21' VERMUDA
42.00' D1 and SET
REFERENCE BEARING
N 20°57'30" E

1 1/2 STOREY
BRICK
DWELLING
No. 82

DEPT. 1.41' P1

Corner 0.32' Clear of Sideline
0.56' Clear of Streetline

NO CUL-DE-SAC

CRANES

DRIVE

0.2'

125.55' P8 & MEAS.

57.42' D2

56.18' MEAS.

PROPERTY LIMIT

LOT 231

LOT 243

27.37'

P7 & SET

36.07'

P8 & MEAS.

205.3'±

IB 1155

LOT 243

LOT 250

REG'D

LOT 250

LOT 250

LOT 250

LOT 250

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ROW OF CONIFEROUS TREES
LOT LINE
NO FENCE But Location of Fence as shown on P2 & P5

231

108.21' P4
P3 & MEAS.
109.60'

89°57'45" MEAS.
90°01'00" P4

790-488

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 232

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 233

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 234

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 235

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 236

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 237

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 238

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 239

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 240

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 241

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 242

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 243

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 244

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 245

INST. 790-488

40.00' P4 & SET

108.15' P8 & SET

LOT 246

INST. 790-488

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).

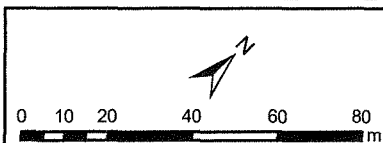
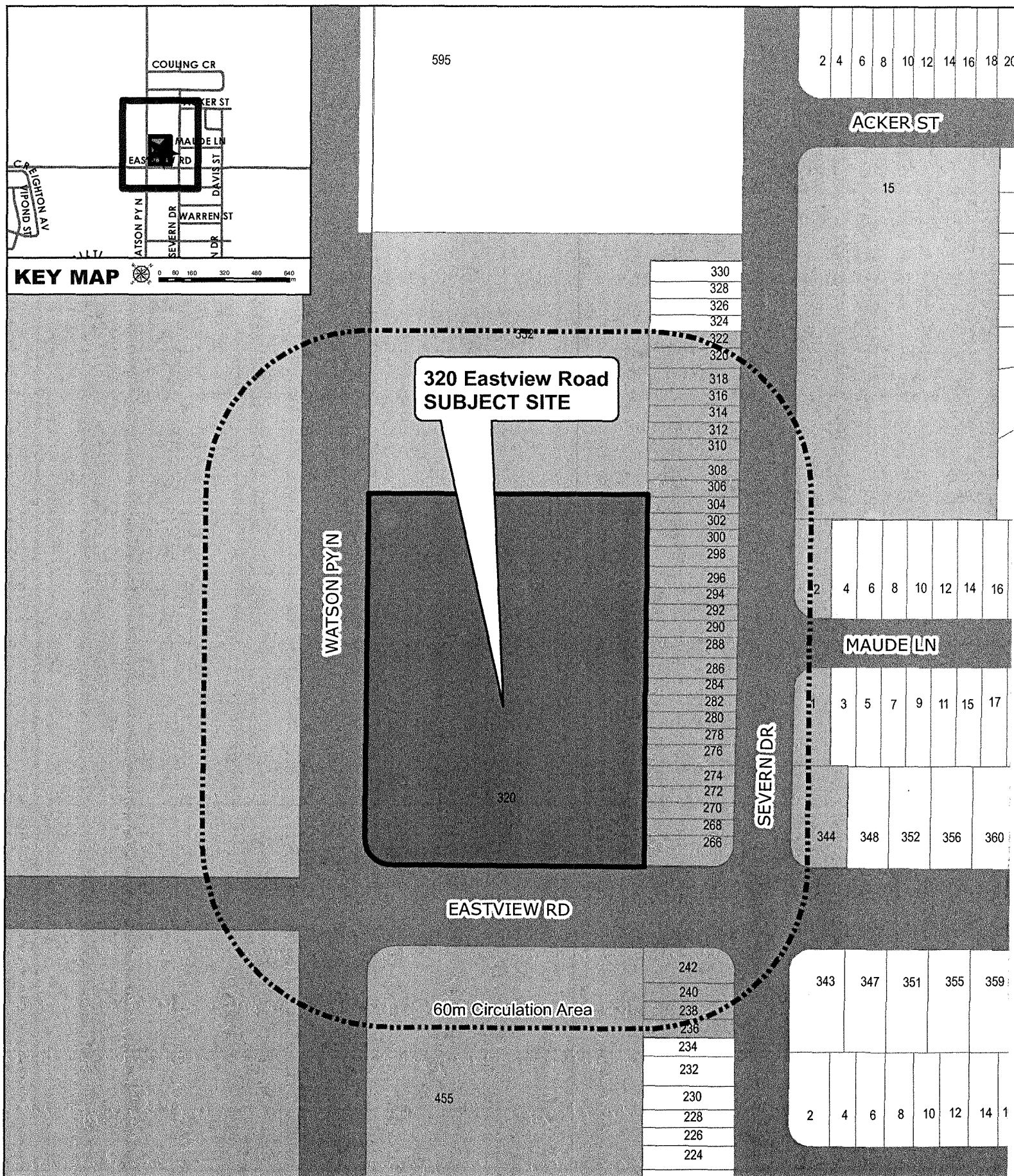
NOTICE OF THE DECISION

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, 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



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			
REV. #	DATE	DESCRIPTION	ISSUED FOR APPROVAL
1			
2			

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.

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

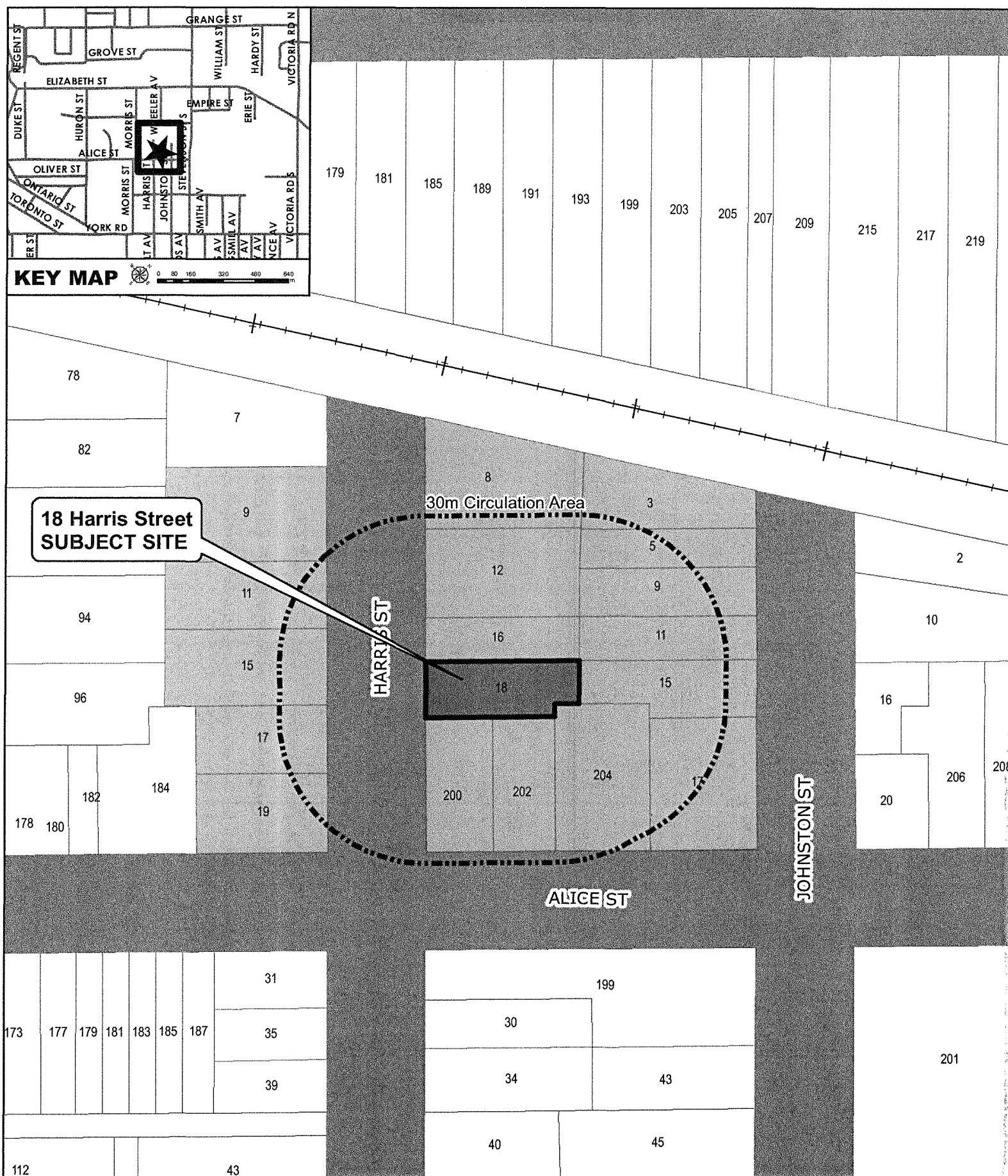
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours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

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

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

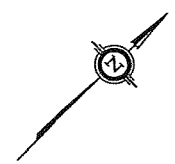
Dated this 24th day of June, 2016.



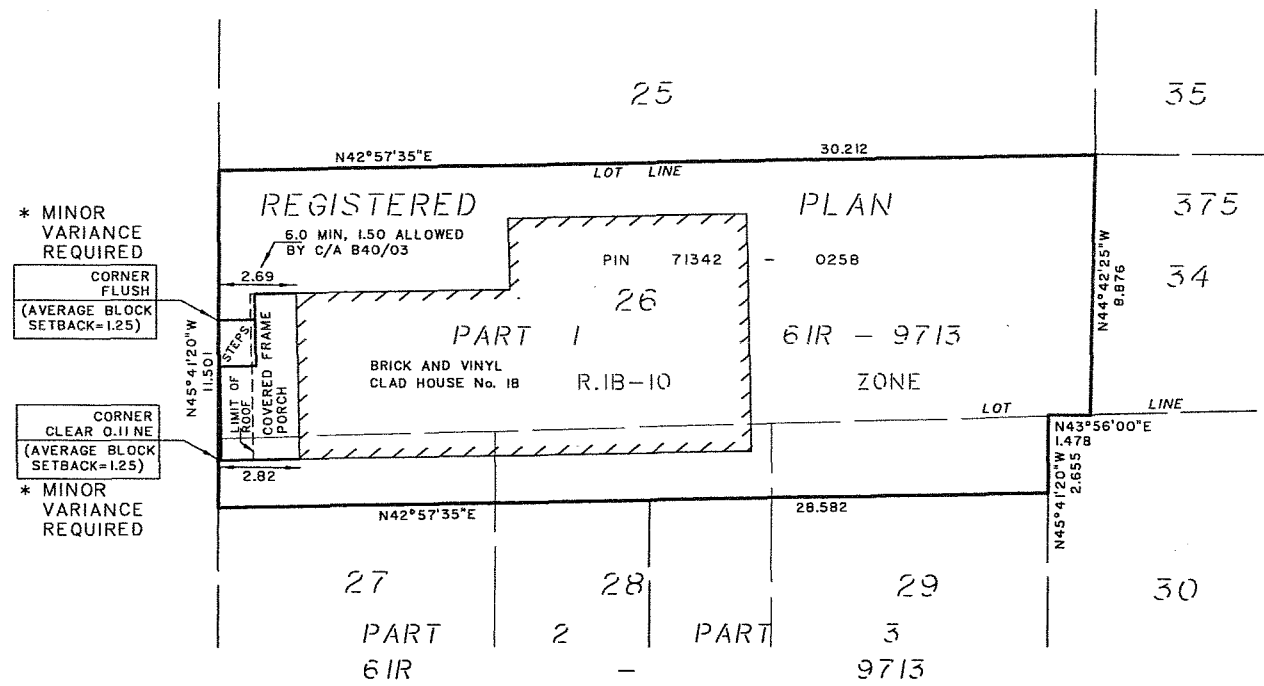
30m CIRCULATION AREA
18 Harris Street
File No.: A-46/16



City of Guelph



HARRIS STREET



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
ONTARIO LAND SURVEYOR

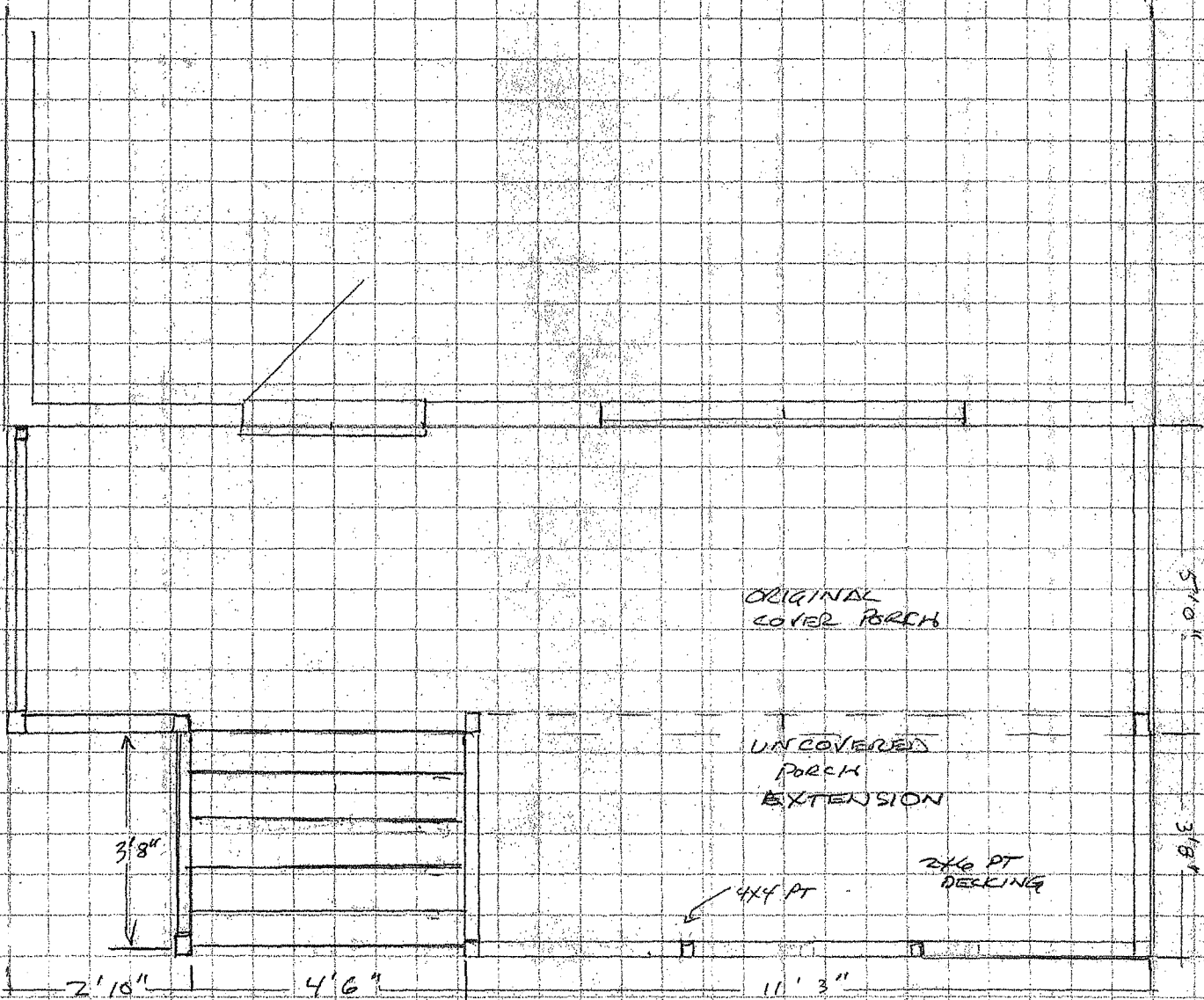
© COPYRIGHT 2016: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

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



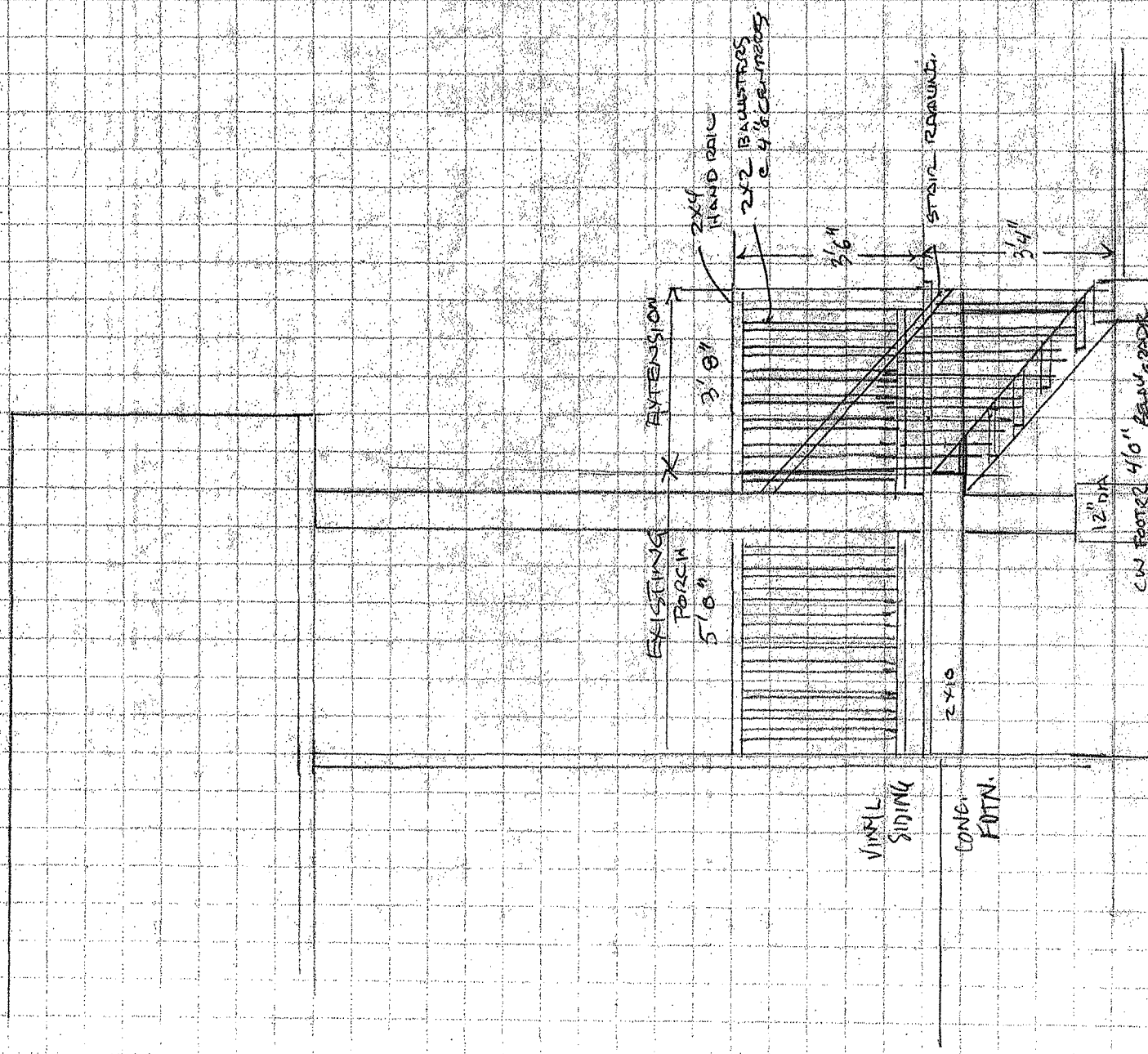
PLAN

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

C. DOWNELL

18 HARDS ST.

GUELPH ON



C. DONOVAN
18 HARRIS ST.
GUELPH
SECTION

EXISTING PORCH
5'0"

EXTENSION
3'8"

2x4 HAND RAIL

2x2 BANNISTERS
C. 4' 8" CEMENT

3/4"

STAIR RAILING

3/4"

2x10

VINYL
SIDING

CONC.
FDN.

12" DIA

CW FOOTER 4'0" BAY 2x10

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.

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).

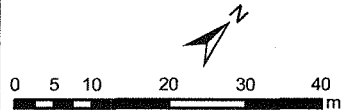
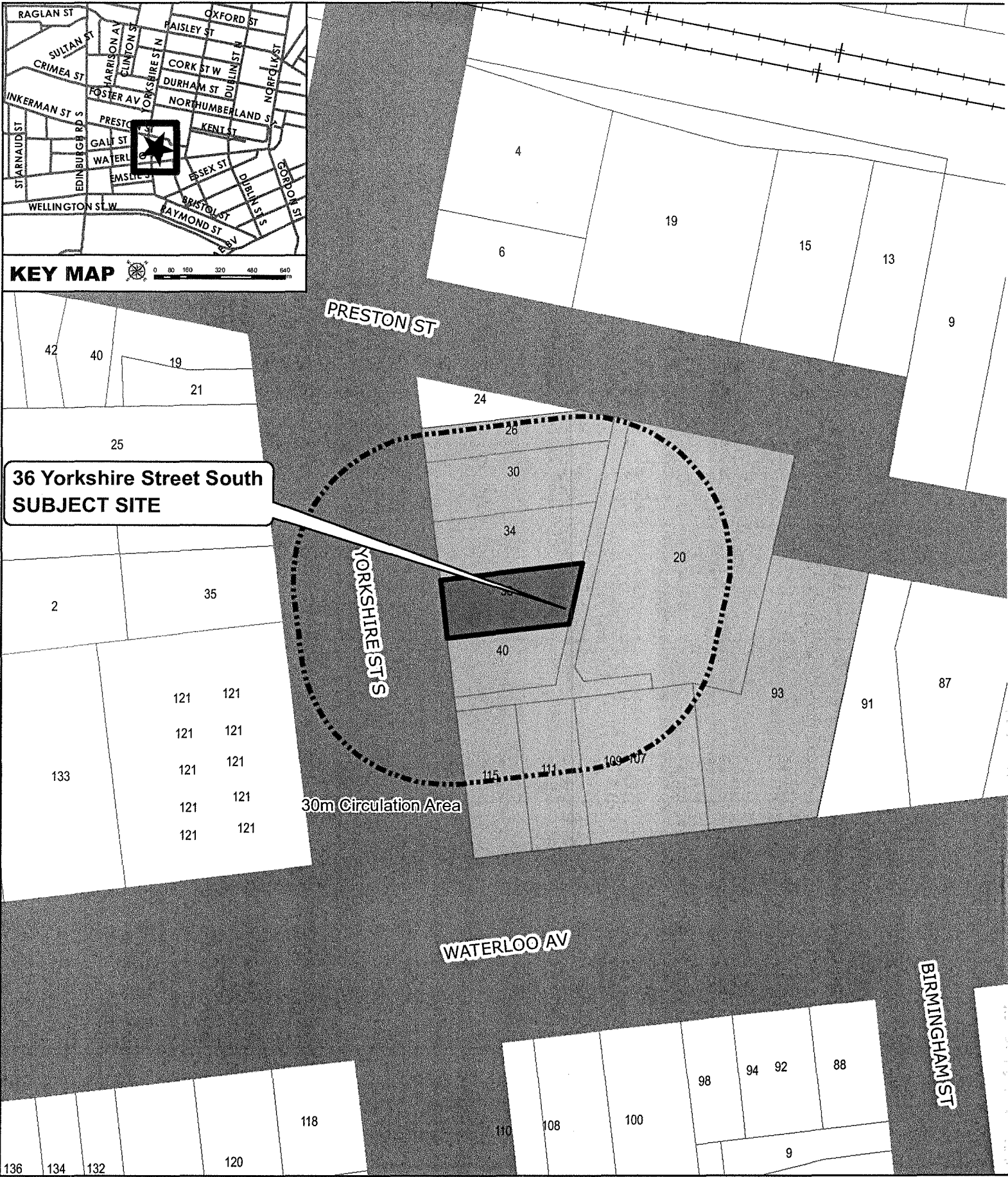
NOTICE OF THE DECISION

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

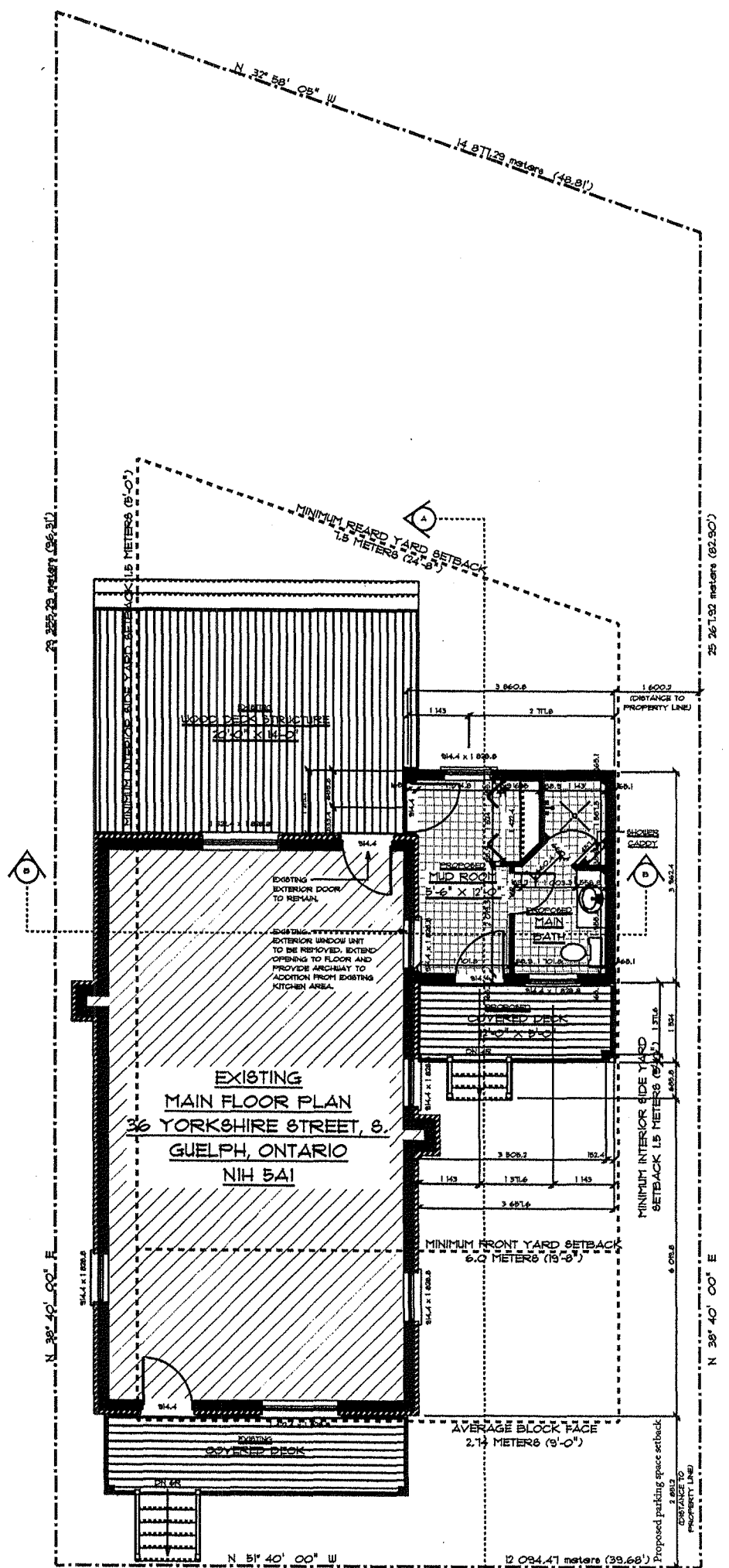
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 24th day of June, 2016.



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

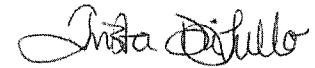
record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact Jennifer Slater, Program Manager Information, Privacy and Elections at privacy@guelph.ca or at 519-822-1260 ext. 2605.

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.

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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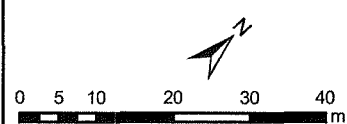
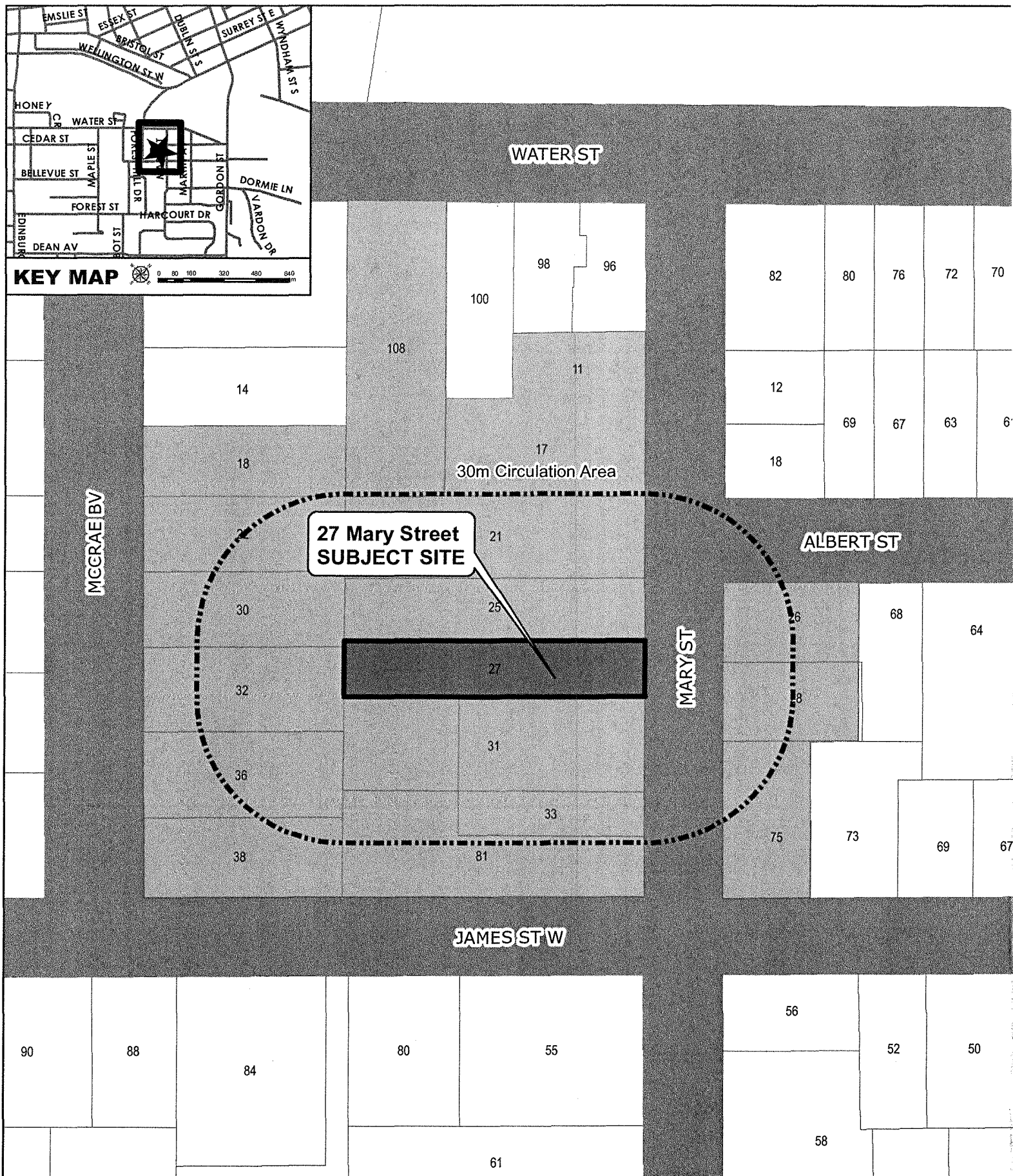
NOTICE OF THE DECISION

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

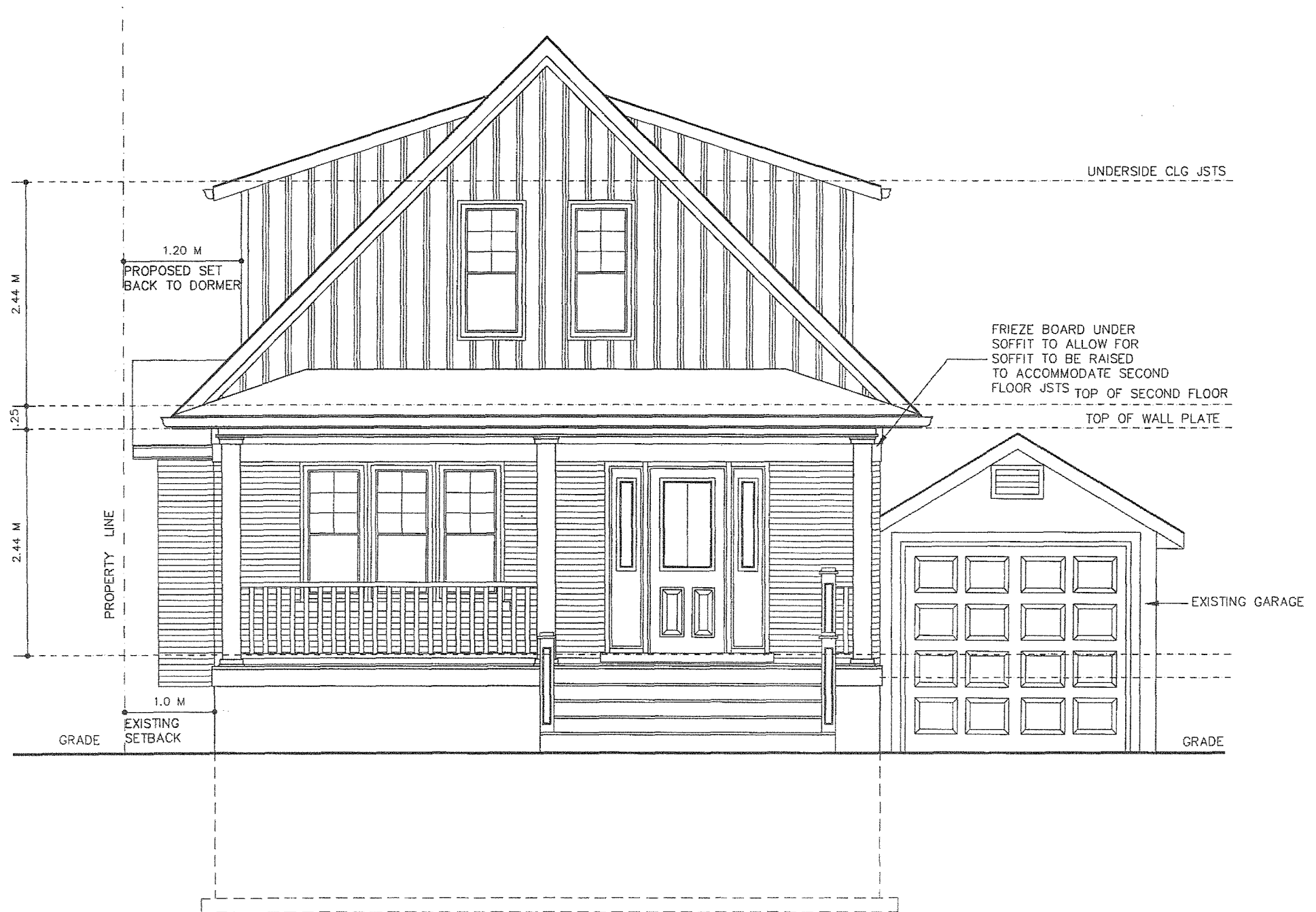
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 24th day of June, 2016.



30m CIRCULATION AREA
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).

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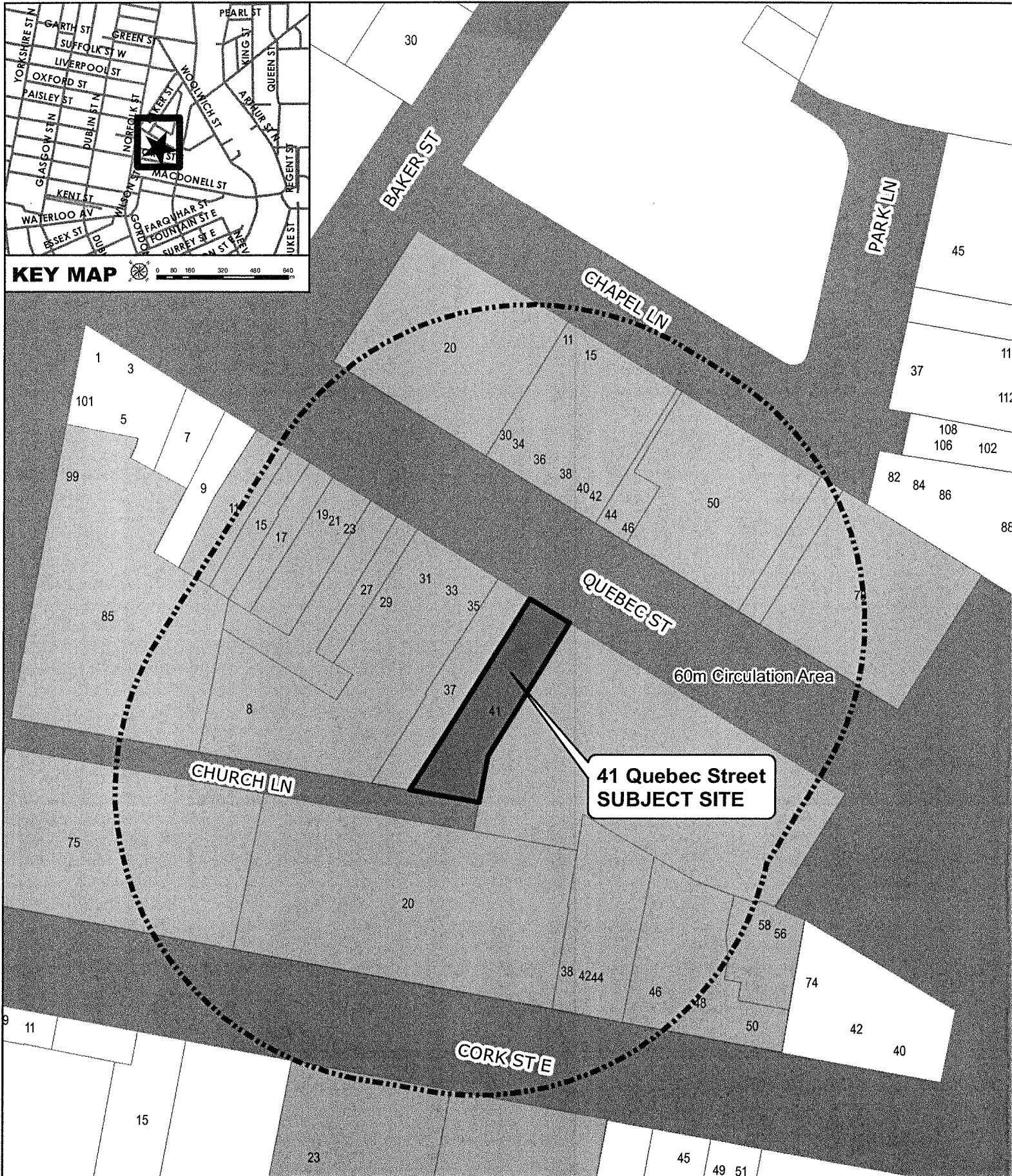
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Trista Di Lullo

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

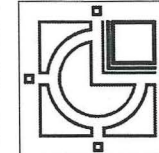
Dated this 24th day of June, 2016.



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.

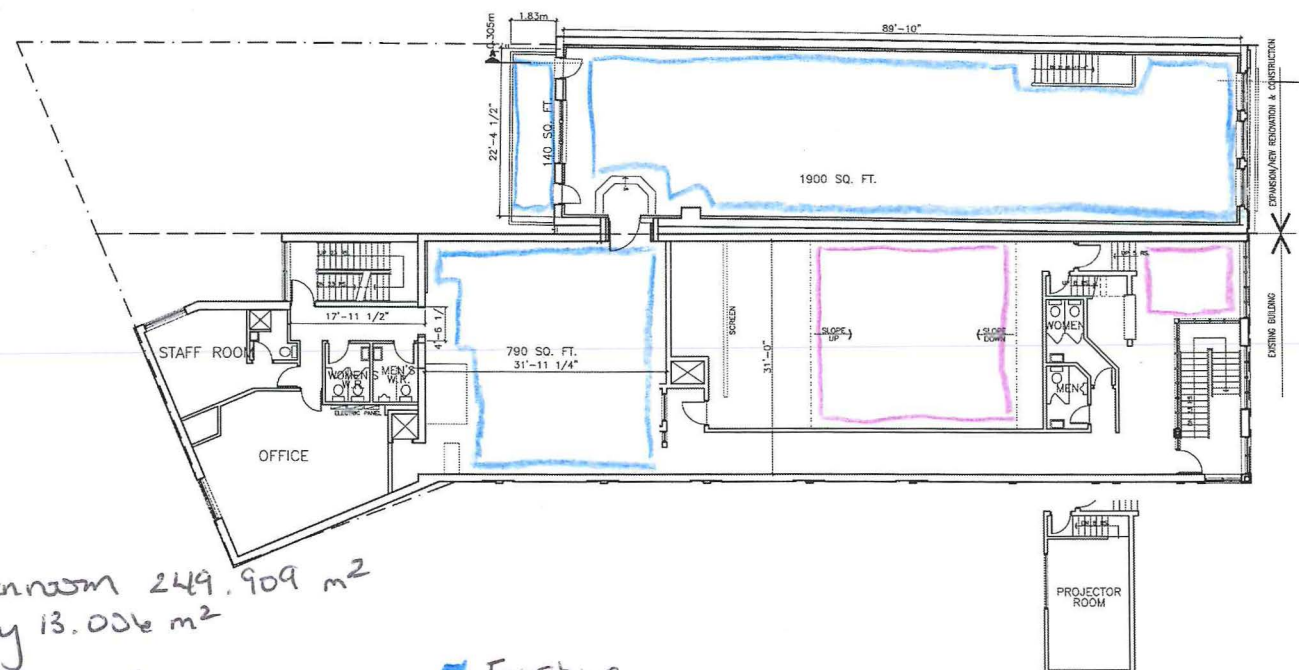
THE BOOKSHELF
OF GUELPH

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