

# COMMITTEE OF ADJUSTMENT AGENDA



**Council Chambers, Guelph City Hall, 1 Carden Street**

**DATE    Thursday, May 12, 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 - APRIL 14, 2016 HEARING MINUTES REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS**

#### **CURRENT APPLICATIONS**

- |    |                |           |  |
|----|----------------|-----------|--|
| a) | <b>A-29/16</b> | Owner:    | Gemini Homes Inc.  |
|    |                | Agent:    | Brian Beatty – Black, Shoemaker, Robinson & Donaldson Ltd.   |
|    |                | Request:  | Exterior side yard variance for proposed on-street townhouse   |
|    |                | Location: | Summit Ridge (Plan 61M-194, Block 34)  |
| b) | <b>A-30/16</b> | Owner:    | Keiran Pattullo Graf   |
|    |                | Agent:    | N/A  |
|    |                | Request:  | Side yard variance for proposed addition   |
|    |                | Location: | 143 London Road West   |
| c) | <b>B-15/16</b> | Owner:    | Victoria Park Village Inc.   |
|    |                | Agent:    | Nancy Shoemaker – Black, Shoemaker, Robinson & Donaldson Ltd.  |
|    |                | Request:  | Consent for lot addition   |
|    |                | Location: | 1159 Victoria Road South   |
| d) | <b>A-31/16</b> | Owner:    | M. Lynn Broughton  |
|    |                | Agent:    | N/A  |
|    |                | Request:  | Permit enlargement/extension of legal non-conforming semi-detached dwelling and side yard variance for proposed addition |
|    |                | Location: | 132 Arthur Street North  |
| e) | <b>A-32/16</b> | Owner:    | Danielle Modolo and Jacques De Vos   |
|    |                | Agent:    | Collin Beaumont/Steve Winter - Westmount Craftsmen Inc.  |
|    |                | Request:  | Variances for front and side yard for proposed addition  |
|    |                | Location: | 38 Edinburgh Road South  |
| f) | <b>A-33/16</b> | Owner:    | Palmerino Sacchetti  |
|    |                | Agent:    | Alvin Brown – AWB Construction, Consult, & Design  |
|    |                | Request:  | Variance for accessory apartment size  |
|    |                | Location: | 58 Dean Avenue   |
| g) | <b>A-34/16</b> | Owner:    | Joylife Imperial Towers Limited  |
|    |                | Agent:    | N/A  |
|    |                | Request:  | Variances for rear yard and floor space index for proposed apartment building  |
|    |                | Location: | 978 Paisley Road   |
| h) | <b>A-35/16</b> | Owner:    | 115 Fleming Holdings Inc.  |
|    |                | Agent:    | Kyle Bittman, Coletara Development   |
|    |                | Request:  | Exterior side yard variances for proposed on-street townhouse units  |
|    |                | Location: | 115 & 129 Fleming Road (Plan 61M-202, Block 9)   |

# COMMITTEE OF ADJUSTMENT AGENDA

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<b>A-36/16</b>	Owner:	115 Fleming Holdings Inc.
	Agent:	Kyle Bittman, Coletara Development
	Request:	Exterior side yard variance for proposed on-street townhouse unit
	Location:	98 Pettitt Drive (Plan 61M-202, Block 5)

**OTHER BUSINESS**

- Application Refund Request – Files A-35/16 & A-36/16

**ADJOURNMENT** – next regular hearing June 9, 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 Minor Variance(s) has been filed with the Committee of Adjustment.**

- LOCATION:** Summit Ridge Drive (Plan 61M-194, Block 34)
- PROPOSAL:** The applicant is proposing to construct six (6) on-street townhouse units.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Townhouse (R.3B) Zone. A variance from Table 5.3.2 Row 5a of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires, for a townhouse in the R.3B zone, a minimum exterior side yard of 4.5 metres.

**REQUEST:**  
The applicant is seeking relief from the By-law requirements to permit an exterior side yard setback of 1.5 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, May 12, 2016
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-29/16

**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 **May 5, 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](mailto: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](http://www.guelph.ca) > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

**NOTICE OF THE DECISION**

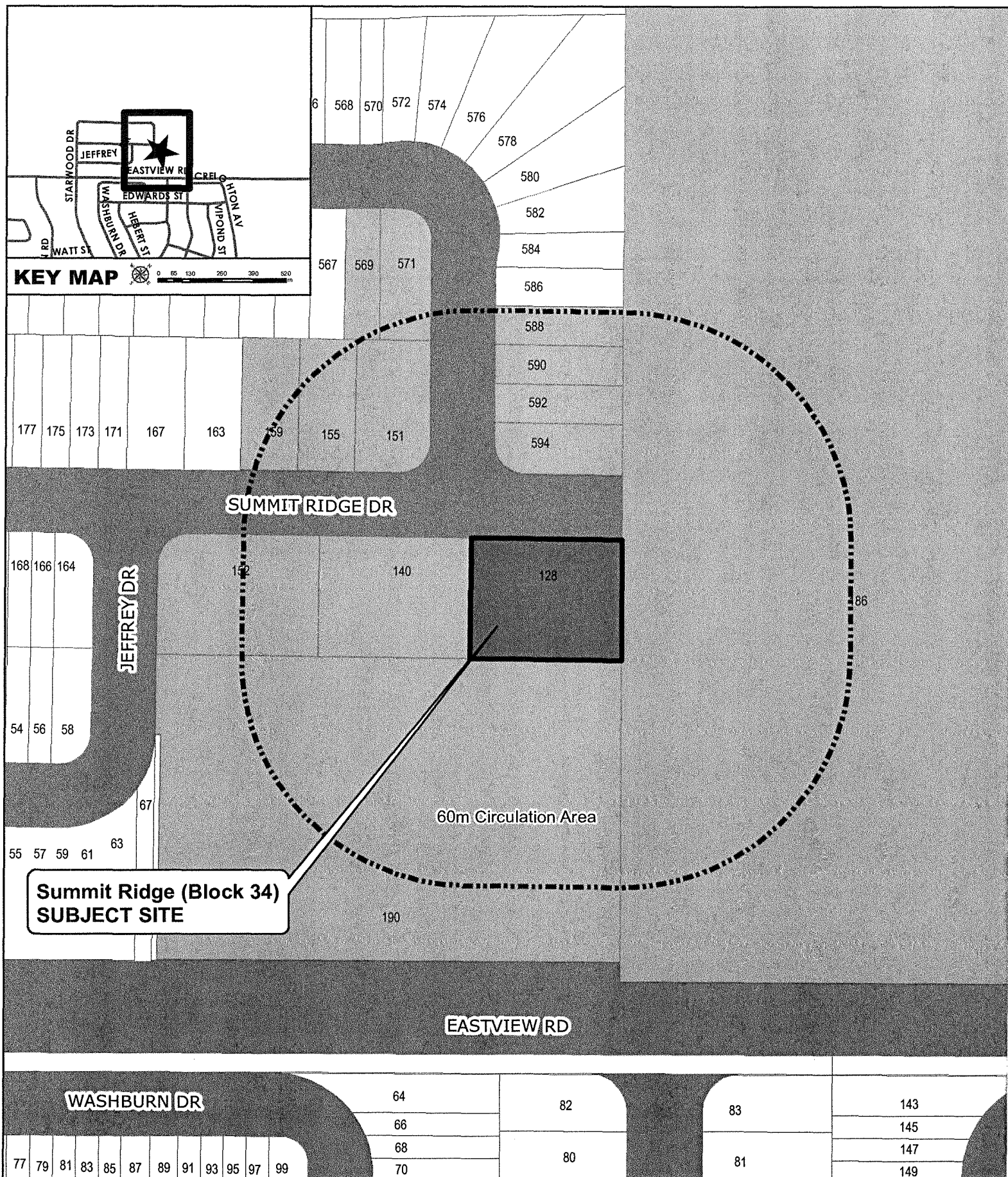
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

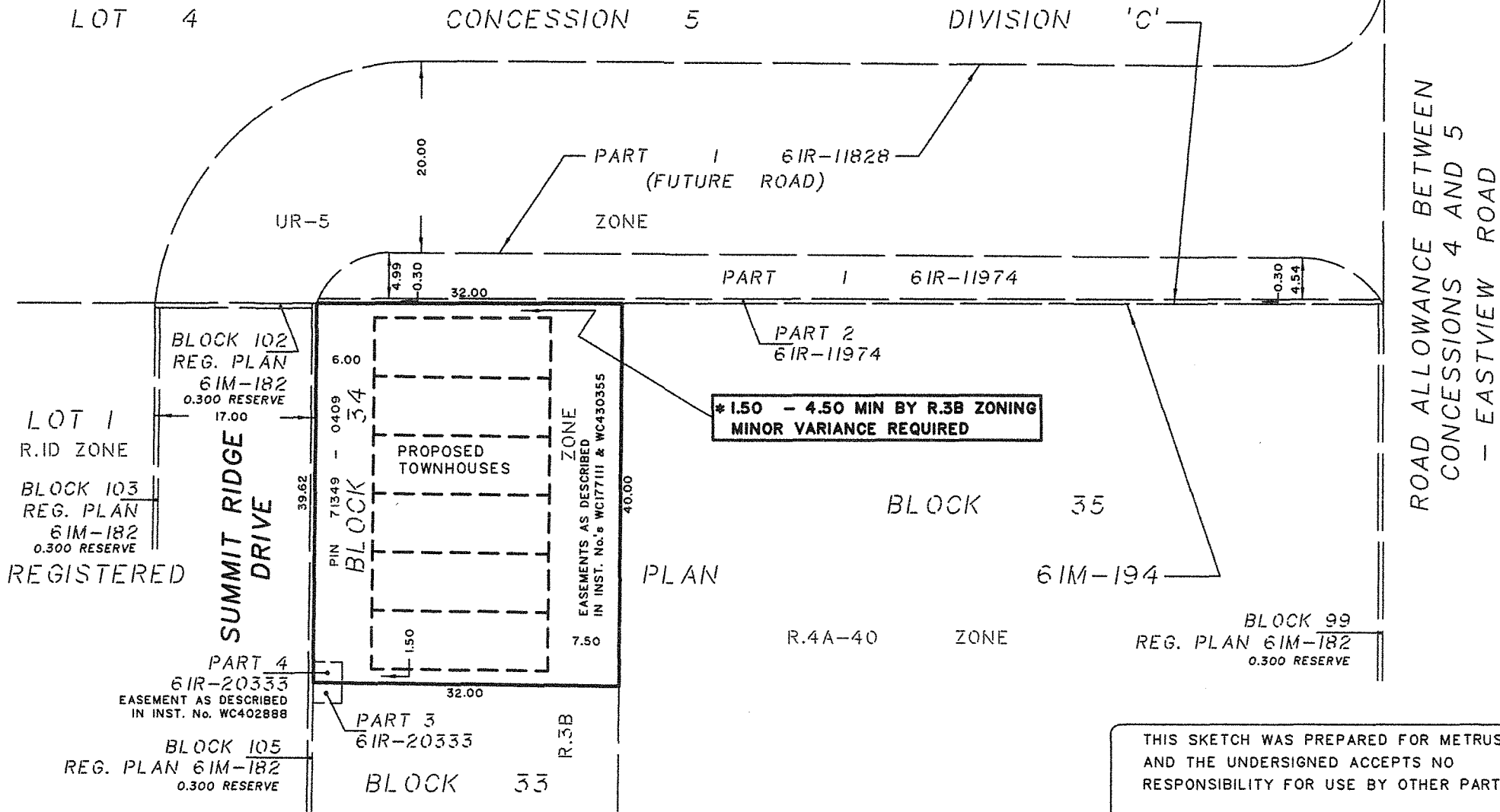
*Trista Di Lullo*

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

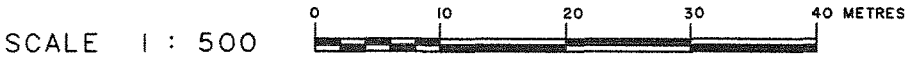
Dated this 22<sup>nd</sup> day of April, 2016.





SKETCH

PREPARED FOR MINOR VARIANCE APPLICATION



**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 REGISTERED PLAN 6IM-194 AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

THIS SKETCH WAS PREPARED FOR METRUS DEVELOPMENTS INC. 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

**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: MARCH 14, 2016 DM PROJECT 05-6544-15

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 143 London Road West

**PROPOSAL:** The applicant is proposing to construct a 28.52 square meter addition at the rear of the existing dwelling.

## **BY-LAW**

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

The By-law requires, for a single detached dwelling in the R.1B zone not exceeding two storeys in height, 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 1.02 metres for the proposed rear 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, May 12, 2016

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

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

**APPLICATION NUMBER:** A-30/16

## **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 **May 5, 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**

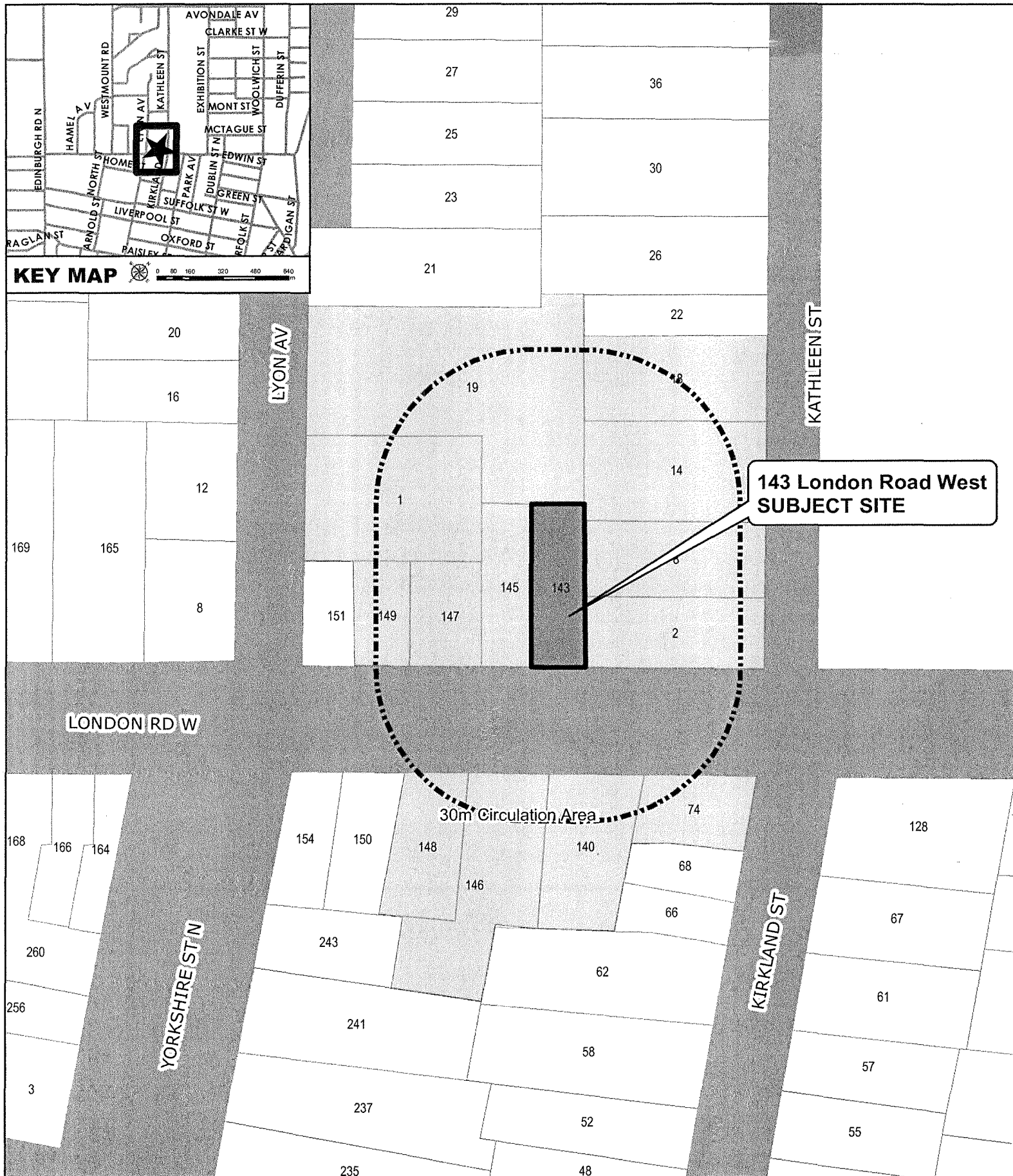
Agendas and comments related to this application will be available online at: [www.guelph.ca](http://www.guelph.ca) > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment,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

## **NOTICE OF THE DECISION**

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

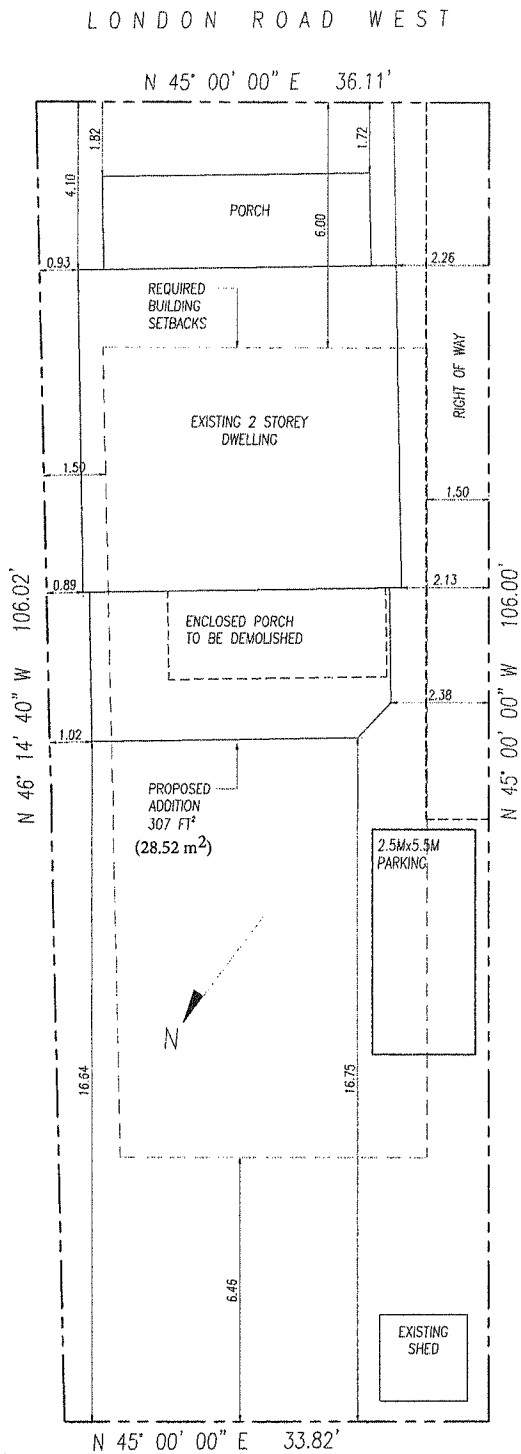


Dated this 22<sup>nd</sup> day of April, 2016.



**KEY MAP**





PROJECT SITE INFORMATION

ZONING: R1B  
LOT AREA: 344.2 M<sup>2</sup> (3,705 FT<sup>2</sup>)  
AREA OF SHED: 4.6 M<sup>2</sup> (49 FT<sup>2</sup>)  
AREA OF COVERED PORCH: 14.67 M<sup>2</sup> (158 FT<sup>2</sup>)  
AREA OF EXISTING HOUSE TO REMAIN: 80.94 M<sup>2</sup> (866 FT<sup>2</sup>)  
AREA OF PROPOSED HOUSE: 89.46 M<sup>2</sup> (963 FT<sup>2</sup>)  
MAXIMUM LOT COVERAGE: 35%  
PROPOSED LOT COVERAGE - 35.52% (100.51M<sup>2</sup>) 1,066 FT<sup>2</sup>

GENERAL NOTES

IT IS THE CONTRACTOR'S AND/OR SUBCONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE ENTIRE STRUCTURE IS ADEQUATELY SUPPORTED AT ALL TIMES THROUGHOUT THE COURSE OF CONSTRUCTION AND DEMOLITION.

CONFIRM WITH OWNER PRIOR TO DISPOSAL OF ALL EXISTING MATERIALS

ALL DIMENSIONS ARE ± AND SHALL BE VERIFIED ON SITE BY THE CONTRACTOR AND / OR SUBCONTRACTORS PRIOR TO ORDERING MATERIALS AND PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER.

THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE EXISTING BUILDING CONDITIONS, DIMENSIONS OR MATERIALS REPRESENTED ON THE DRAWINGS. DRAWINGS SHOWING EXISTING CONDITIONS ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXTENTS OF DEMOLITION.

ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH THE O.B.C. AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER.

THIS DRAWING IS THE PROPERTY OF VISION ARCHITECTURAL DESIGN & DRAFTING AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF VISION ARCHITECTURAL DESIGN & DRAFTING.

No.	DATE	REVISION
1		
2		

VISION ARCHITECTURAL  
DESIGN & DRAFTING

26 Sylvan Dr.  
Cambridge ON N1R 5S5  
T. 519-913-2085  
e. rick.obrien@rogers.com

Client  
**Keiran  
Patullo-Graf**

143 London Rd. W.  
Guelph, ON

Project Name  
**Rear  
Addition**

143 London Rd. W.  
Guelph, ON

Drawing Title

**Site &  
Existing  
Floor Plans**

DATE: MAR 28, 2018  
SCALE: AS NOTED  
DRAWN: R.O.  
REVIEWED: R.O.  
FILE No:  
PROJECT No:

**A1**

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the 2012 Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Richard O'Brien *Richard O'Brien* BCIN# 33524

REGISTRATION INFORMATION

Vision Architectural Design & Drafting BCIN# 42817



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 1159 Victoria Road South
- PROPOSAL:** The applicant is proposing to sever a portion of 1159 Victoria Road South. as a lot addition to 1115 Victoria Road South. The severance is being requested because the natural features of the severed land make it unsuitable for development alongside the retained lands.
- BY-LAW REQUIREMENTS:** The property is located in the Township of Puslinch Agricultural (A) and Hazard (H) Zones.
- REQUEST:** The owner of 1159 Victoria Rd. S. has requested the severance of an irregular parcel in the north corner of the lot, with a depth of 82.9 meters and an area of 5483 square meters. The proposed severed parcel would be added to the abutting property known as 1115 Victoria Road South.

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, May 12, 2016
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street,
- APPLICATION NUMBER:** B-15/16

**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 **May 5, 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](mailto:privacy@guelph.ca) or at 519-822-1260 ext. 2605.

**ADDITIONAL INFORMATION**  
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**NOTICE OF THE DECISION**  
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

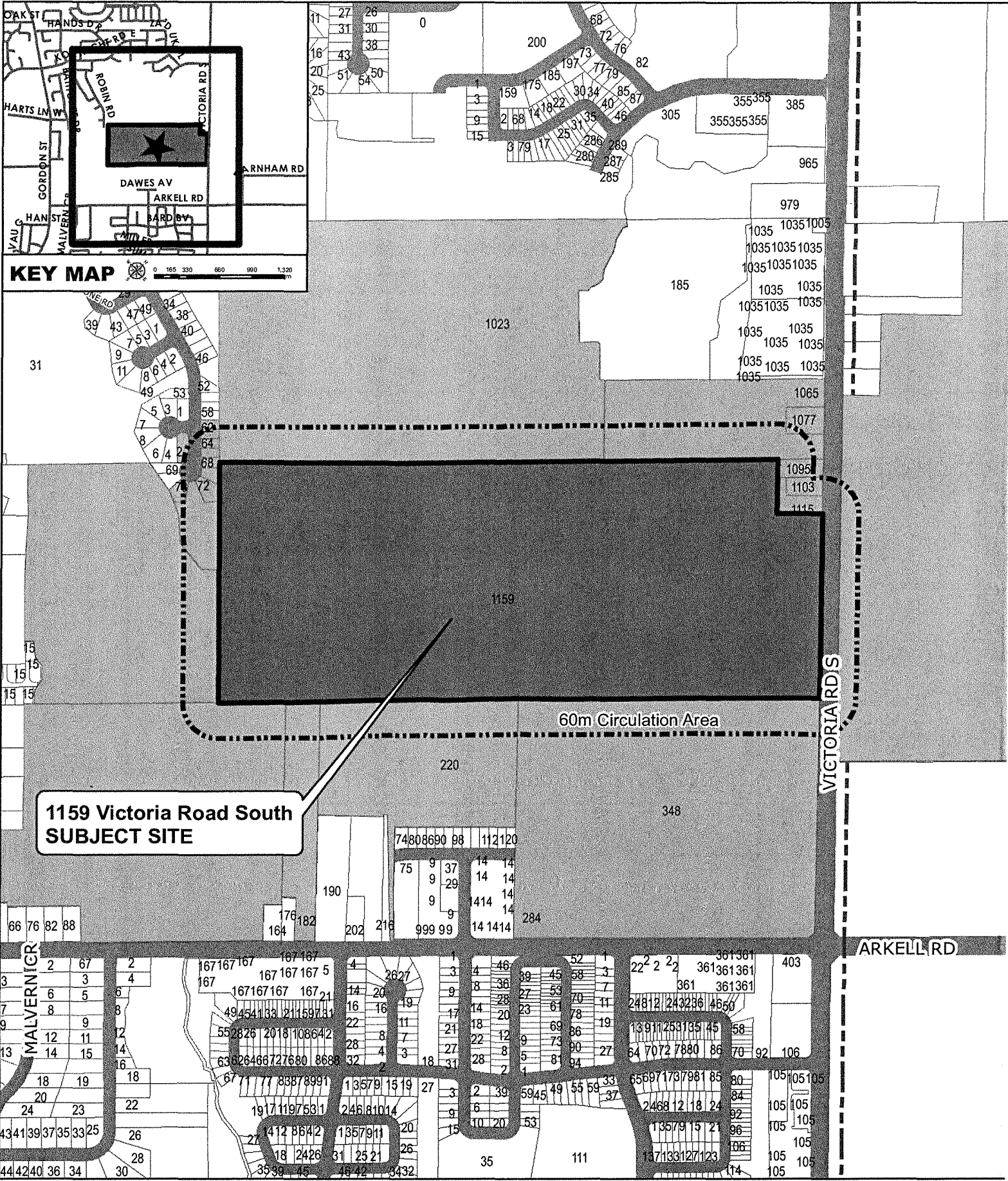
*Please be advised that if a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the*

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 22<sup>nd</sup> day of April, 2016.

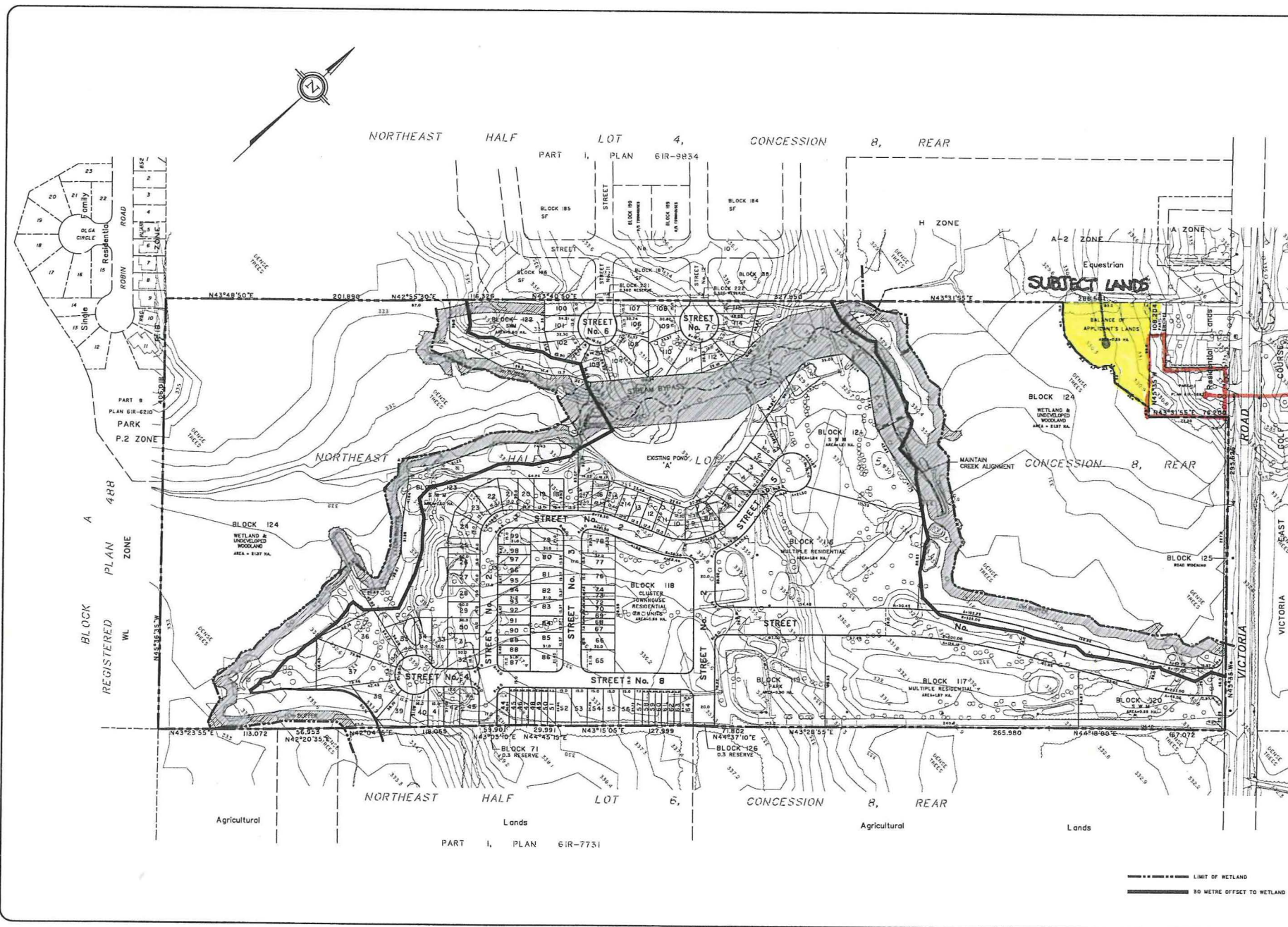


**60m CIRCULATION AREA**  
**1159 Victoria Road South**  
**File No.: B-15/16**



Produced by the City of Guelph  
Committee of Adjustment  
February 2016





**KEY PLAN** SCALE 1 : 15000 SUBJECT LANDS

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT**

51 (17) (a) - (c) AS SHOWN  
(d) SEE SCHEDULE  
(e) AS SHOWN  
(f) MUNICIPAL WATER SUPPLY  
(g) PORT STANLEY TILL, WENTWORTH TILL, LACUSTRINE SILT, SAND, GRAVEL, PEAT  
(h) AS SHOWN  
(i) MUNICIPAL STORM AND SANITARY SEWERS  
(j) NONE KNOWN

ZONING OF SUBJECT LANDS IS UNDER TOWNSHIP OF PUSLINCH BY-LAW 19/85 - HAZARD, AGRICULTURE AND SPECIALIZED COMMERCIAL C4-2

**OWNERS CERTIFICATE**

WE HEREBY AUTHORIZE BLACK, SHOEMAKER, ROBINSON, AND DONALDSON LIMITED, ONTARIO LAND SURVEYORS, URBAN AND RURAL PLANNERS TO SUBMIT THIS DRAFT PLAN OF PROPOSED SUBDIVISION.

**1115 VICTORIA RD. SOUTH**

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

KERRY F. HILLIS  
ONTARIO LAND SURVEYOR

RELEVANT INFORMATION		
LOT/BLOCK	LAND USE	AREA
LOTS 1-43, 87-115	SINGLE DETACHED RESIDENTIAL	3.99 ha.
LOTS 44-5107-44, 67-7073-74	ON-STREET TOWNHOUSES	0.55 ha.
LOTS 52-545562-86	SEMI-DETACHED RESIDENTIAL	0.68 ha.
BLOCKS 116 & 117	MULTI-FAMILY RESIDENTIAL	3.71 ha.
BLOCK 118	CLUSTER TOWNHOUSES	0.86 ha.
BLOCK 119	PARK	0.50 ha.
BLOCKS 120 TO 123	STORM WATER MANAGEMENT	3.56 ha.
BLOCK 124	WETLAND & UNDEVELOPED WOODLAND	21.37 ha.
BLOCK 125	ROAD WIDENING	0.09 ha.
BLOCKS 126 & 71	0.30 RESERVE	0.001 ha.
STREETS	PUBLIC STREETS	3.59 ha.
TOTAL		39.30 ha.

**VICTORIA PARK VILLAGE**

**DRAFT PLAN OF SUBDIVISION**

OF PART OF  
NORTHEAST HALF OF LOT 5, CONCESSION 8, REAR  
(Geographic Township of Puslinch)  
**CITY OF GUELPH**  
**COUNTY OF WELLINGTON**

SCALE 1 : 1500

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

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED  
BSR&D  
Ontario Land Surveyors  
Urban and Rural Planners

351 Speedville Avenue West  
Guelph, Ontario N1H 1C6  
TEL: (519) 882-4031  
FAX: (519) 763-9081

DATE:  
NOVEMBER 9, 2018  
DRAWN BY:  
M  
PROJECT NO:  
01-3367-36

# 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:** 132 Arthur Street North
- PROPOSAL:** The applicant is proposing to construct a 5.95 square meter addition at the rear of the existing dwelling.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. A variance from Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, and an enlargement/extension of legal non-conforming use is 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 that the minimum side yard shall be 1.5 metres.

**REQUEST:**  
The applicant is requesting permission to enlarge/extend the legal non-conforming use to permit the proposed addition. In addition, the applicant is seeking relief from the By-law requirements to permit a right side yard setback of 0.55 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, May 12, 2016
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-31/16

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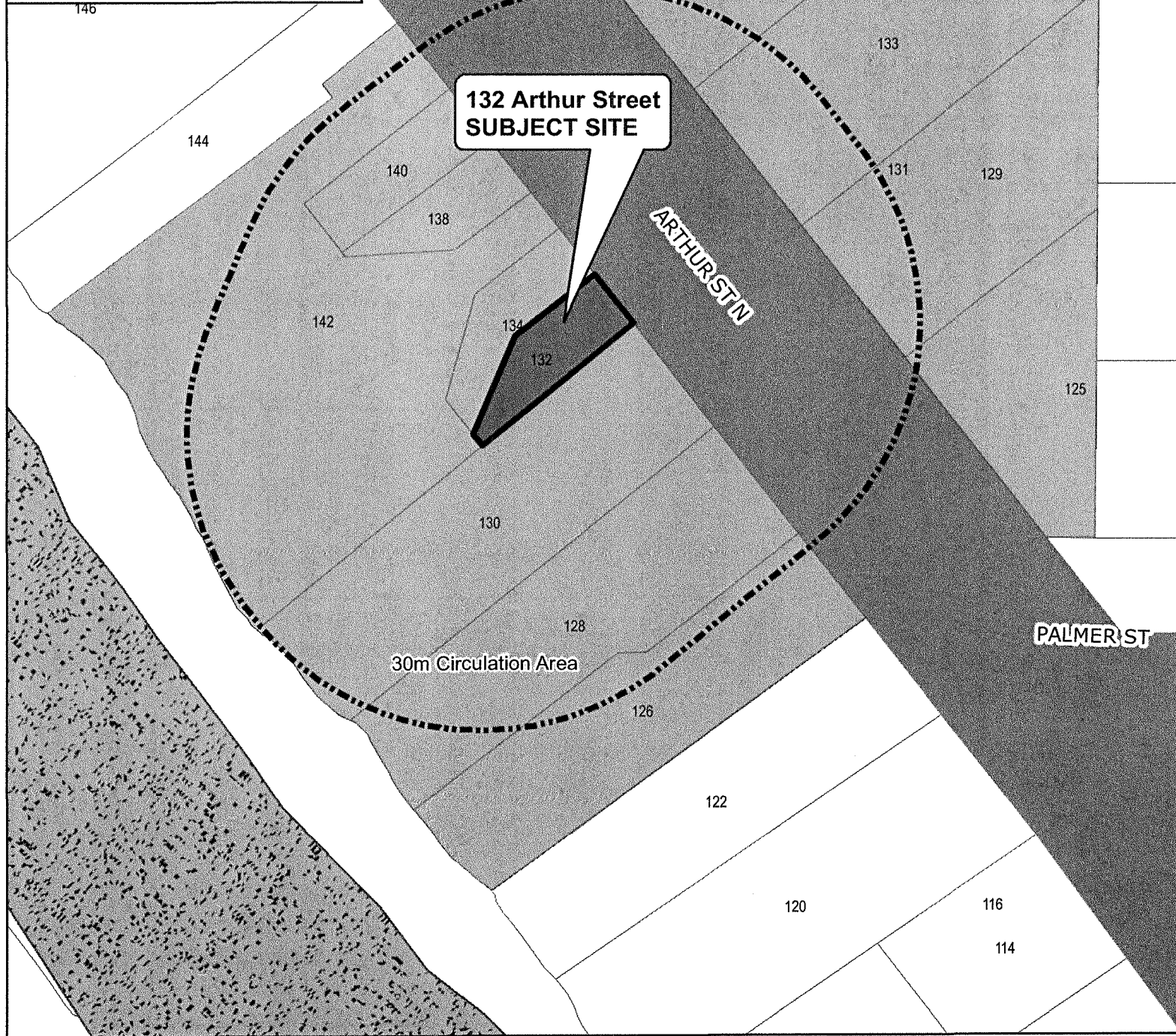
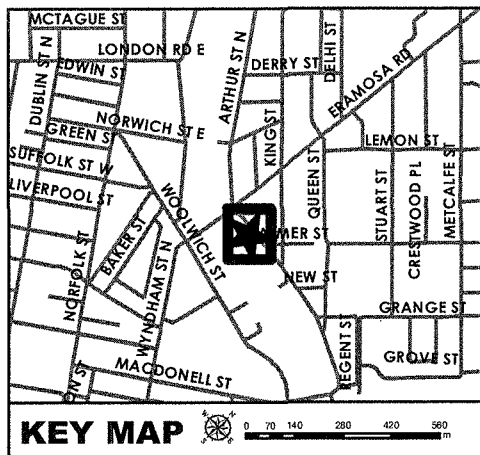
respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Municipal Board.

*Trista Di Lullo*

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 22<sup>nd</sup> day of April, 2016.



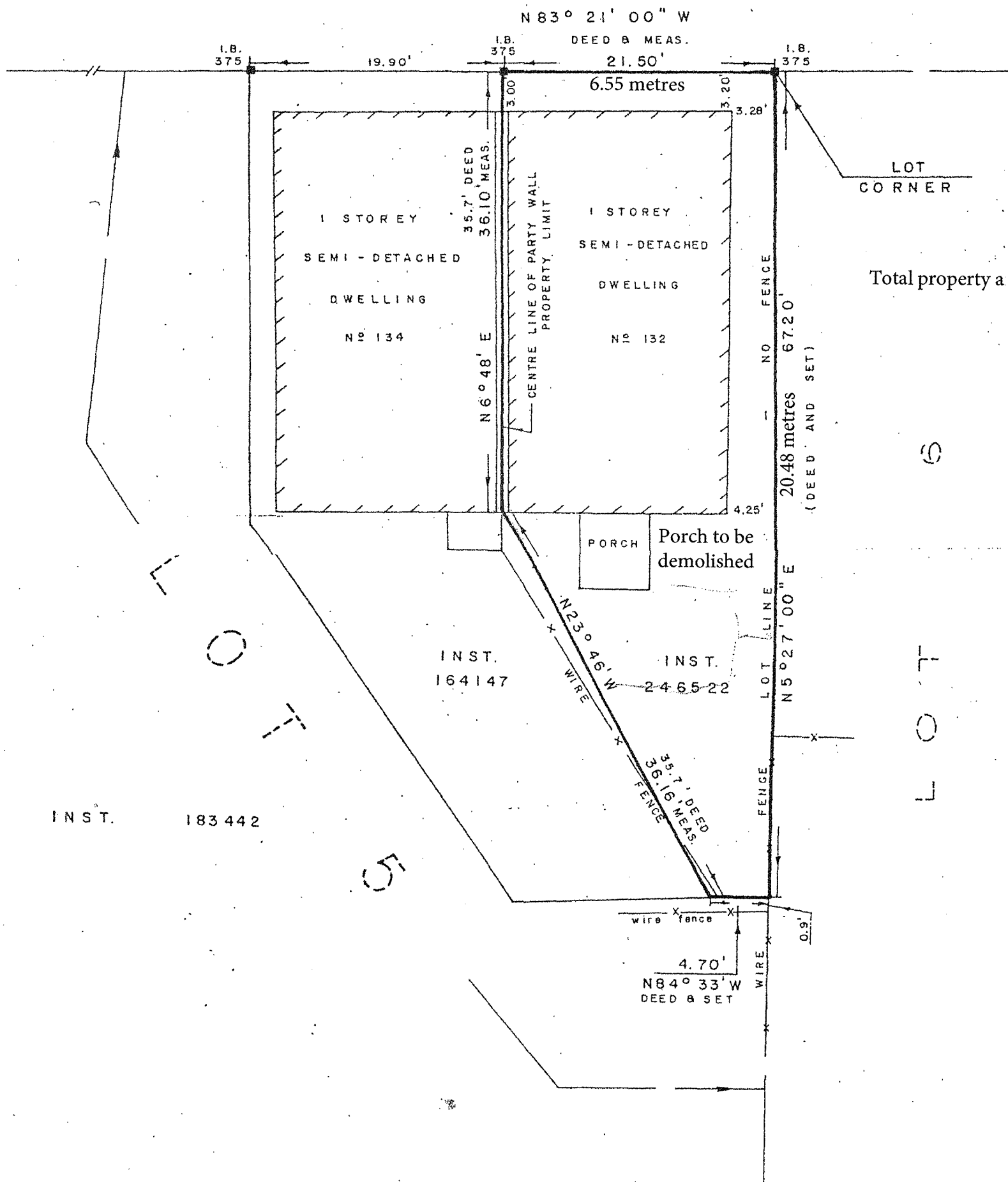
**30m CIRCULATION AREA**  
**132 Arthur Street North**  
**File No.: A-31/16**

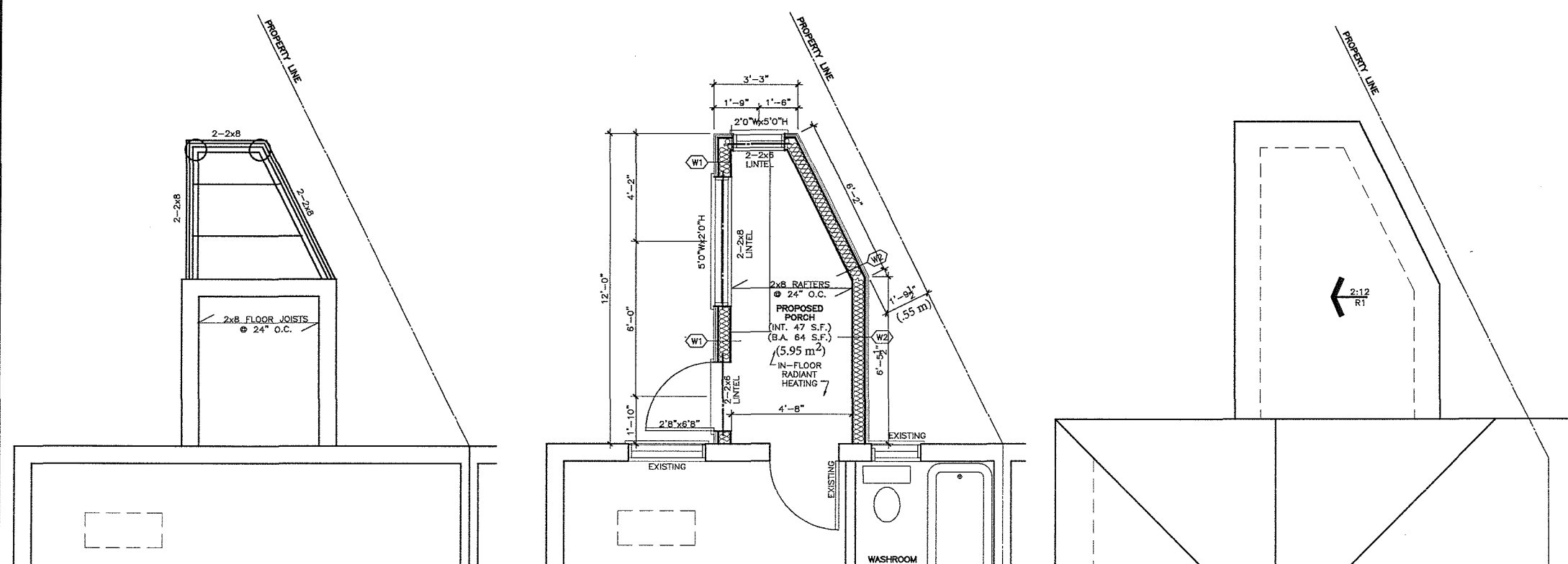




ARTHUR

STREET





1  
A-2  
PROPOSED FOUNDATION / FLOOR FRAMING PLAN  
SCALE: 1/4"=1'-0"

2  
A-2  
PROPOSED GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"

3  
A-2  
PROPOSED ROOF PLAN  
SCALE: 1/4"=1'-0"

- WALL ASSEMBLIES**

(W1) EXTERIOR WALL ASSEMBLY  
HORIZONTAL HARDIE BOARD (FIBRE CEMENT) SIDING & TRIM  
3/4" AIR SPACE / VERTICAL STAGGERED STRAPPING @ 24" O.C.  
AIR BARRIER FABRIC  
3/4" RX FOIL-BACKED RIGID BOARD R4  
1/2" PLYWOOD SHEATHING  
2x4 WOOD STUDS @ 16" O.C.  
C/W HD SPRAY-FOAM INSULATION R31  
1/2" GYPSUM BOARD

(W2) EXTERIOR WALL ASSEMBLY  
HORIZONTAL HARDIE BOARD (FIBRE CEMENT) SIDING & TRIM  
3/4" AIR SPACE / VERTICAL STAGGERED STRAPPING @ 24" O.C.  
AIR BARRIER FABRIC  
3/4" RX FOIL-BACKED RIGID BOARD R4  
1/2" PLYWOOD SHEATHING  
2x4 WOOD STUDS @ 16" O.C.  
C/W HD SPRAY-FOAM INSULATION R31  
5/8" TYPE X GYPSUM BOARD

45 MIN. F.R.R.  
OBC 2012 TABLES  
25 MIN. TYPE X G.B. ; 20 MIN. STUDS
- FLOOR ASSEMBLY**

(F1) TYPICAL FLOOR ASSEMBLY  
FINISH FLOORING  
IN-FLOOR RADIANT HEATING  
5/8" T&G PLYWOOD SHEATHING  
SCREWED AND GLUED TO  
2x8 FLOOR JOISTS @ 16" O.C.  
C/W HD SPRAY-FOAM INSULATION R31  
1/2" GYPSUM BOARD

**ROOF ASSEMBLY**

(R1) TYPICAL ROOF ASSEMBLY  
ASPHALT SHINGLES  
ADHESIVE MEMBRANE EAVE PROTECTION (CONTINUOUS)  
GALVANIZED METAL STARTER STRIPS  
1/2" PLYWOOD SHEATHING  
2x8 RAFTERS @ 24" O.C.  
C/W HD SPRAY-FOAM INSULATION R31  
1/2" GYPSUM BOARD

	PROJECT:  PORCH ADDITION 132 ARTHUR STREET NORTH GUELPH, ON	DRAWING:  PROPOSED PLANS	OWNER'S GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER. DO NOT SCALE DRAWINGS.	SCALE:  1/4"=1'-0"	DATE: 07.APR.2016	A2
					DRAWN BY: TD	
					STATUS: ISSUED FOR C of A	

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 38 Edinburgh Road South

**PROPOSAL:** The applicant is proposing to remove part of the second floor of the existing dwelling to build a 43.66 square meter addition.

## **BY-LAW**

**REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. Variances from Section 5.1.2.7 and 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 meters or the average of the setbacks of the adjacent properties, being 3.2 meters; and
- b) a minimum side yard setback of 1.5 meters.

## **REQUEST:**

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

- a) a front yard setback of 0.03 meters; and
- b) a side yard setback of 1.14 meters.

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, May 12, 2016

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

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

**APPLICATION NUMBER:** A-32/16

## **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 **May 5, 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](mailto: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](http://www.guelph.ca) > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

## **NOTICE OF THE DECISION**

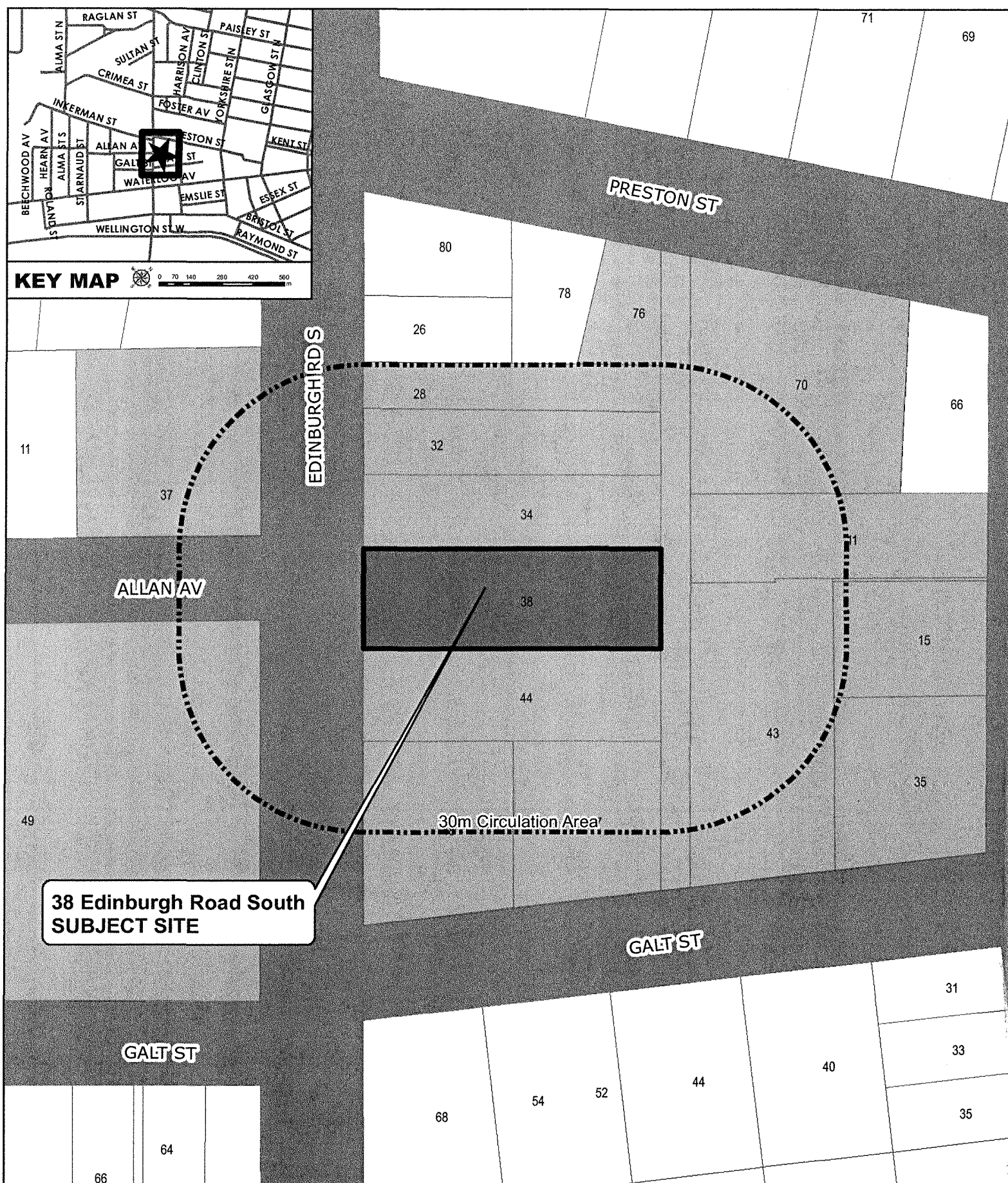
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also

explain the process for appealing a decision to the Ontario Municipal Board.

Trista Di Lullo, ACST(A)

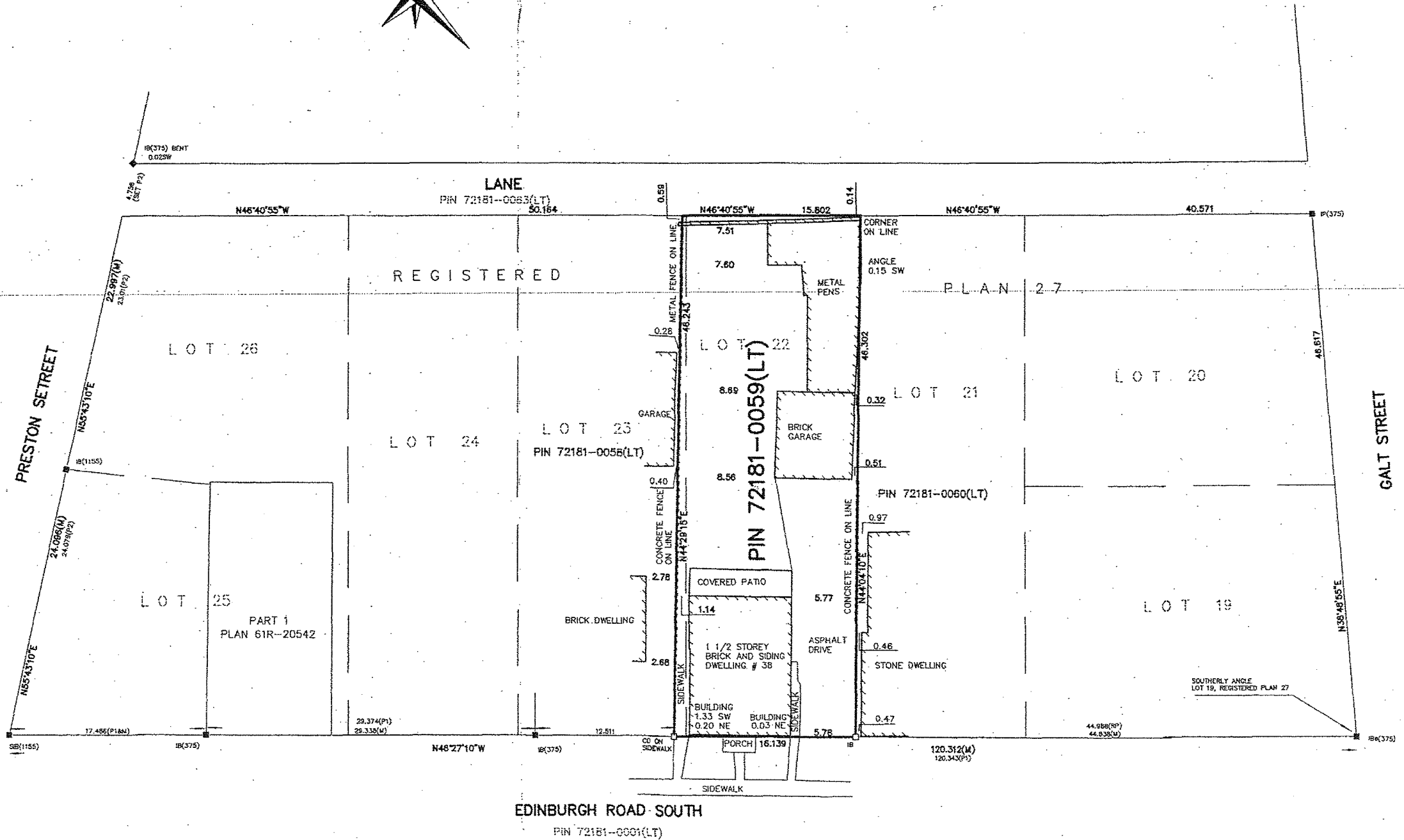
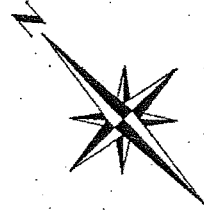
Secretary-Treasurer, Committee of Adjustment

Dated this 22<sup>nd</sup> day of April, 2016.

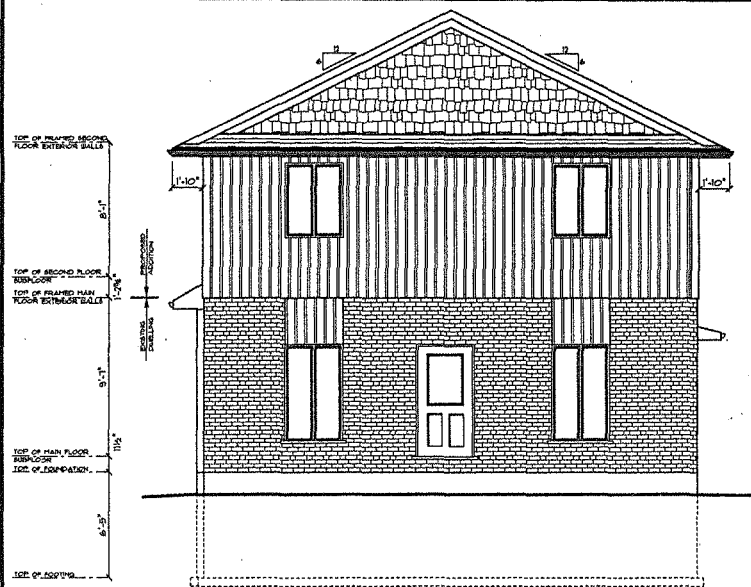


**30m CIRCULATION AREA**  
**38 Edinburgh Road South**  
**File No.: A-32/16**









FRONT ELEVATION

COMPLIANCE PACKAGE		CONFORMS TO OBC	
SPACE HEATING EQUIPMENT WITH AIR SEAL		B-2 TABLE 3.1.1.1.	
HEATING DEGREE DAY ZONE: ZONE 1			
COMPONENT	R-VALUE		
Ceilings w/ Attic Space	R-30		
Ceilings w/o Attic Space	-		
Exposed Floor	-		
Walls Above Grade	R-13		
Basement Walls	-		
Below Grade Slab Entry Surface	-		
2' x 4' Below Grade	-		
2' x 4' Below Grade Slab Entry Surface	-		
2' x 4' Below Grade	-		
Heated Slab or Slab	-		
2' x 4' Below Grade	-		
Slab Area	Wall Area	Glazing Ratio	Trans. U-Value
4.0% SOL. 84.4% SOL.	1.1%	1.1%	1.0
Space Heating Hk. Air	N/A		
HV. Hk. Efficiency	N/A		
Hot Water Heater Hk. Ef.	N/A		

**PROPOSED ADDITION NOTES**  
THE PROPOSED CONSTRUCTION CONSISTS OF ADDING A NEW 440 SQ. FT. SECOND STOREY SIDED ADDITION.

**FRAMING NOTES**  
USE (3) 2"x8" HEADERS UNLESS OTHERWISE NOTED.  
TRUSSED ROOF AS PER MANUFACTURER'S SPECIFICATIONS.  
ROOF OVER PRIME RAFTERS TO BE 2"x8" @ 16" O.C. OR 2"x4" COLLAR TIES AS REQUIRED UNLESS OTHERWISE NOTED.  
RIDGE, HIP AND VALLEY RAFTERS TO BE 2"x10" WITH SUPPORT AS REQUIRED UNLESS OTHERWISE NOTED.  
ALL CEILING JOISTS TO BE 2"x8" @ 16" O.C.

**GENERAL NOTES**  
ALL STEEL BEAMS & HSS COLUMNS TO BE GRADE 50W.  
ALL LUMBER TO BE SPF NO. 12 OR BETTER MINIMUM 80% BEARING CAPACITY TO BE 1000KPa (2000Psi).  
PROVIDE SOLID BLOCKING @ WALLS ADJACENT TO WATER CLOSETS TO FACILITATE FUTURE WATER CLOSET GRAB BARS.

**C. FREDE  
DESIGN INC.**

(519) 669-4780  
ELMIRA, ONTARIO  
CRAID.FREDE@SYMPATICO.CA

**CONTRACTOR'S NOTE**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.  
DRAWINGS ARE NOT TO BE SCALED.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

CRAID.FREDE BCIN # 20543  
C. FREDE DESIGN INC. BCIN # 41306

**WESTMOUNT  
CRAFTSMEN**

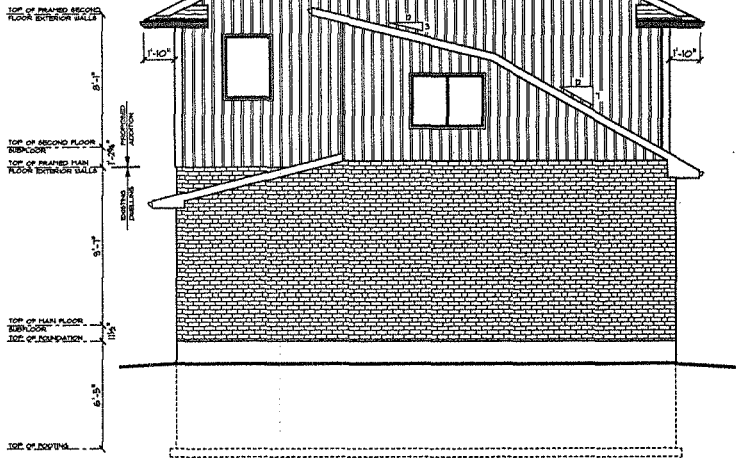
KITCHENER, ONTARIO  
(519) 635-1089

**MODULO RES.**

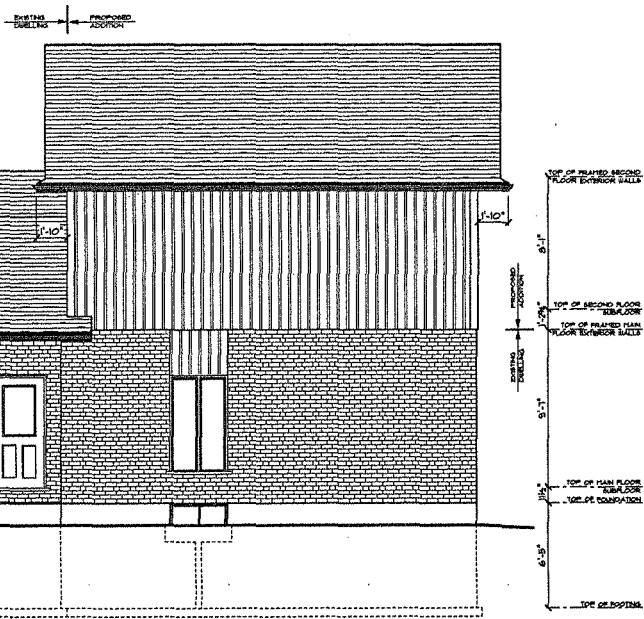
GUELPH ONTARIO

**FRONT & REAR  
ELEVATIONS**

DRAWN	SCALE	DRAWING NO.
C.F.	1/4"=1'-0"	A-1
DATE	REV. NO.	
NOV. 5, 2015	650-600-15	



REAR ELEVATION



LEFT ELEVATION

**PROPOSED ADDITION NOTES**  
THE PROPOSED CONSTRUCTION CONSISTS OF ADDING A NEW 440 SQ. FT. SECOND STOREY SIDED ADDITION.

**FRAMING NOTES**  
USE (3) 2"x8" HEADERS UNLESS OTHERWISE NOTED.  
TRUSSED ROOF AS PER MANUFACTURER'S SPECIFICATIONS.  
ROOF OVER PRIME RAFTERS TO BE 2"x8" @ 16" O.C. OR 2"x4" COLLAR TIES AS REQUIRED UNLESS OTHERWISE NOTED.  
RIDGE, HIP AND VALLEY RAFTERS TO BE 2"x10" WITH SUPPORT AS REQUIRED UNLESS OTHERWISE NOTED.  
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C. FREDE DESIGN INC. BCIN # 41306

**WESTMOUNT  
CRAFTSMEN**

KITCHENER, ONTARIO  
(519) 635-1089

**MODULO RES.**

GUELPH ONTARIO

**LEFT ELEVATION**

DRAWN	SCALE	DRAWING NO.
C.F.	1/4"=1'-0"	A-5
DATE	REV. NO.	
NOV. 5, 2015	650-600-15	

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 58 Dean Avenue
- PROPOSAL:** The applicant is constructing an accessory apartment with an enlarged floor area in the basement of the existing dwelling.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) 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 meters 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 90.3 square meters, being 24% 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, May 12, 2016
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-33/16

**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 **May 5, 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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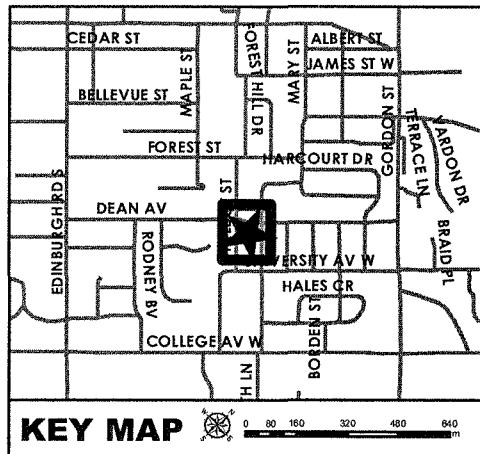
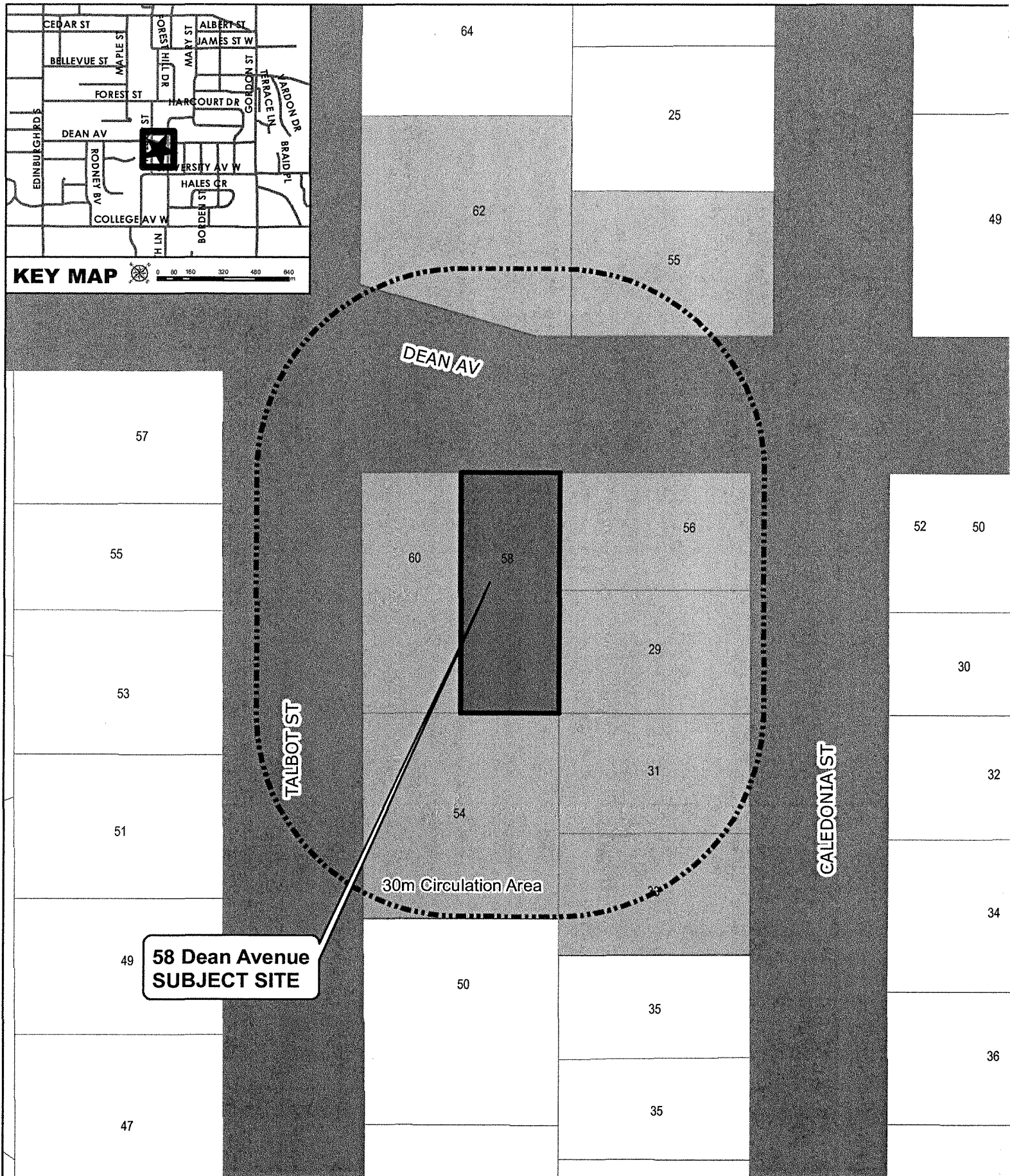
**ADDITIONAL INFORMATION**

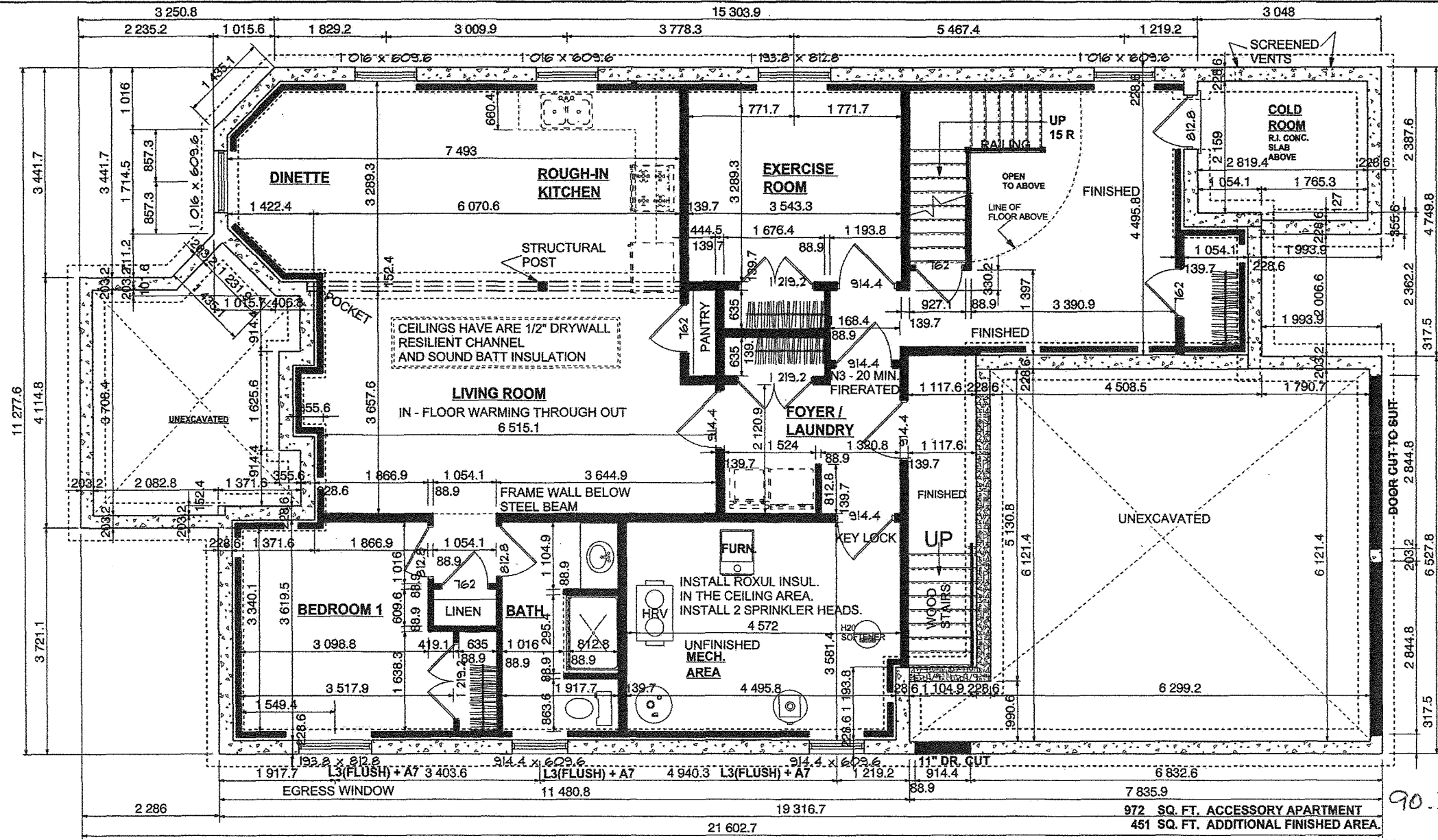
Agendas and comments related to this application will be available online at: [www.guelph.ca](http://www.guelph.ca) > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment,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

**NOTICE OF THE DECISION**

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

Dated this 22<sup>nd</sup> day of April, 2016.





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

**QUALIFICATION INFORMATION**

ALVIN W. BROWN 21576  
NAME SIGNATURE BCIN #

**REGISTRATION INFORMATION**

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

ALVIN W. BROWN 35516  
NAME SIGNATURE BCIN #



**DRAWN BY:**

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

**NOTES:**

1. THIS IS A PROPOSAL ONLY: ANY ITEMS INCLUDED MUST BE INCLUDED IN BUILDERS CONTRACT AND SPECIFIED IN DETAIL.
2. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR DURING THE COURSE OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.
3. ALL DRAWINGS, SPECIFICATIONS ETC. PREPARED BY THE DESIGNER ARE HIS PROPERTY AS INSTRUMENTS OF SERVICE TO BE RETURNED AT HIS REQUEST.
4. ALL PLUMBING TO COMPLY WITH O.B.C. PART #7.
5. INSTALL BUILT-UP POSTFULL WIDTH OF SUPPORTED MEMBER AT ALL BEAM & GIRDER LOCATIONS.

**JOB DESCRIPTION:**

**ACCESSORY APARTMENT**

**TITLE:**

**BASEMENT FINISH PLAN**

**HOMEOWNER:**

PALMER  
SACCHETTI

**LOCATION:**

LOT 69 DEAN AVE  
GUELPH, ONT.

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

**DATE:** April 11, 2016

**DWG #:**

**2 OF 11**



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 978 Paisley Road

**PROPOSAL:** The applicant is proposing to construct a four-storey apartment building.

## **BY-LAW**

**REQUIREMENTS:** The property is located in the High Density Residential (R.4B) Zone. Variances from Table 5.4.2 Rows 9 and 18 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum rear yard equal to 20% of the lot depth, being 68.5 meters; and
- b) a maximum floor space index of 1.5. (Floor Space Index is an index that, when multiplied by the total land area of a lot, indicates the maximum permissible gross floor area for all buildings on such lot, excluding an underground or covered parking structure and floor space located in the cellar or basement)

## **REQUEST:**

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

- a) a rear yard of 8% of the lot depth, being 27.42 meters; and
- b) a floor space index of 1.575.

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, May 12, 2016

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

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

**APPLICATION NUMBER:** A-34/16

## **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 **May 5, 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](http://www.guelph.ca) > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).



## NOTICE OF THE DECISION

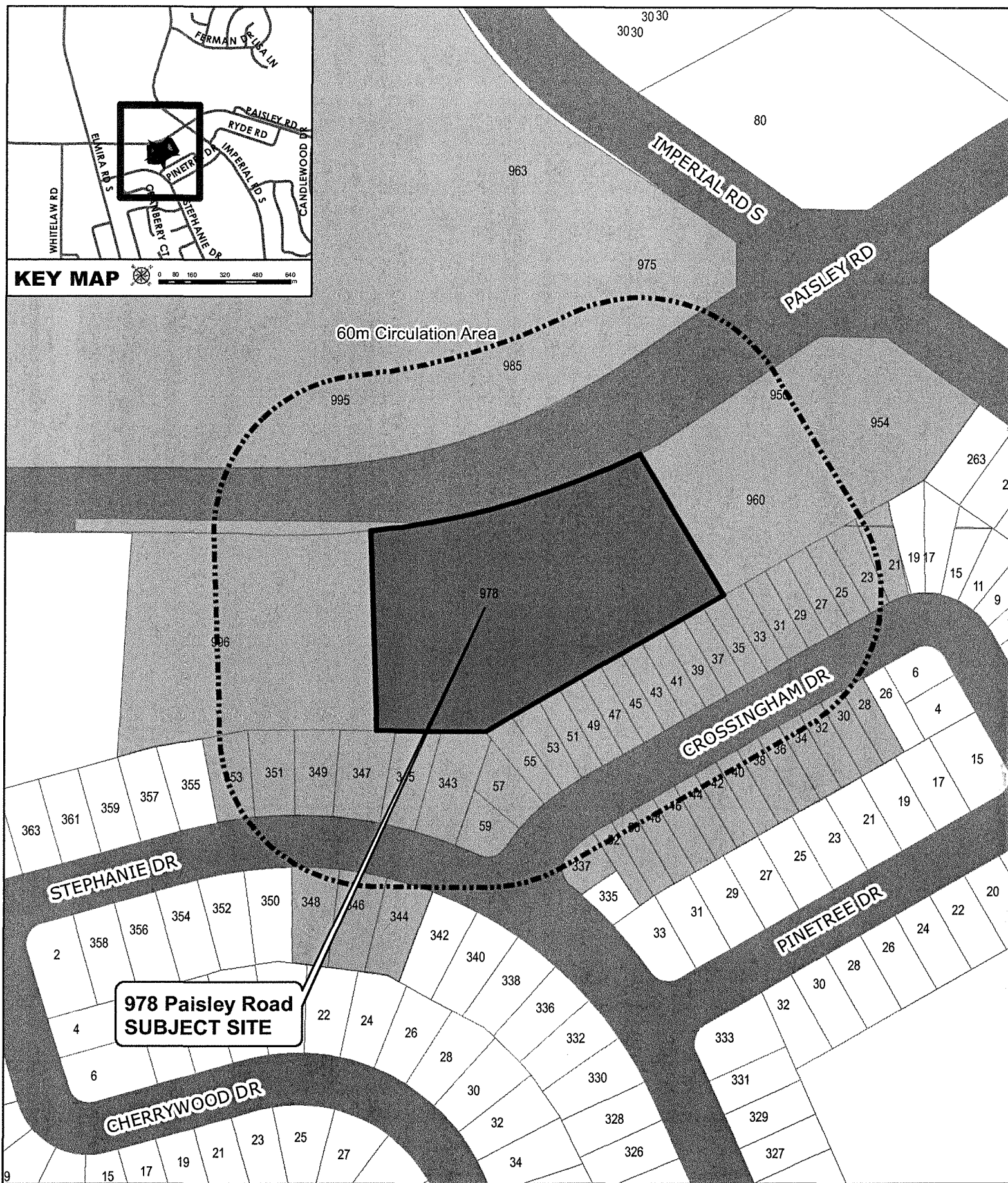
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*Trista Di Lullo*

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 22<sup>nd</sup> day of April, 2016.



**978 Paisley Road  
SUBJECT SITE**

**60m CIRCULATION AREA  
978 Paisley Road  
File No.: A-34/16**

**CITY OF**  
**Guelph**  
Making a Difference



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 115 Fleming Road & 129 Fleming Road (Plan 61M-202, Block 9) & 98 Pettitt Drive (61M-202, Block 5)

**PROPOSAL:** The applicant is currently constructing an on-street townhouse development and requires minor variances for the end units of blocks 5 and 9.

## BY-LAW

**REQUIREMENTS:** The properties are located in the Special Residential Townhouse (R.3B-17) Zone. Variances from Section 5.3.3.2.17.2.2 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires, for a townhouse in the R.3B-17 zone, a minimum exterior side yard setback of 3.45 meters.

## REQUEST:

### 115 Fleming Road (File A-35/16)

The applicant is seeking relief from the By-law requirements to permit an exterior side yard of 3.07 meters.

### 129 Fleming Road (File A-35/16)

The applicant is seeking relief from the By-law requirements to permit an exterior side yard of 3.03 meters.

### 98 Pettitt Drive (File A-36/16)

The applicant is seeking relief from the By-law requirements to permit an exterior side yard of 3.2 meters.

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, May 12, 2016

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

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

**APPLICATION NUMBERS:** A-35/16 & A-36/16

## 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 **May 5, 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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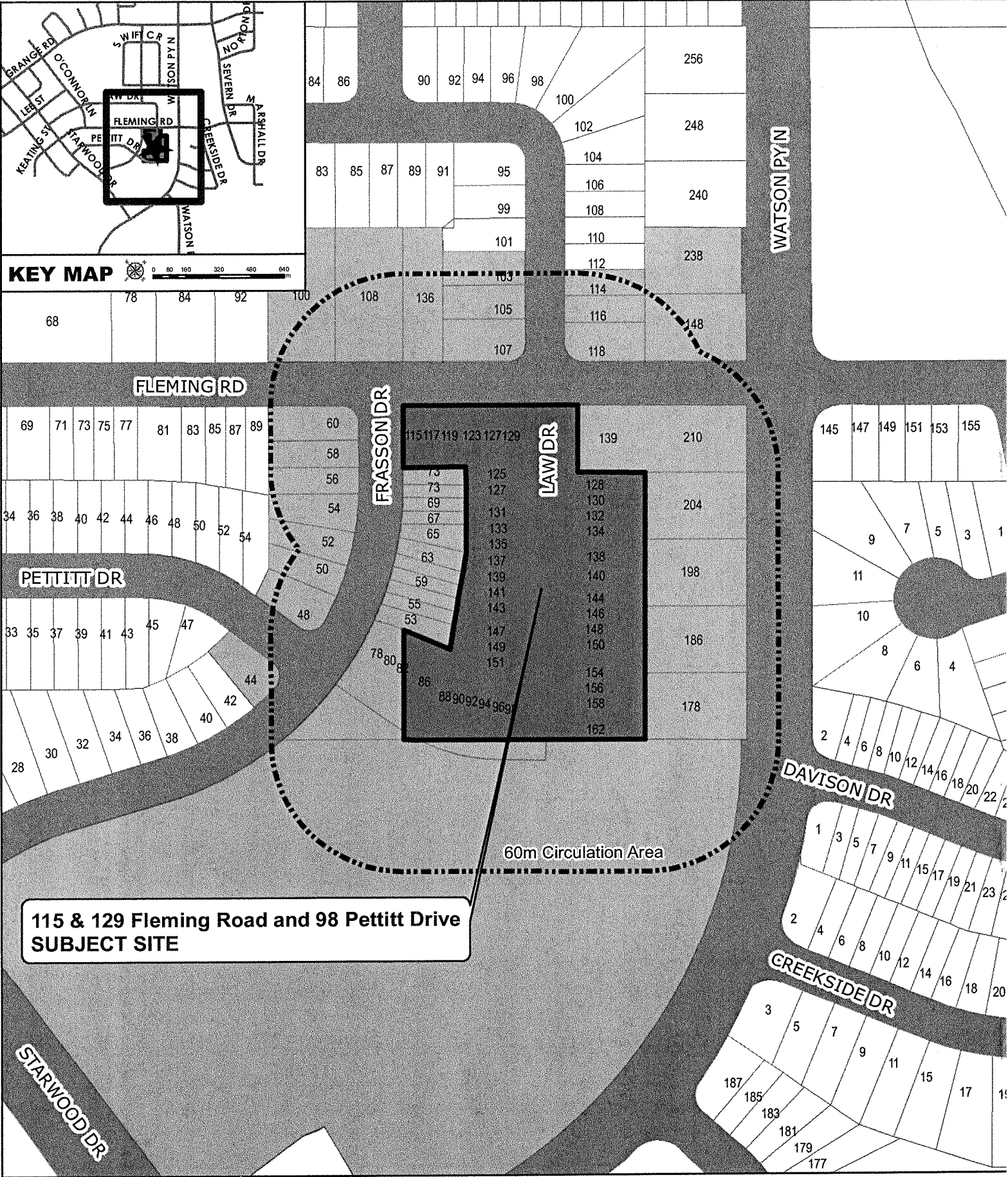
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*Trista Di Lullo*  
Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 22<sup>nd</sup> day of April, 2016.

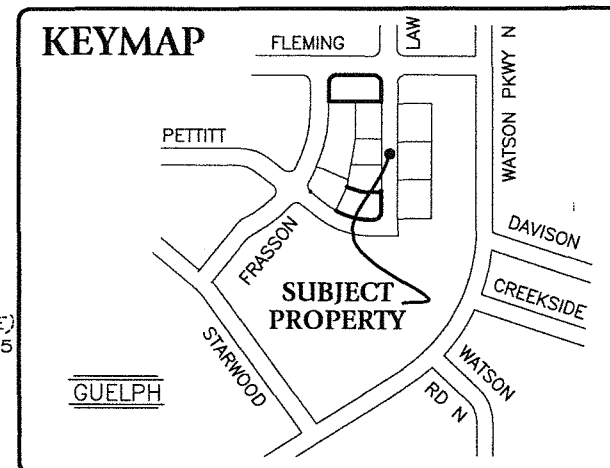
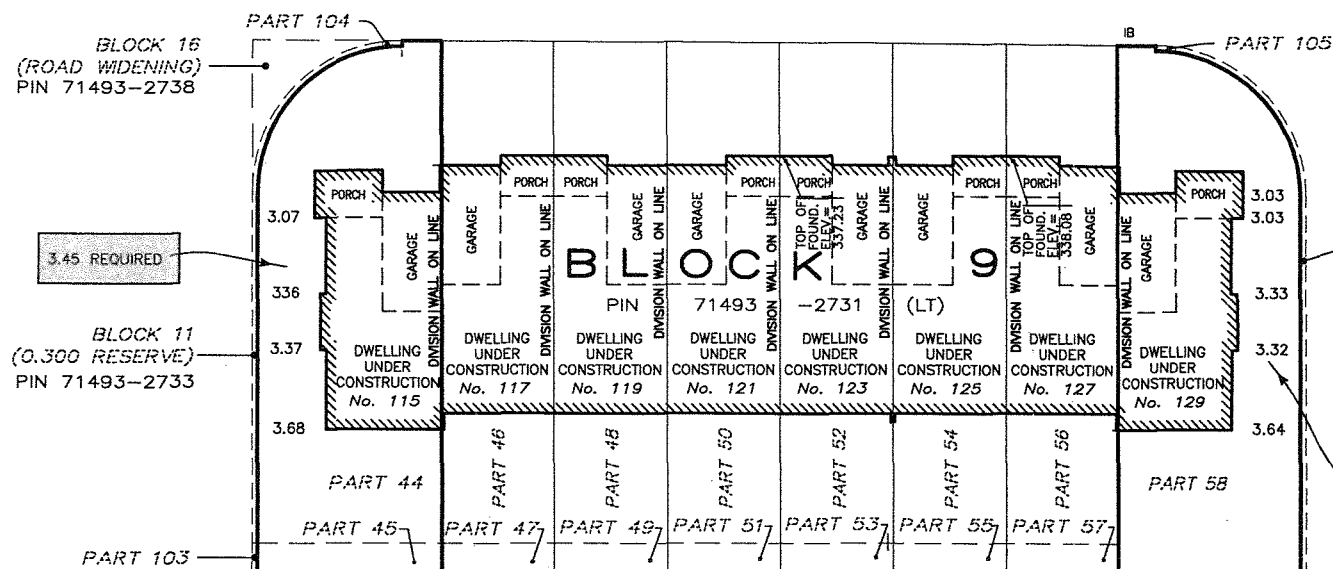


**60m CIRCULATION AREA**  
**115 & 129 Fleming Road and**  
**98 Pettitt Drive**  
**File No.: A-35/16 & A-36/16**



FRASSON DR

FLEMING ROAD



MINOR VARIANCE SKETCH  
BLOCKS 5 & 9  
REGISTERED PLAN 61M-202  
CITY OF GUELPH  
COUNTY OF WELLINGTON

SCALE: 1 - 300

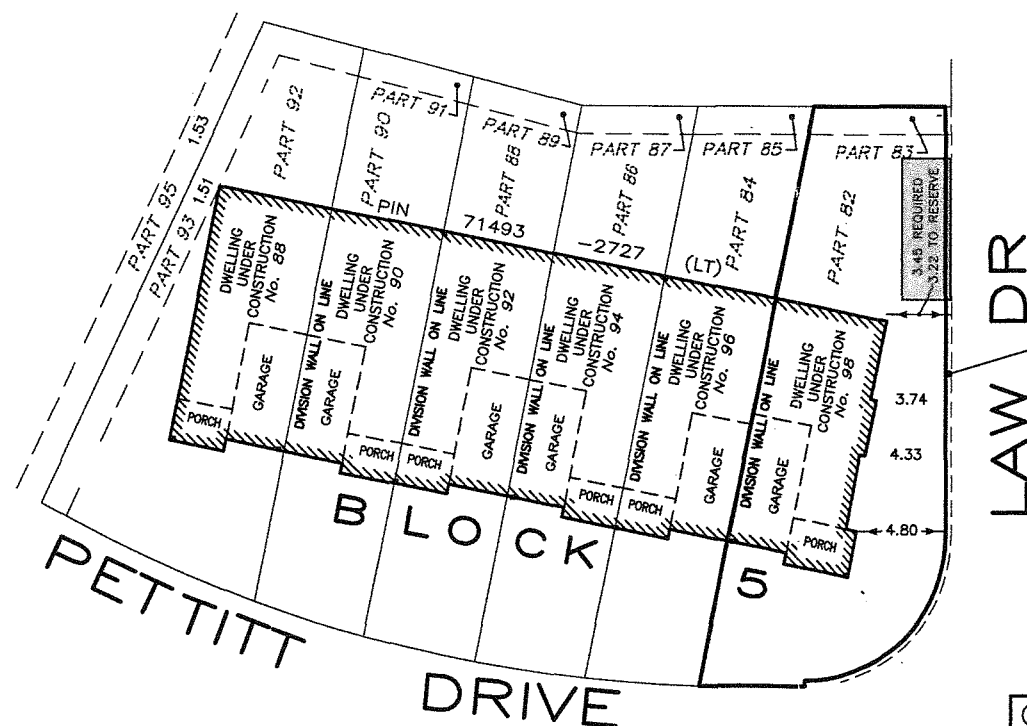


**VAN HARTEN SURVEYING INC.**

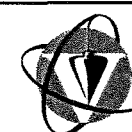
**NOTES:**

REQUESTING VARIANCES ON THE END UNITS OF BLOCKS 5 & 9;  
 \*REQUESTING 3.22 (3.45 ZONING)FOR 98 PETTITT DR  
 \*REQUESTING 3.03 (3.45 ZONING)FOR 129 FLEMING ROAD  
 \*REQUESTING 3.07 (3.45 ZONING)FOR 115 FLEMING ROAD

INFORMATION COMPLIED FROM A SURVEY COMPLETED BY VH FEB 25,  
2016.



BLOCK 14  
-(0.300 RESERVE)  
PIN 71493-2736



# Van Harten

SURVEYING INC.

LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET  
GUELPH - ONTARIO, N1H 3X3  
PHONE: 519-821-2763  
FAX: 519-821-2770  
[www.vanharten.com](http://www.vanharten.com)

660 RIDDELL ROAD, UNIT 1  
ORANGEVILLE - ONTARIO, L9W 5G5  
PHONE: 519-940-4110  
FAX: 519-940-4113  
[www.vanharten.com](http://www.vanharten.com)

DRAWN BY: JAM	CHECKED BY: JML	PROJECT No. 22939-15
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Apr 11, 2016-2:02pm  
G:\GUELPHM\61M-202\ACAD\MV SKETCH.dwg

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