

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 5 Conroy Crescent

PROPOSAL: The applicant has an existing 44 square metre (473.6 square foot) accessory apartment in one unit of the semi-detached dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Semi-Detached/Duplex (R.2) Zone. A variance from Section 4.15.1.4.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that where an accessory apartment is created, the required off-street parking space for an accessory apartment may be stacked behind the required off-street parking space of the host dwelling in the driveway. A maximum of two (2) parking spaces are permitted in a stacked arrangement.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit three (3) off-street parking spaces to be stacked in the driveway.

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 OF MEETING: **Thursday, August 13, 2015**
(deferred from July 9, 2015)

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

LOCATION: **City Hall, 1 Carden Street, Guelph, Ontario**

APPLICATION NUMBER: **A-52/15**

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

You may also comment by mail, email, or fax using the contact information listed below. Written comments received by **August 6, 2015** will be forwarded to the Committee members prior to the meeting. Comments submitted after this date will be summarized at the hearing. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION

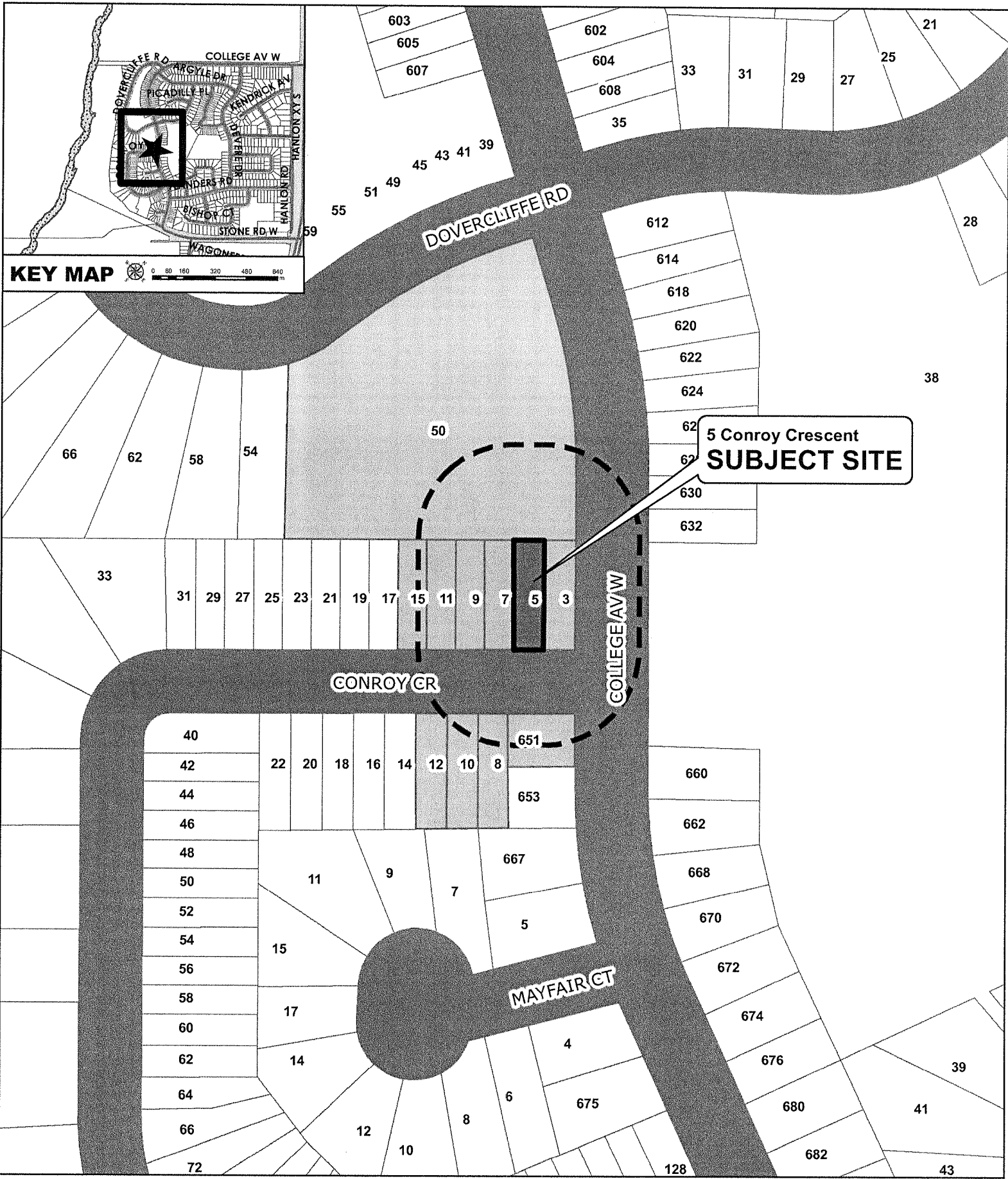
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

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.

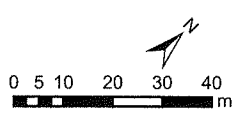
Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 24th day of July, 2015.



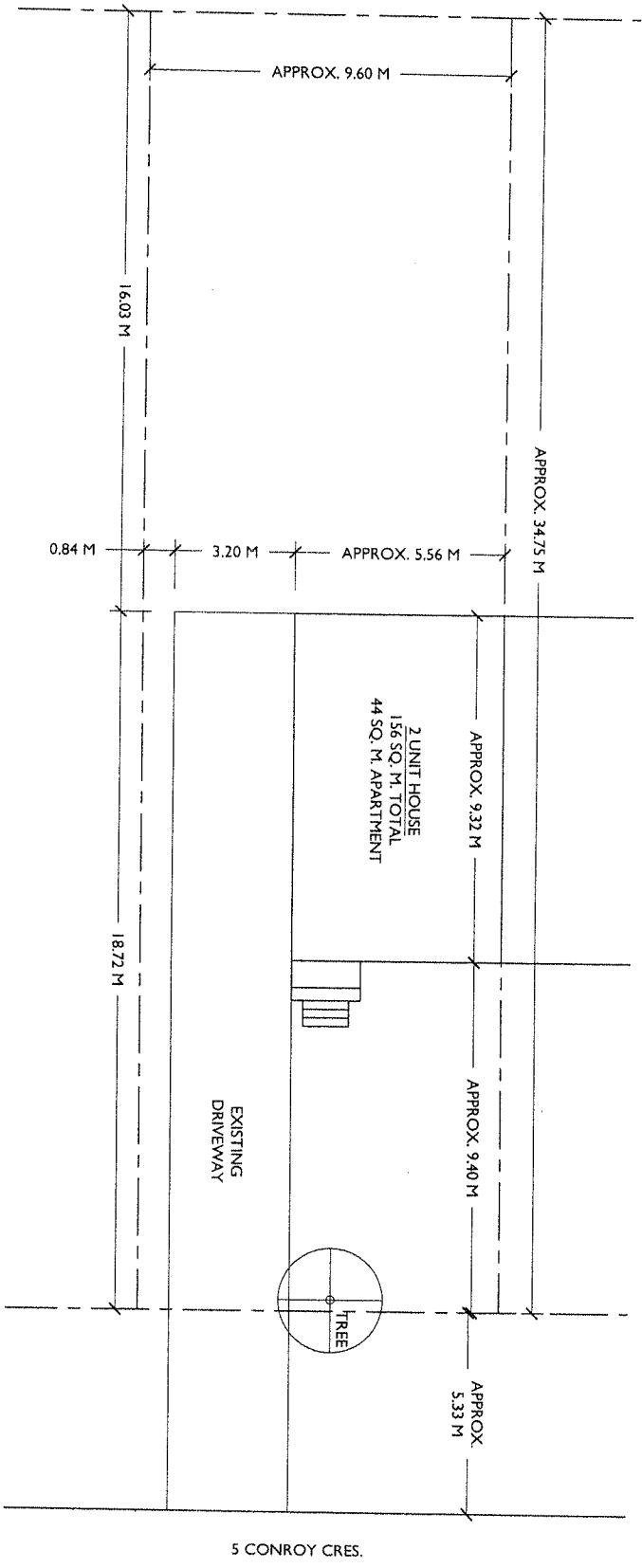
**5 Conroy Crescent
SUBJECT SITE**

**30m CIRCULATION AREA
5 Conroy Crescent
File No.: A-52-15**



Making a Difference

Produced by the City of Guelph
Planning, Building, Engineering and Environment, Development Planning
June 2015



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

LOCATION: 435 Woolwich Street

PROPOSAL: The applicant is proposing to create an easement over the subject property to benefit 431 Woolwich Street and 423 Woolwich Street. The proposed easement would allow access to parking spaces on the adjacent property (431 and 423 Woolwich Street).

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

REQUEST: The applicant is requesting to create an easement at the rear of 435 Woolwich Street with a width of 5.0 metres (16.4 feet) and a depth of 25.5 metres (83.6 feet).

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 OF HEARING: **Thursday, August 13, 2015**

TIME: **4:10 p.m.**

LOCATION: **City Hall, 1 Carden Street, Guelph, Ontario**

APPLICATION NUMBER: **B-18/15**

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

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ADDITIONAL INFORMATION

Additional information related to this application may be obtained at City Hall or 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

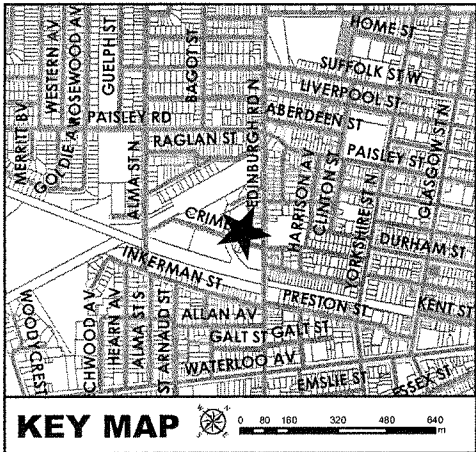
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

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.

A handwritten signature in black ink, appearing to read "Tristalyn Russell".

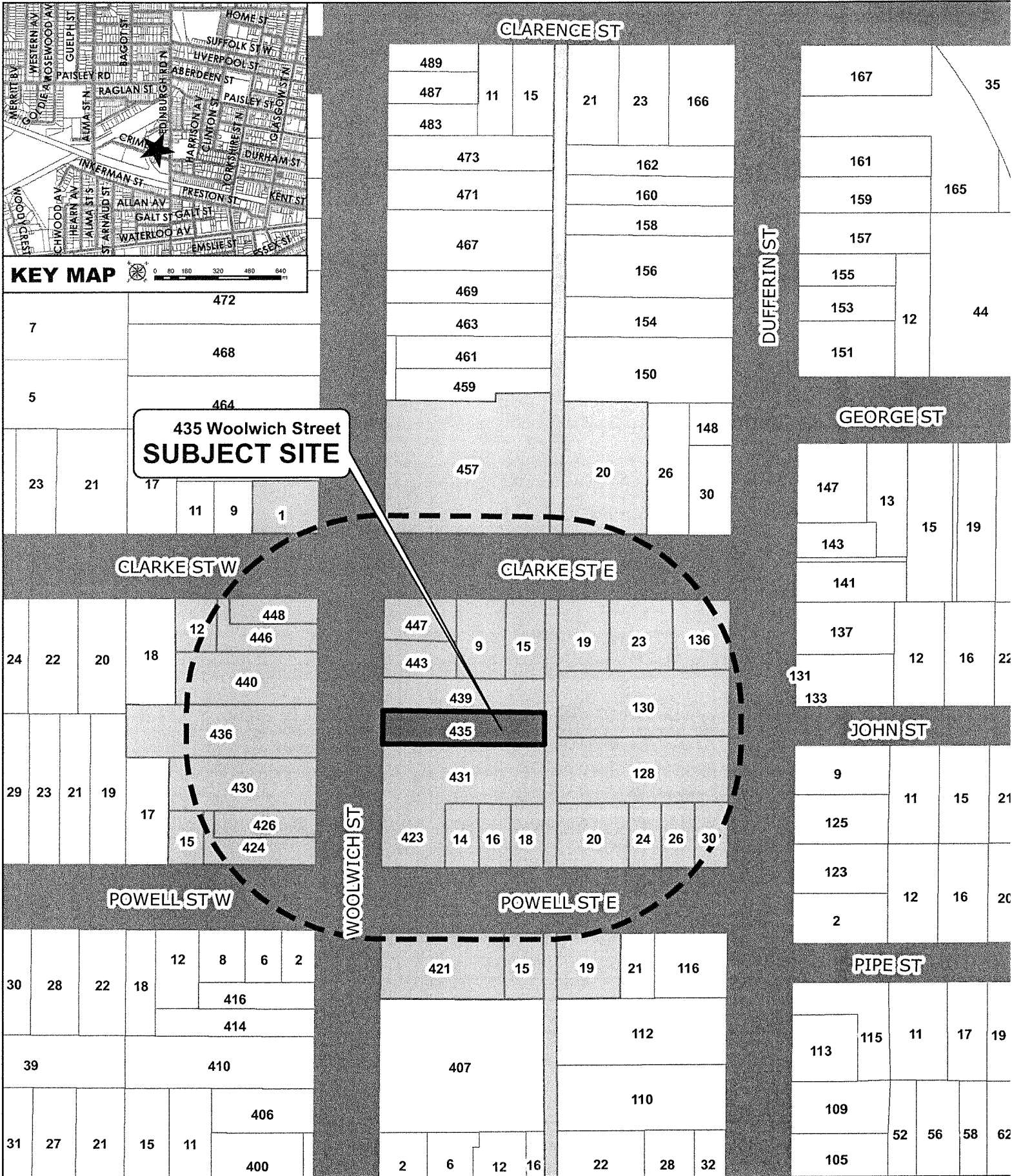
Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 24th day of July, 2015.

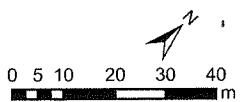


KEY MAP

**435 Woolwich Street
SUBJECT SITE**



**60m CIRCULATION AREA
435 Woolwich Street
File No.: B-18/15**



MENNO VAN HARTEN
ONTARIO LAND SURVEYOR

DATE: June 19, 2015 ACAD DWG. NO. 11481

Site Plan

for part of
Lot 9, Plan 18
City of Guelph
County of Wellington



Scale: 1 - 200 Metric

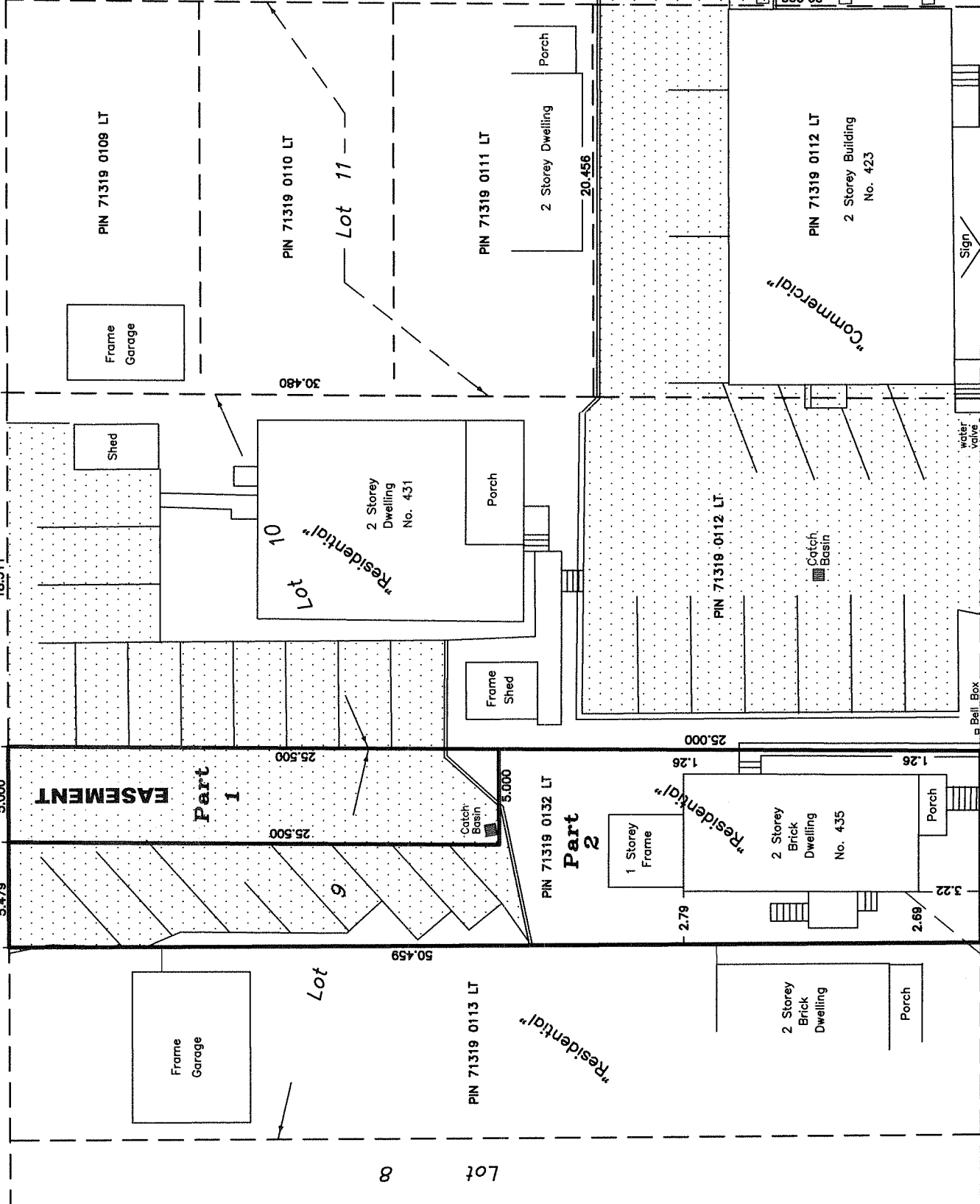


Public Lane (4.023 Wide)

Public

PIN 71319 0391 LT

(4.023 Wide)



Note:

Part 1—Area 127.5 M2

Part 2—Area 1503.3 M2

Woolwich Street (20.117 Wide)

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 29 Crimea Street

PROPOSAL: The applicant wants to maintain the existing three (3) residential units in the detached dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Semi-Detached/Duplex (R.2) Zone. A variance from Section 5.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a duplex dwelling or semi-detached dwelling in the R.2 zone, but does not permit more than two (2) units.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the existing detached dwelling to contain three (3) residential dwelling units.

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 OF MEETING: **Thursday, August 13, 2015**

TIME: **4:20 p.m.**

LOCATION: **City Hall, 1 Carden Street, Guelph, Ontario**

APPLICATION NUMBER: **A-64/15**

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

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ADDITIONAL INFORMATION

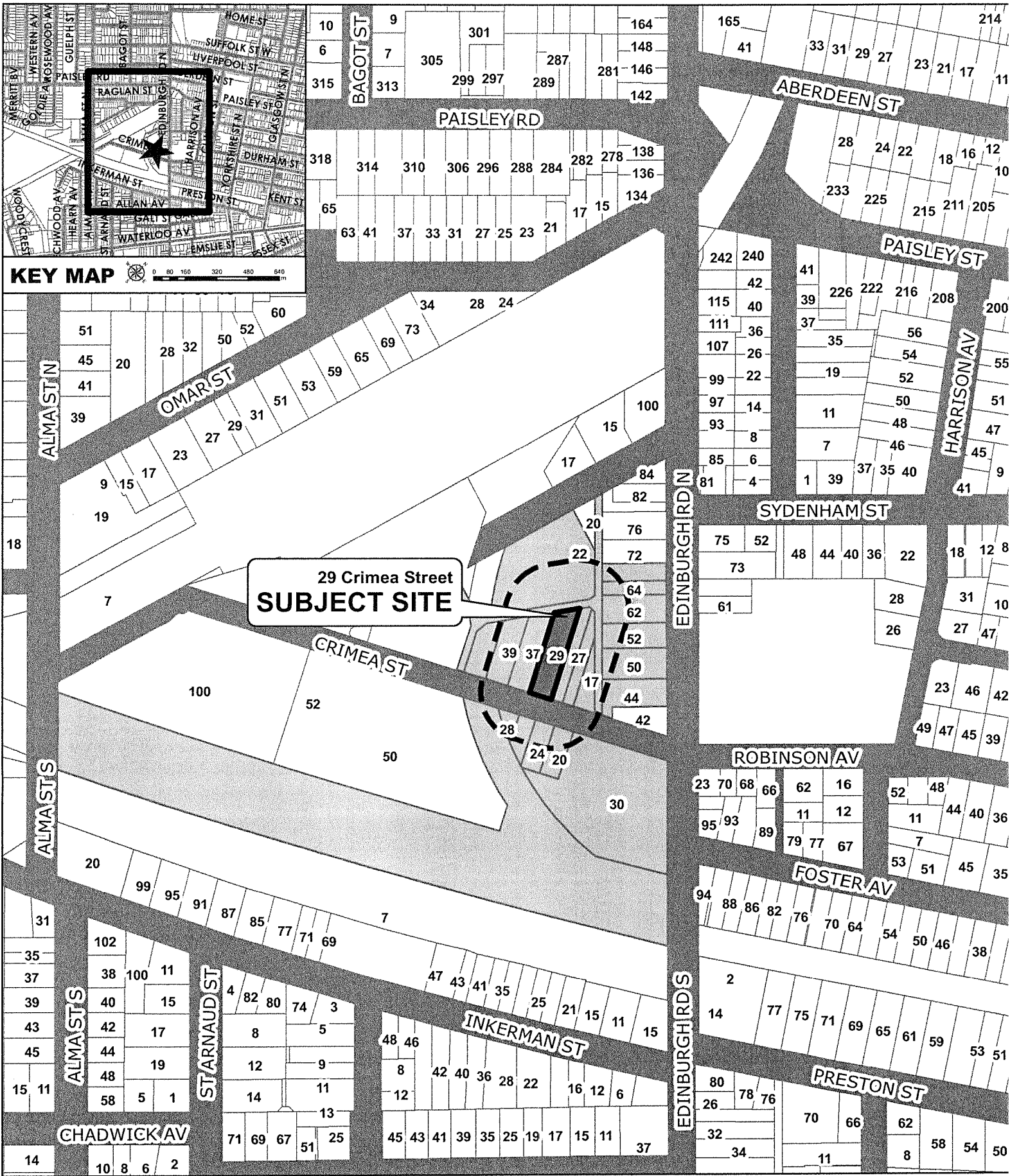
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

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.

Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

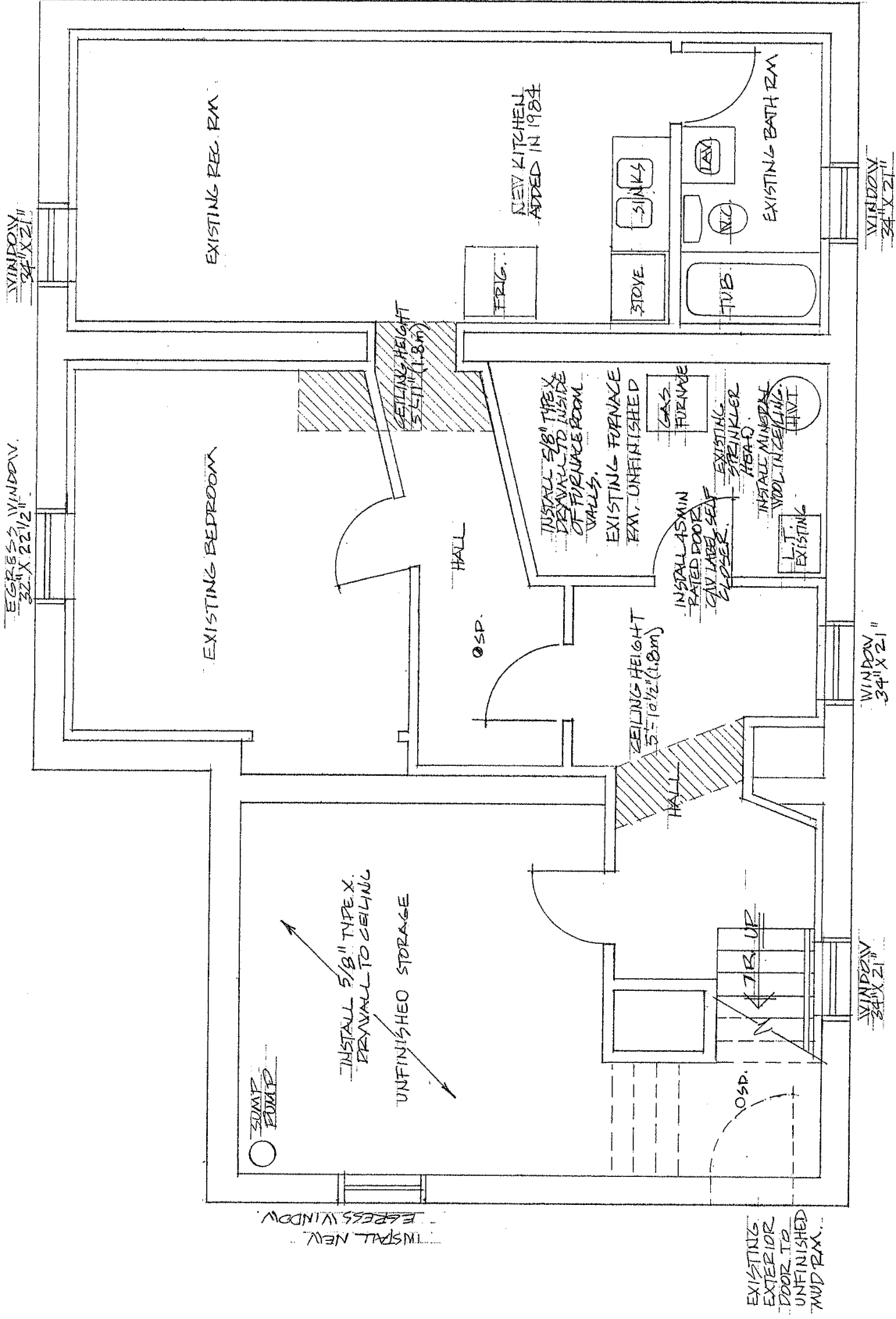
Dated this 24th day of July, 2015.



29 Crimea Street
SUBJECT SITE

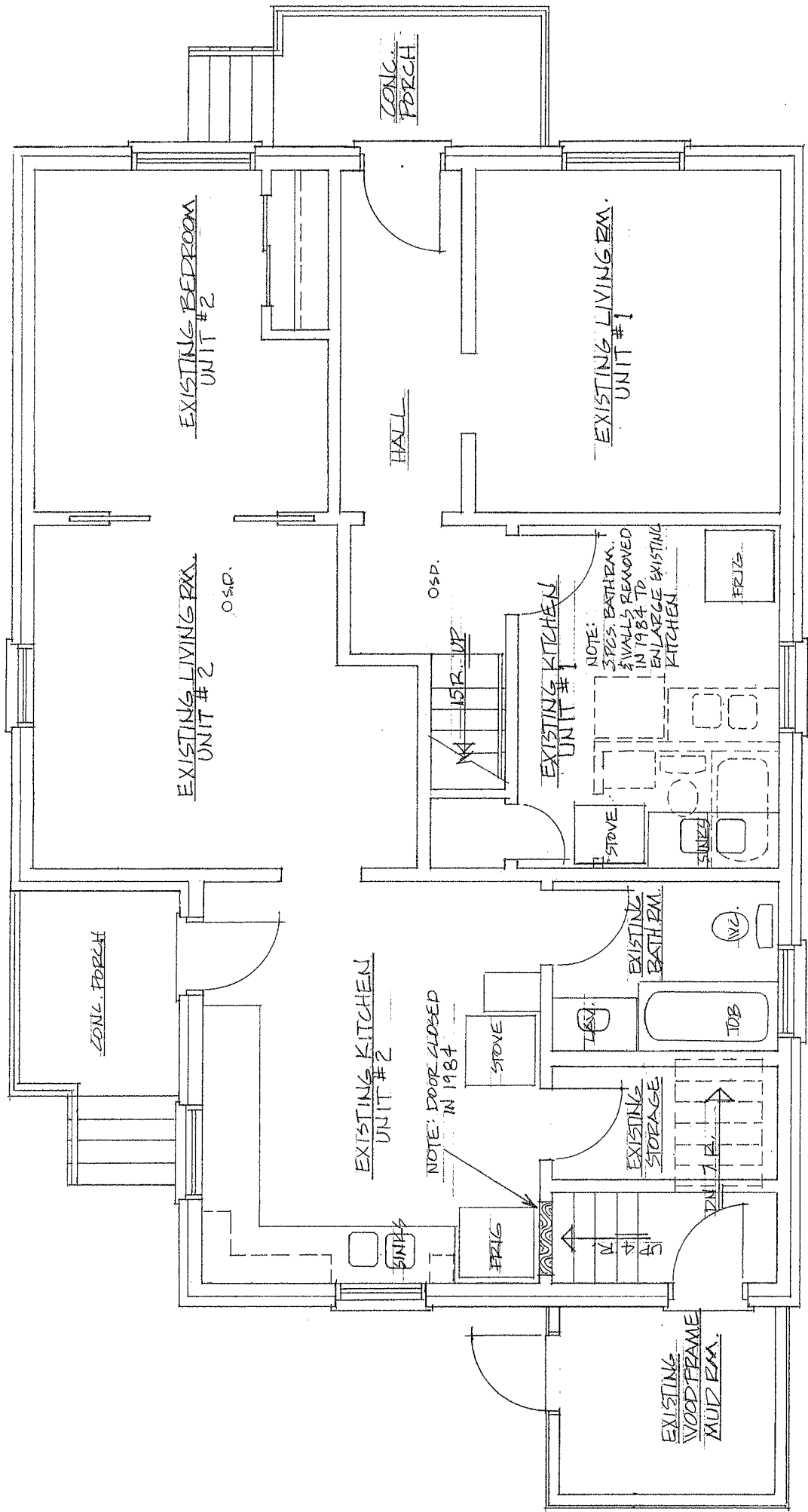
30m CIRCULATION AREA
29 Crimea Street
File No.: A-64/15



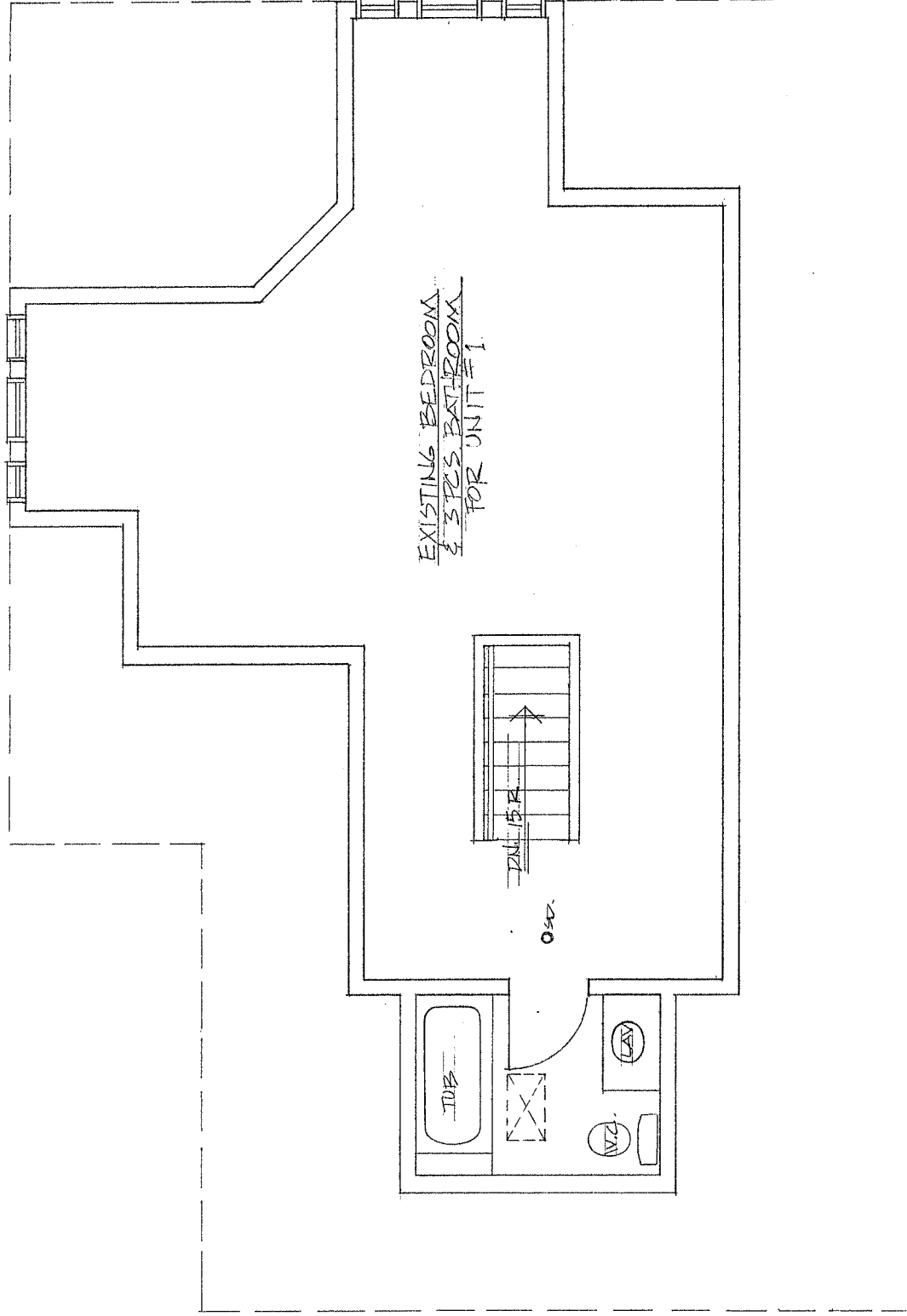


NOTE:
 ALL BASEMENT FINISHES EXISTING EXCEPT FOR KITCHEN ADDED IN 1984 FINISHED CEILING HEIGHT IS 6'-5" (1.95m) UNLESS NOTED.
 INSTALL RELAY SWITCH TO FURNACE CONNECTED TO SMOKE DETECTORS.

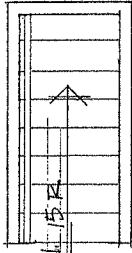
BASEMENT FLOOR PLAN
 SCALE 1/4" = 1'-0"
 METRIC 1:40



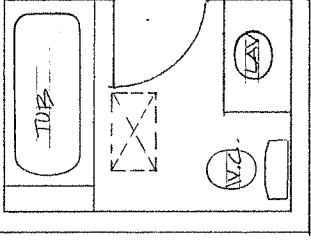
MAIN FLOOR PLAN
 SCALE 1/4" = 1'-0"
 METRIC 1:48



EXISTING BEDROOM
& STAIRS BATHROOM
FOR UNIT #1



0.90



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"
METRIC 1:48

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 27 Zaduck Place

PROPOSAL: The applicant has an existing 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 metres (861.1 square feet) 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 131.5 square metres (1,415.4 square feet, 28.5% 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 OF MEETING: **Thursday, August 13, 2015**

TIME: **4:30 p.m.**

LOCATION: **City Hall, 1 Carden Street, Guelph, Ontario**

APPLICATION NUMBER: **A-65/15**

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

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ADDITIONAL INFORMATION

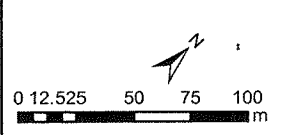
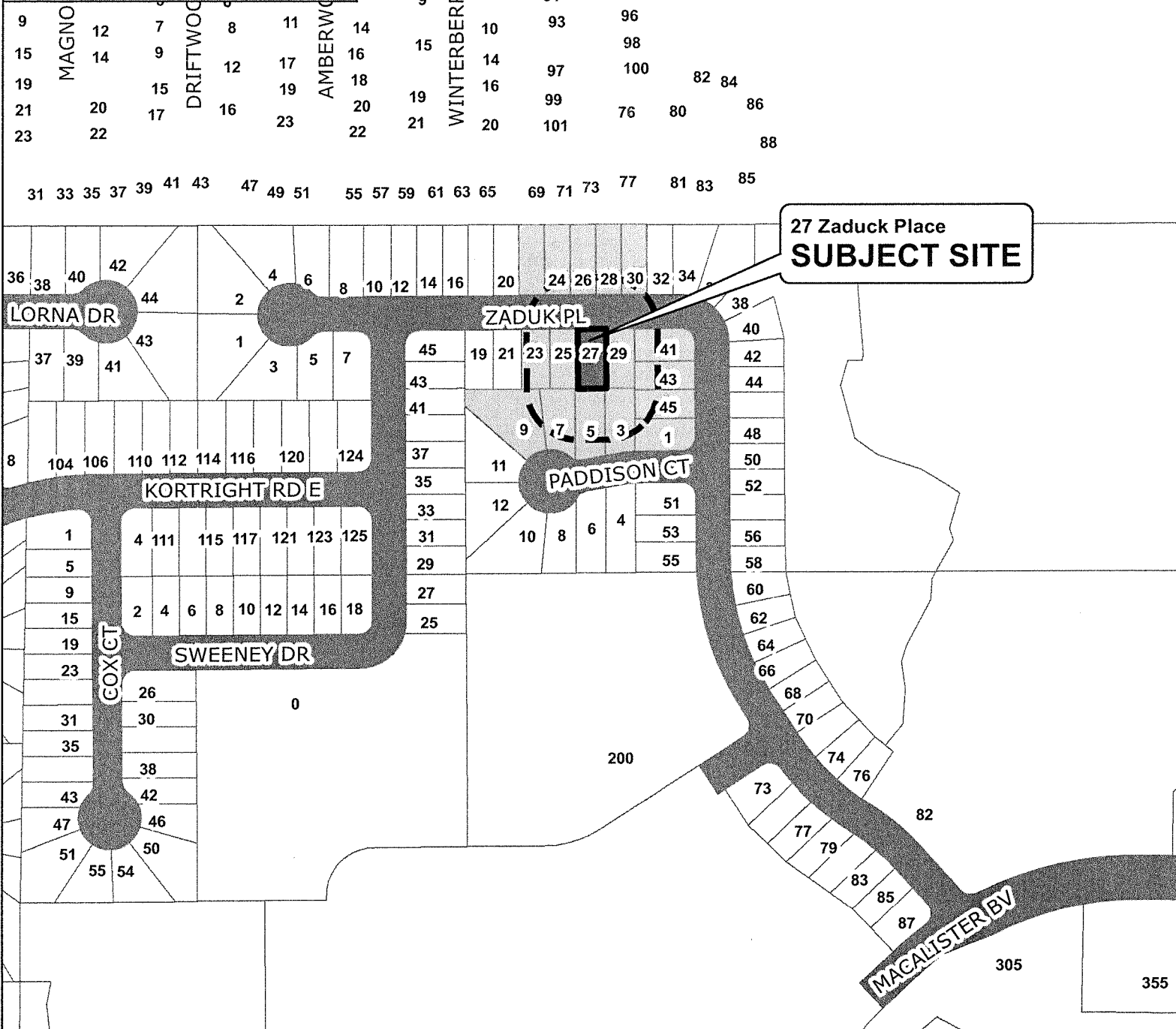
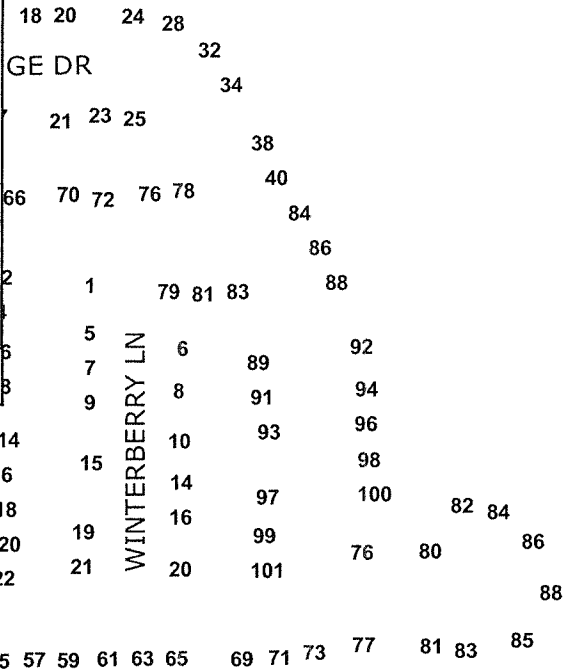
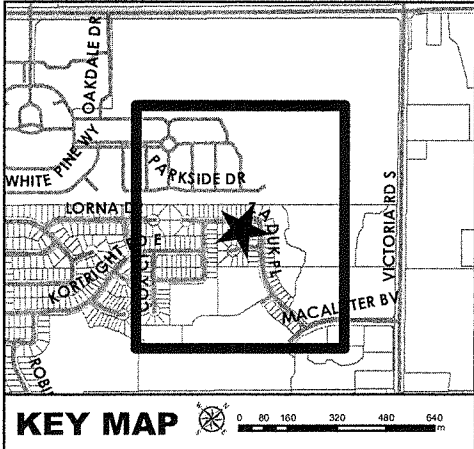
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

NOTICE OF THE DECISION

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Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 24th day of July, 2015.



30m CIRCULATION AREA
27 Zaduck Place
File No.: A-65/15



Produced by the City of Guelph
 Planning, Building, Engineering and Environment, Development Planning
 June 2015

SKETCH FOR BUILDING PERMIT APPLICATION
LOT 41, REGISTERED PLAN 61M-162
CITY OF GUELPH
 SCALE: 1 - 250

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

NOTE: LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-162 AND HAVE NOT BEEN VERIFIED BY SURVEY.
 PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

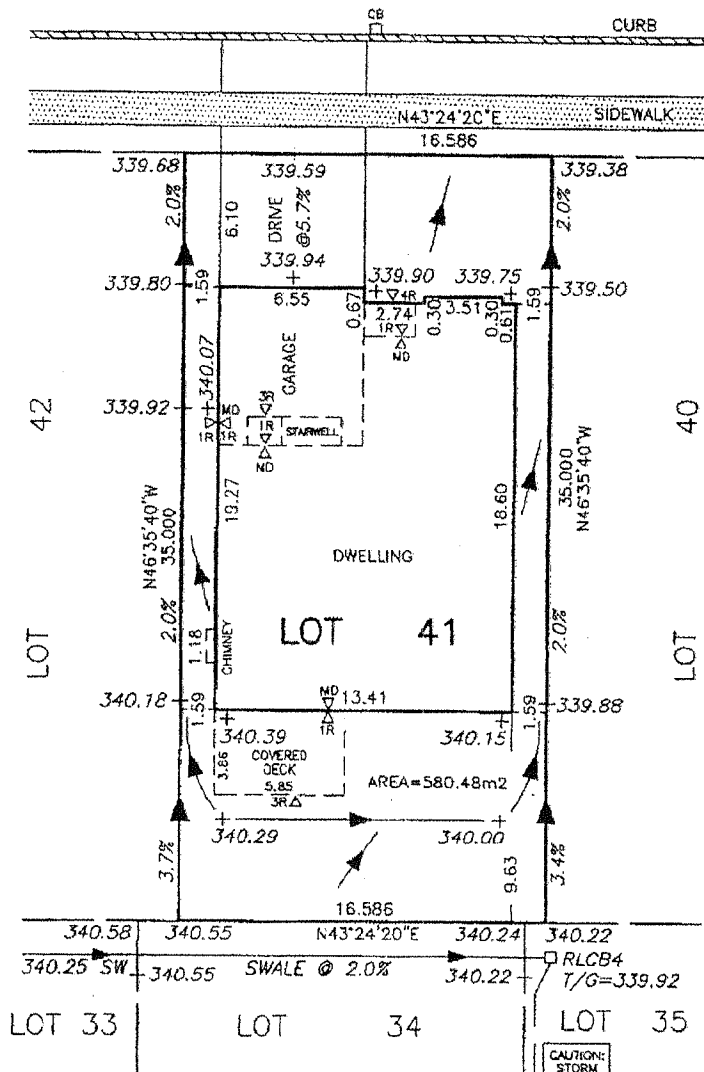
TOP OF FOUNDATION = 340.54
 UNDERSIDE OF FOOTING = 337.85
 BASEMENT FLOOR = 338.08
 FINISHED FLOOR = 340.84
 GARAGE CUT TO FINISHED SLAB = 0.60

ZONING: R.1B
 FRONT YARD - 6.00 MIN.
 SIDE YARD - 1.50 MIN.
 REAR YARD - 20% OF LOT DEPTH (7.00 MIN.)

NOTE: 8'-4" FOUNDATION WALL HEIGHT AS PER CLIENT'S INSTRUCTIONS.

ZADUK PLACE
 (20.0 METRES WIDE)

SODDED AREA = 262.5m²



Apr 23, 2012 - 10:16am
 G:\GUELPH\61M-162\ACAD\P41.dwg

AMENDED (MODEL CHANGE): APRIL 24, 2012

THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL



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

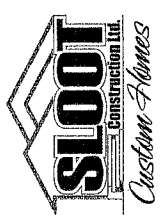
FOR:	SLOOT CONSTRUCTION LTD.
PROJECT NO.	18955-09
DATE:	OCTOBER 12, 2010
P41	TML

ALVIN W. BROWN have reviewed and takes 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.

Required unless otherwise indicated: O.B.C. - 3.2.5.1.

QUALIFICATION INFORMATION
 ALVIN BROWN, P. Eng.
 Signature: *Alvin Brown*
 24576 B.C.N.#

REGISTRATION INFORMATION
 Alvin Brown
 Signature: *Alvin Brown*
 35516 B.C.N.#



PLUMBING TO COMPLY WITH O.B.C. PART # 7

NOTE:
 INSTALL BUILT-UP POST FULL WIDTH OF SUPPORTED MEMBER @ ALL BEAM & GIRDER LOCATIONS

JOB DESCRIPTION
NEW CONSTRUCTION

TITLE
MAIN FLOOR PLAN

HOMEOWNER
SALEEM LAKHANI

LOCATION:
LOT 41 ZADUK PL. GUELPH, ONT.

AREA:
2214 SQ.FT.

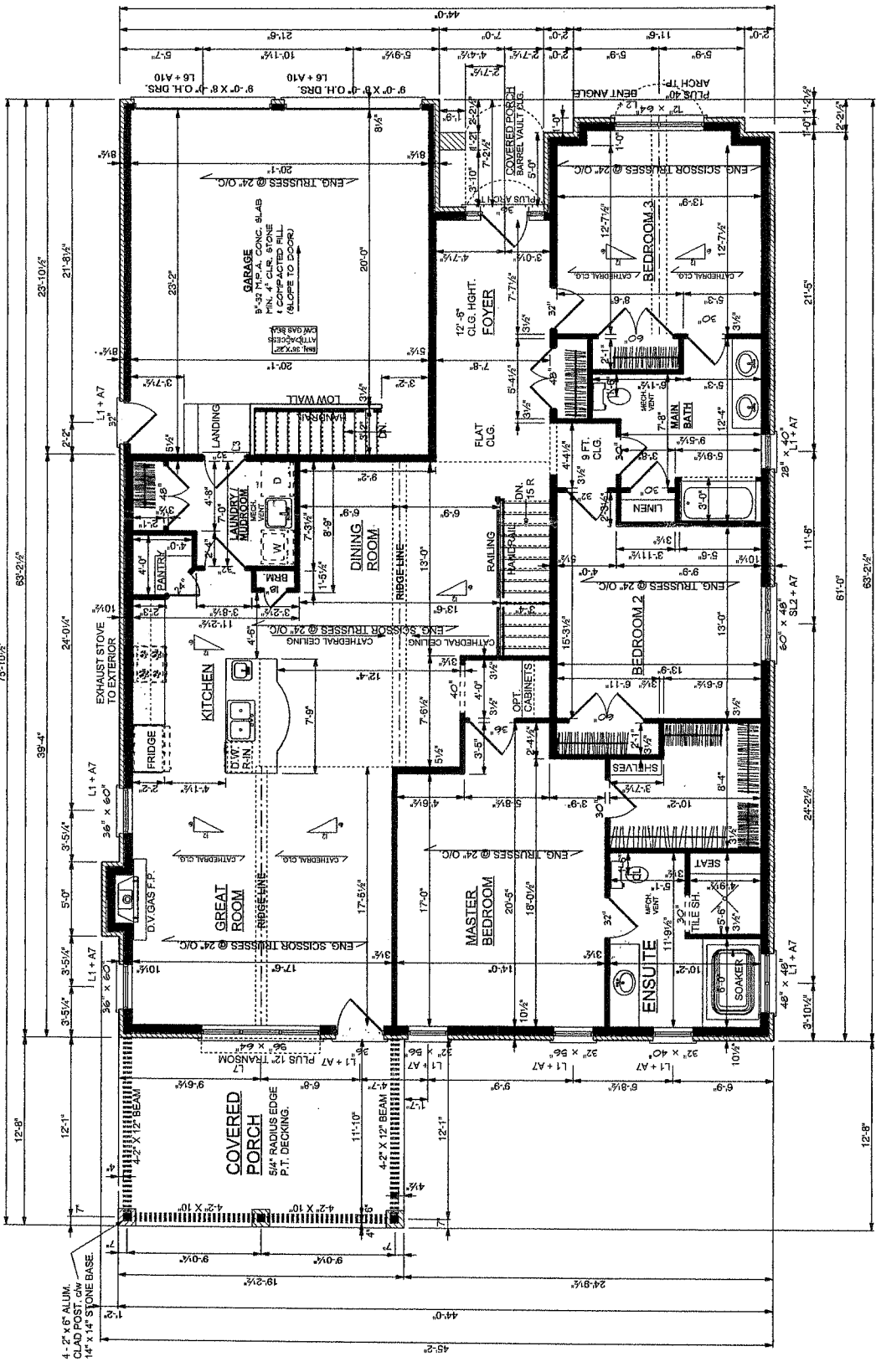
DRAWN BY:
**ALVIN W. BROWN
 drawings4u@yahoo.ca
 519-265-2785**

SCALE:
1/8" = 1'-0"

DATE:
MAY. 3, 2012.

DATE REVISD:

DWG #
3 OF 11



NOTE:
 THIS IS A PROPOSAL ONLY; ANY ITEMS INCLUDED MUST BE INCLUDED IN BUILDERS CONTRACT AND SPECIFIED IN DETAIL.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

LOCATION: 38 Alice Street

PROPOSAL: The applicant is proposing an addition to the rear of the existing dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1B-10) Zone and is within the Special Policy Area and adjacent to provincially significant wetlands. A variance from Table 5.1.2, Row 7 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that the minimum side yard shall be 1.5 metres (4.9 feet).

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the residential addition to be situated 0.3 metres (1 foot) from the right lot 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 OF MEETING: **Thursday, August 13, 2015**

TIME: **4:40 p.m.**

LOCATION: **City Hall, 1 Carden Street, Guelph, Ontario**

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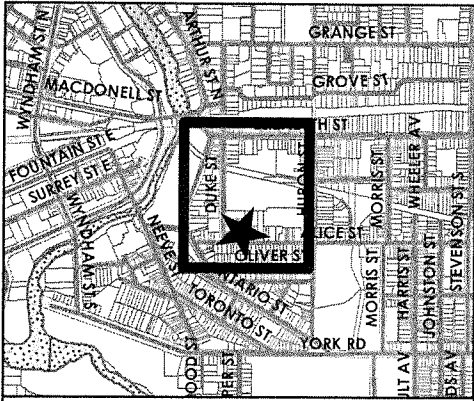
NOTICE OF THE DECISION

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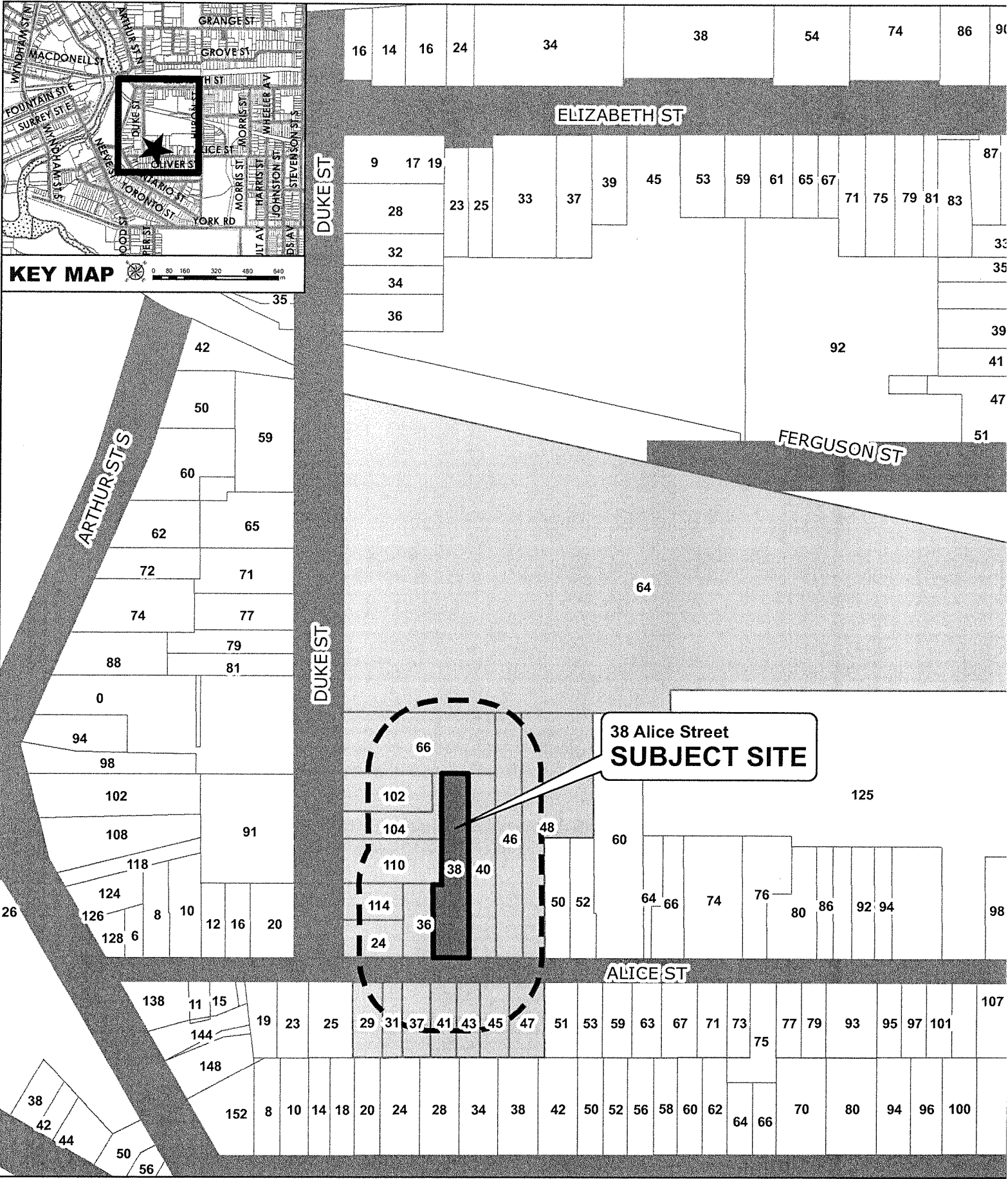
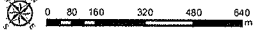
A handwritten signature in black ink, appearing to read "Tristalyn Russell".

Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

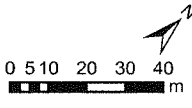
Dated this 24th day of July, 2015.



KEY MAP



**38 Alice Street
SUBJECT SITE**

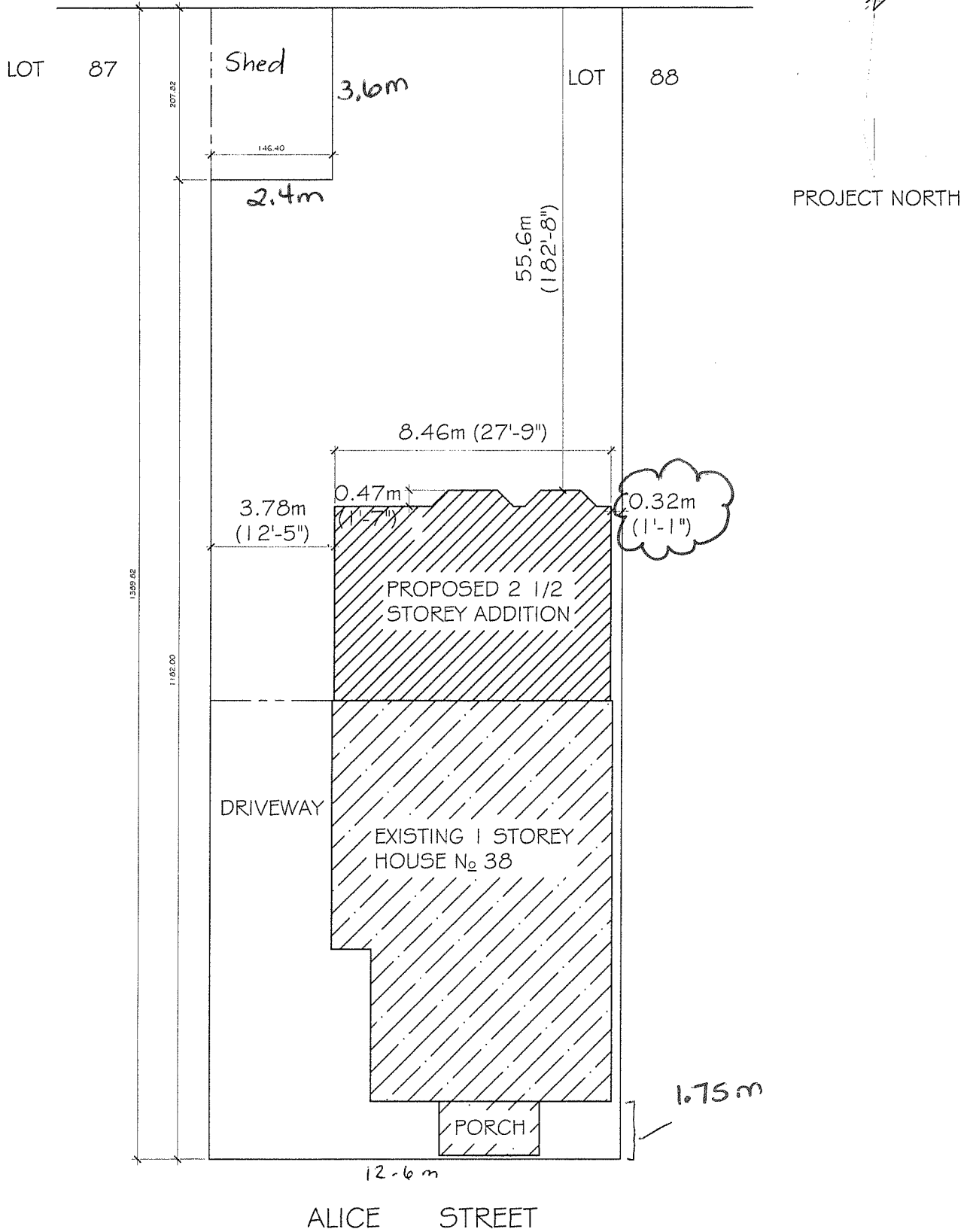


**30m CIRCULATION AREA
38 Alice Street
File No.: A-66/15**



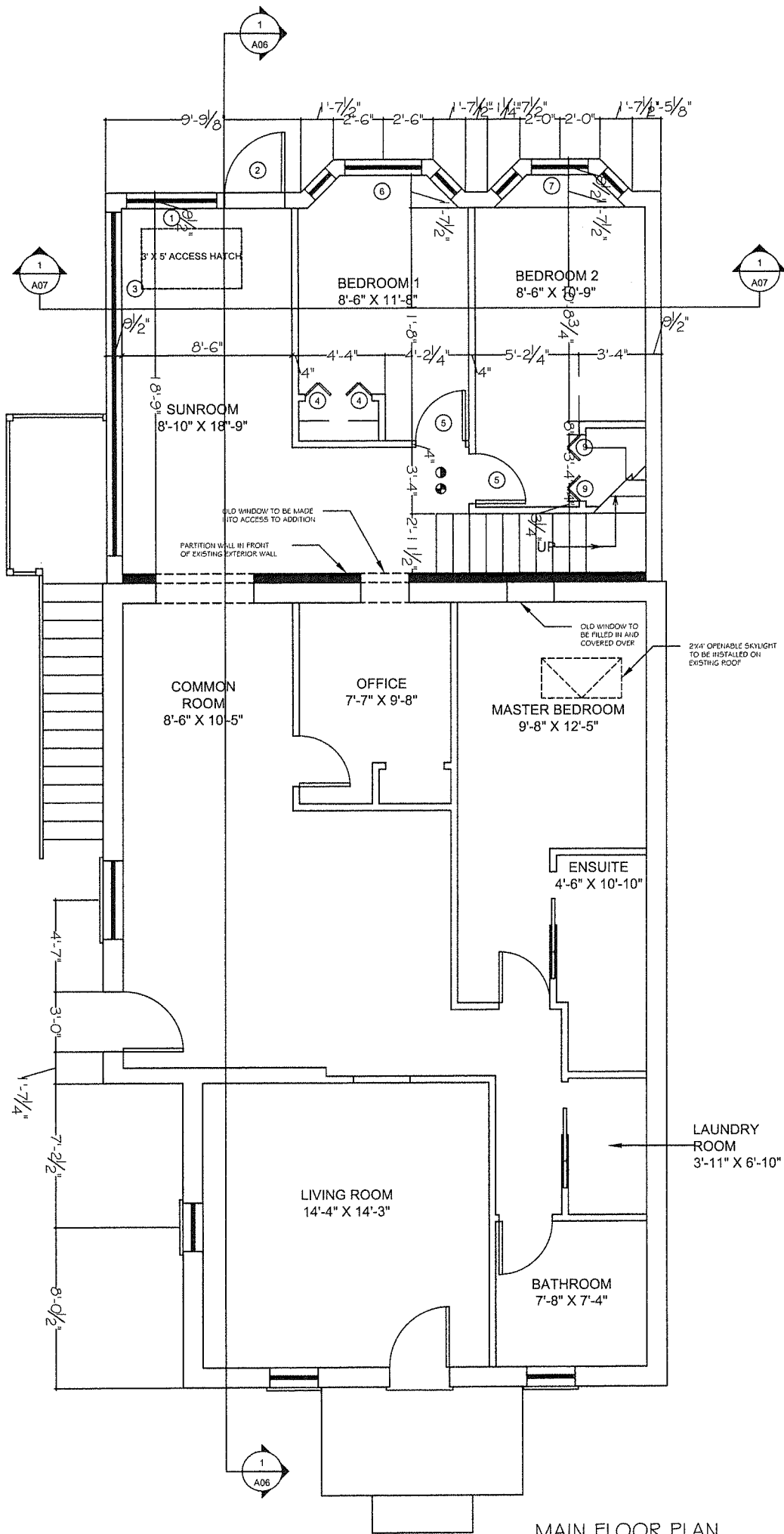
Produced by the City of Guelph
Planning, Building, Engineering and Environment, Development Planning
June 2015

PLAN OF BUILDING LOCATION
ON PART OF LOTS 87 & 88
REGISTERED PLAN 161
CITY OF GUELPH



SITE PLAN

CONTRACTOR/OWNER MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. LATEST BUILDING DEPARTMENT APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION DRAWINGS ARE NOT TO BE SCALED 11x17	4.		Client: MIKE BARBER Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION	Sheet Title: SITE PLAN		
	3.			Scale: 3/32" = 1'-0"	Drawn By:	Checked By:
	2.			Project No.:	File No.:	Drawing No.:
	1.			1 / 11		
No. REVISIONS:		Date				



MAIN FLOOR PLAN

CONTRACTOR/OWNER MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. LATEST BUILDING DEPARTMENT APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION

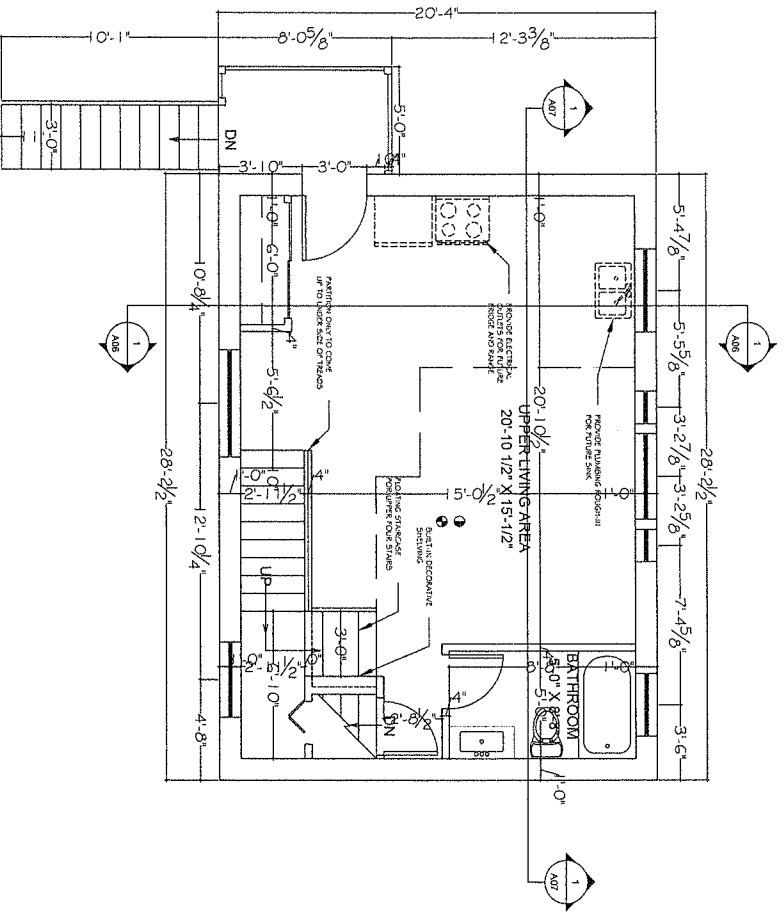
DRAWINGS ARE NOT TO BE SCALED

4.		
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No. REVISIONS:		Date

Client:
MIKE BARBER

Project:
HEATED 2 1/2 STOREY REAR HOUSE ADDITION

Sheet Title: MAIN FLOOR PLAN		
Scale: 3/16" = 1'-0"	Drawn By:	Checked By:
Project No.:	File No.:	Drawing No.:
		1 / 8



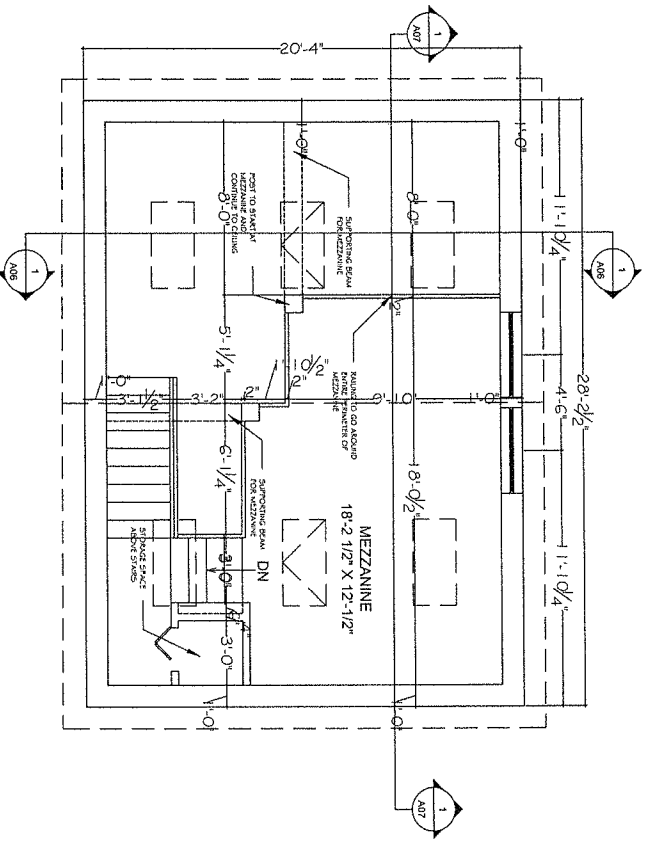
SECOND FLOOR PLAN

CONTRACTOR/MANAGER MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. PROCEEDING WITH WORK BASED ON THESE DRAWINGS IS AT THE USER'S RISK. LATEST BUILDING DEPARTMENT APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.

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NO. REVISIONS:	
Date:	

Client: MIKE BARBER
 Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION

Sheet Title: SECOND FLOOR PLAN	Drawn By:	Checked By:
Scale: 1/4" = 1'-0"		
Project No.:	The No.:	Drawing No.:
		3 / 6



THIRD FLOOR PLAN

CONTRACTOR/MANAGER MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. PROCEEDING WITH WORK BASED ON THESE DRAWINGS IS AT THE USER'S RISK. LATEST BUILDING DEPARTMENT APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.

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NO. REVISIONS:	
Date:	

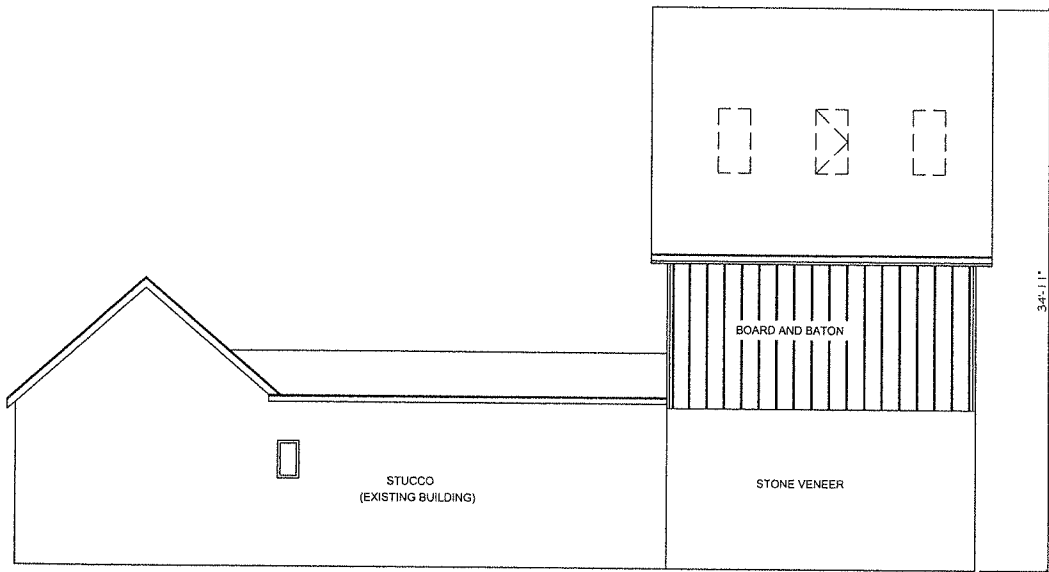
Client: MIKE BARBER
 Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION

Sheet Title: THIRD FLOOR PLAN	Drawn By:	Checked By:
Scale: 1/4" = 1'-0"		
Project No.:	The No.:	Drawing No.:
		4 / 6



NORTH ELEVATION

CONTRACTOR/MER MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. LATEST BUILDING DEPARTMENT APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.		1:1/4" 7	
4.		No. REVISIONS:	Date:
3.			
2.			
1.			
Client: MIKE BARBER		Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION	
Sheet Title: NORTH ELEVATION		Drawn By:	Checked By:
Scale: 3/16" = 1'-0"		Project No.:	File No.:
			5 / 8



NORTH ELEVATION

CONTRACTOR/MER MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. LATEST BUILDING DEPARTMENT APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.		1:1/4" 7	
4.		No. REVISIONS:	Date:
3.			
2.			
1.			
Client: MIKE BARBER		Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION	
Sheet Title: EAST ELEVATION		Drawn By:	Checked By:
Scale: 3/16" = 1'-0"		Project No.:	File No.:
			6 / 8

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 16 Marilyn Drive

PROPOSAL: The property contains an existing three-storey, 17 unit apartment building. The applicant is proposing to alter the existing building to create an additional unit by converting the "Amenity Room" on level 1 to a residential dwelling unit.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential General Apartment (R.4A-18) Zone. Variances from Section 5.4.3.1.18.1, 4.13.4.3, 5.4.3.1.18.3.1, 5.4.2.4.1, and 5.4.2.4.3 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a maximum of 17 multiple attached dwelling units;
- b) a minimum of 27 off-street parking spaces (1.5 spaces per unit);
- c) a maximum density of 100 units per hectare (2.4 acres);
- d) a minimum of 30 square metres (322.9 square feet) of common amenity area per unit; and
- e) that the common amenity area be located in any yard other than the required front yard or required exterior side yard.

REQUEST:

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

- a) to permit a maximum of 18 dwelling units;
- b) to permit a minimum of 26 off-street parking spaces (1.4 spaces per unit);
- c) to permit a maximum density of 104.6 units per hectare;
- d) to permit a minimum of 26.4 square metres (284.1 square feet) of common amenity area per unit; and
- e) to permit 142.3 square metres (1,531.7 square feet) of common amenity area to be within the exterior side yard.

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

DATE OF MEETING: Thursday, August 13, 2015

TIME: 4:50 p.m.

LOCATION: City Hall, 1 Carden Street, Guelph, Ontario

APPLICATION NUMBER: A-67/15

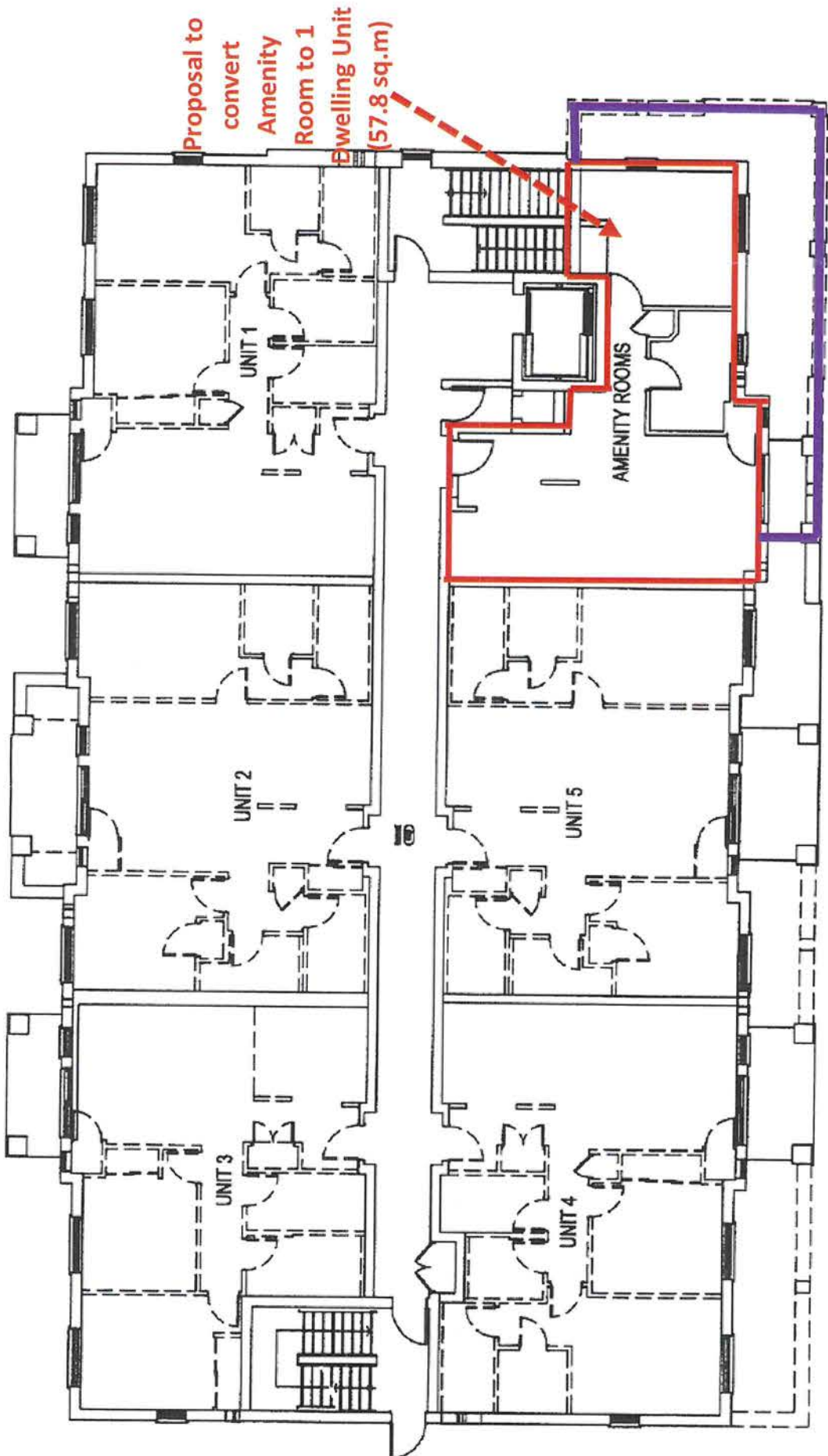
PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

You may also comment by mail, email, or fax using the contact information listed below. Written comments received by **August 6, 2015** will be forwarded to the Committee members prior to the meeting. Comments submitted after this date will be summarized at the hearing. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION

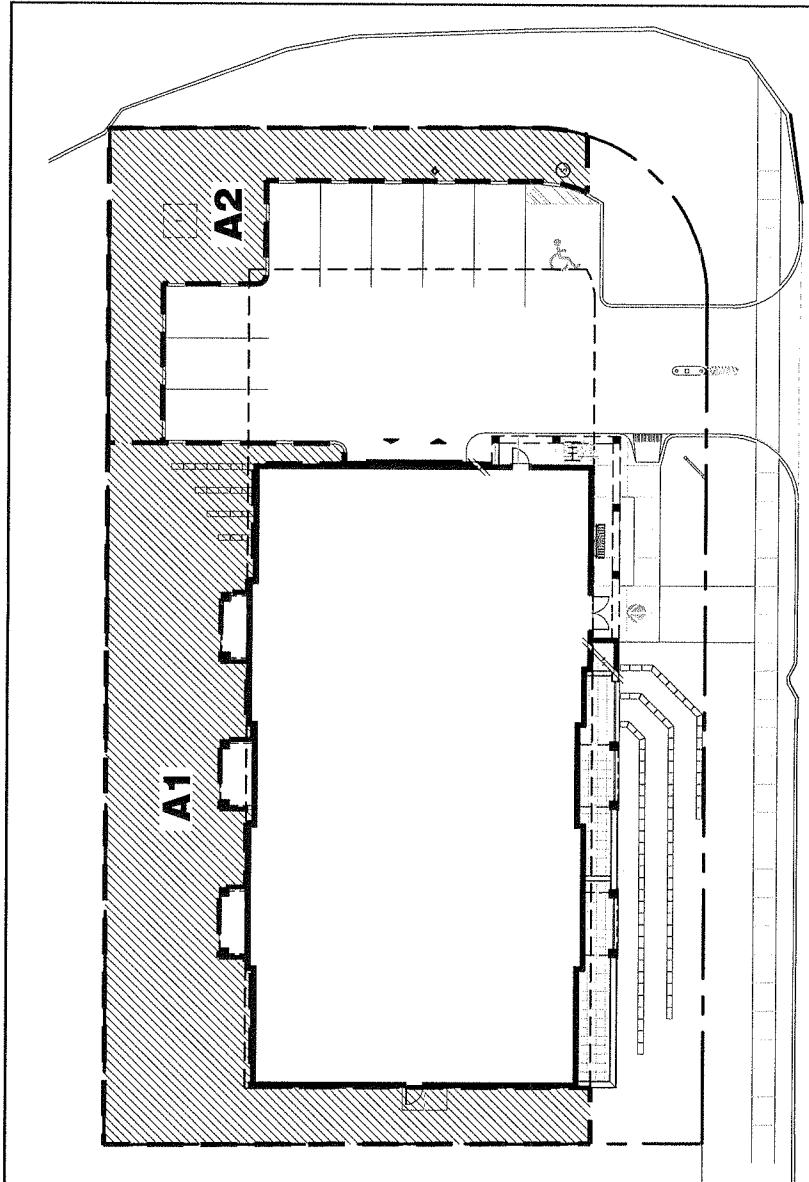
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).



Proposal to
convert
Amenity
Room to 1
Dwelling Unit
(57.8 sq.m)

Amenity Room Terrace
(31.6 sq.m.)

LEVEL 1



OUTDOOR AMENITY AREAS		474.60 m ²
A1	332.30 m ² (3,577.00 SQ. FT.)	-
A2	142.30 m ² (1,531.85 SQ. FT.)	-

INDOOR AMENITY AREAS		89.40 m ²
AMENITY ROOM	57.80 m ² (622.00 SQ. FT.)	
AMENITY ROOM TERRACE	31.60 m ² (340.30 SQ. FT.)	

TOTAL AMENITY AREA	564.00 m ²
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NOTE:
 MINIMUM COMMON AMENITY AREA (SECTION 5.4.2.4.2 SHALL NOT APPLY IN THE R-4A-18 ZONE)

2

AMENITY AREA CALCULATIONS

scale: N/A