

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, April 26, 2018 – 4:00 p.m.

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

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

**DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
APPROVAL OF MINUTES - APRIL 12, 2018
REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS**

CURRENT APPLICATIONS

- | | | | |
|----|------------------------------------|-----------|--|
| a) | B-19/14 | Owner: | The Homewood Corporation |
| | | Agent: | Hugh Handy, GSP Group Inc. |
| | | Request: | Consent for severance to create new lot and right-of-way |
| | | Location: | 49 Emma Street and 112, 148 and 150 Delhi Street |
| | | | <i>Deferred from June 8, 2017 hearing</i> |
| b) | A-57/14
and
A-58/14 | Owner: | The Homewood Corporation |
| | | Agent: | Hugh Handy, GSP Group Inc. |
| | | Request: | Variances for front, side, exterior side, and rear yard setbacks and location of off-street parking spaces |
| | | Location: | 49 Emma Street and 112, 148 and 150 Delhi Street |
| | | | <i>Deferred from June 8, 2017 hearing</i> |
| c) | B-8/18 | Owner: | Toarms Properties Inc. and Ormsby Properties Inc. |
| | | Agent: | Jeff Buisman, Van Harten Surveying Inc. |
| | | Request: | Consent for severance as a lot addition and easement |
| | | Location: | Part of Block 14, Registered Plan 61M-169 (designated as Part 4 of Reference Plan 61R-20204) |
| d) | B-9/18
and
B-10/18 | Owner: | Paul and Maria Leombruni |
| | | Agent: | Jeff Buisman, Van Harten Surveying Inc. |
| | | Request: | Consent for severance to create new lots and easements |
| | | Location: | 1 and 15 Stevenson Street North and 8 William Street |
| e) | A-34/18 | Owner: | Paul and Maria Leombruni |
| | | Agent: | Jeff Buisman, Van Harten Surveying Inc. |
| | | Request: | Variance for lot frontage |
| | | Location: | 8 William Street |
| f) | A-33/18 | Owner: | Niranchala Elavalakanar |
| | | Agent: | Elavalakanar Kanakaratnam |
| | | Request: | Variance for accessory apartment size and driveway width |
| | | Location: | 25 Zecca Drive |

- g) **A-35/18** Owner: Leisha Burley and Eric Pool
Agent: N/A
Request: Variances for side yard setback for second storey addition, exterior setback of rear porch and stairs, and front deck/stairs within sightline triangle
Location: 54 Forbes Avenue
- h) **A-28/18** Owner: Tony Wong and Laura King
Agent: N/A
Request: Variance to permit four residential units without a commercial use in the same building
Location: 9, 17 and 19 Elizabeth Street

OTHER BUSINESS

ADJOURNMENT – next regular hearing May 10, 2018

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

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 112, 148, and 150 Delhi Street and 49 Emma Street
(Homewood Health Care Centre)

PROPOSAL: The applicant is requesting permission to sever the property to create a new lot. An easement over the retained parcel for vehicular access is also being requested. In addition, the lands are currently subject to an application for site plan approval (File SP13C039). Minor variances are also being requested for the severed and retained parcels (Files A-57/14 and A-58/14, see attached) to permit the comprehensive redevelopment of the Homewood Health Centre.

This application was previously deferred at the June 8, 2017, June 9, 2016, June 11, 2015 and June 12, 2014 Committee of Adjustment hearings.

BY-LAW REQUIREMENTS: The property is located in the Institutional – Health and Social Services (I.3) and Floodway (FL) Zones.

REQUEST: The applicant is requesting permission to sever an irregularly shaped parcel of land with a frontage of 209.6 metres along Delhi Street and 12.0 metres along Arthur Street, and an area of 5.9 hectares. The retained parcel will have a frontage of 477.3 metres along Delhi Street and 303.5 metres along Emma Street, and an area of 13.2 hectares.

The applicant is also proposing to create an easement for purposes of vehicular access over the retained parcel in favour of the severed parcel with an average width of 5.0 metres and an average length of 550 metres, as shown on the attached drawing.

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, April 26, 2018**
(deferred from June 8, 2017)

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

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

APPLICATION NUMBER: **B-19/14**

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **April 19, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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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 4:30 p.m. (Monday to Friday).

NOTICE OF THE DECISION

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

Dated this 6th day of April, 2018.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 112, 148, and 150 Delhi Street and 49 Emma Street
(Homewood Health Care Centre)

PROPOSAL: The applicant has applied for a severance of the subject property (File B-19/14). Minor variances are being requested for both the severed and retained lands to recognize existing setbacks that will lose the legal non-complying status when the lands are severed and to permit the comprehensive redevelopment of the Homewood Health Care Centre.

This application was previously deferred at the June 8, 2017, June 9, 2016, June 11, 2015 and June 12, 2014 Committee of Adjustment hearings.

BY-LAW

REQUIREMENTS: The property is located in the Institutional – Health and Social Services (I.3) and Floodway (FL) Zones. Variances from Table 8.2 Rows 3, 4, 5, 6 and Section 4.13.1 of Zoning By-law (1995)-14864), as amended, are being requested.

The By-law requires:

- a) a minimum front and exterior side yard of 6 metres;
- b) a maximum front and exterior side yard of 20 metres;
- c) a minimum side yard of 6 metres or one-half the building height, whichever is greater;
- d) a minimum rear yard of 7.5 metres or one-half the building height, whichever is greater; and
- e) every off-street parking area shall be located on the same lot as the use requiring the parking and shall not infringe on or obstruct any required loading spaces.

REQUEST:

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

Severed Parcel (File A-57/14):

- a) to permit a front yard setback of 0 metres for the existing buildings and structures along Arthur Street (labelled as 1 on attached Figure 4A);
- b) to permit a rear yard setback of 0 metres for the existing buildings and structures along the northern property line (labelled as 2 on attached Figure 4A);
- c) to permit a side yard setback of 0 metres for the existing buildings and structures along the southern property line (labelled as 3 on attached Figure 4A); and
- d) to permit 22 of 35 required off-street parking spaces for the severed parcel to be located on the retained parcel (labelled as 4 on attached Figure 4A).

Retained Parcel (File A-58/14):

- a) to permit an exterior side yard setback of 4.7 metres along Delhi Street (labelled as 1 on attached Figure 4B);
- b) to remove the required exterior side yard setback along Delhi Street for all existing buildings and structures (labelled as 2 on attached Figure 4B); and
- c) to permit the off-street parking area provided on the adjacent property, on the east side of Delhi Street, to count towards the required off-street parking for the retained parcel (labelled as 3 on attached Figure 4B).

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DATE: **Thursday, April 26, 2018**
(deferred from June 8, 2017)

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

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

APPLICATION NUMBERS: **A-57/14 and A-58/14**

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PROVIDING COMMENTS

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ADDITIONAL INFORMATION

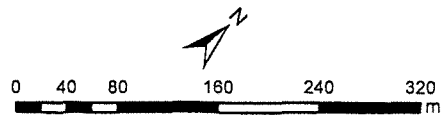
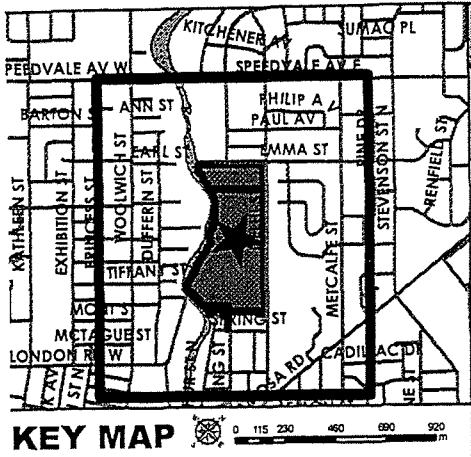
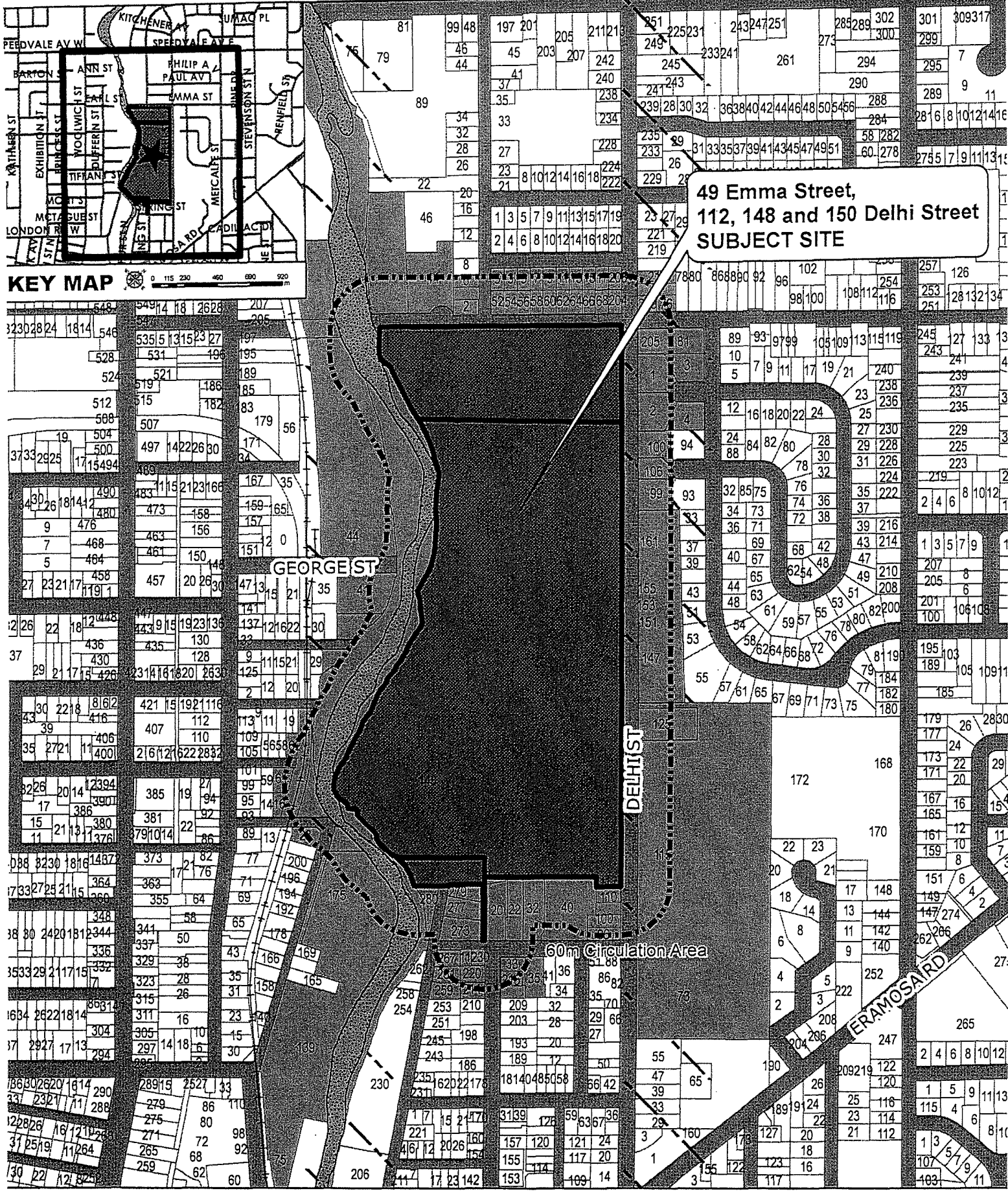
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NOTICE OF THE DECISION

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

Dated this 6th day of April, 2018.

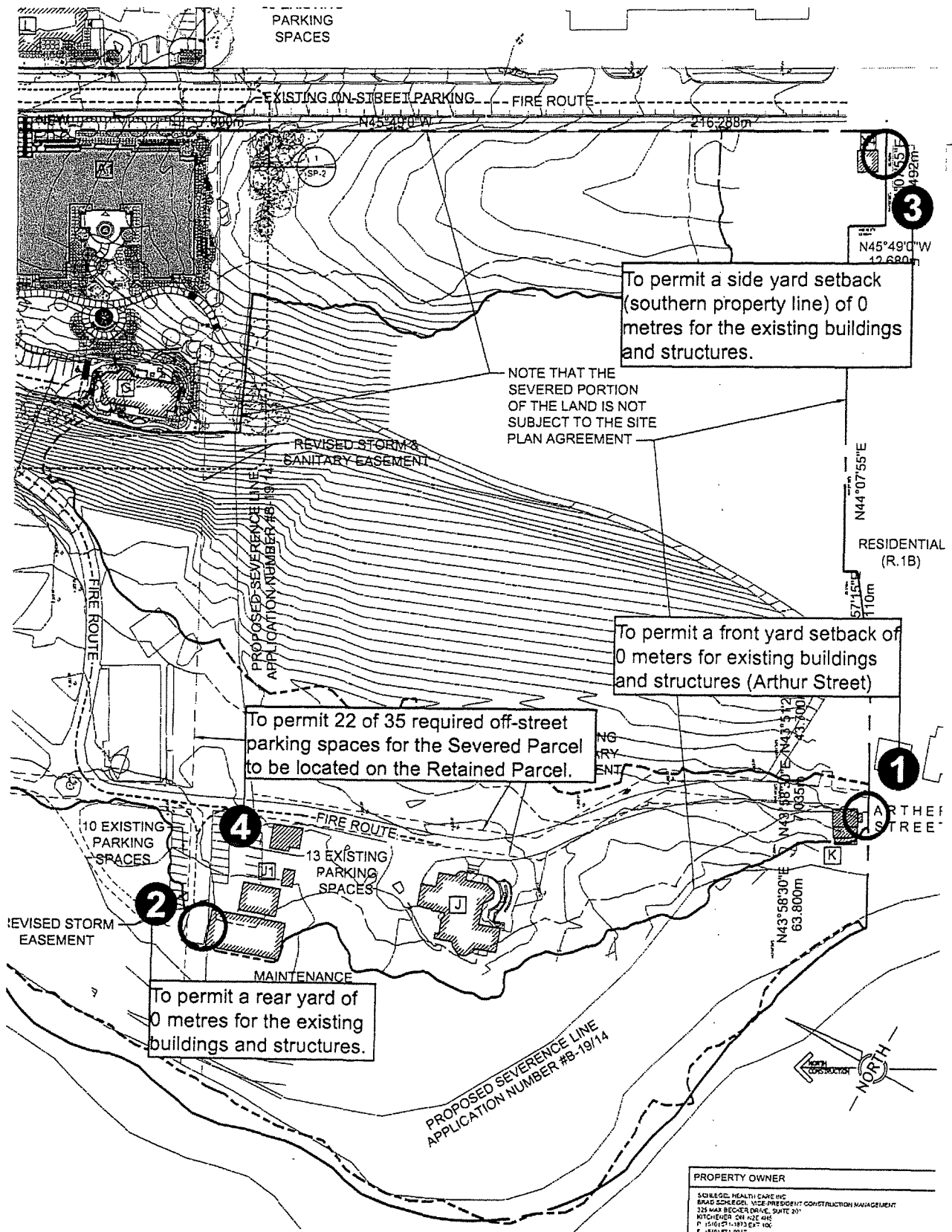


produced by the City of Guelph
Committee of Adjustment

60m CIRCULATION AREA
49 Emma Street &
112, 148 & 150 Delhi Street
File No.: B-19/14, A-57/14, A-58/14







Minor Variance Sketch - Severed Parcel

Source: Cornerstone Architecture

Figure

4a

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: Part of Block 14, Registered Plan 61M-169 (designated as Part 4 of Reference Plan 61R-20204)

PROPOSAL: The applicant is proposing to sever a portion of Part 4 of Reference Plan 61R-20204 as a lot addition to 230 Hanlon Creek Boulevard to accommodate the expanded parking lot. The applicant is also proposing to extend the existing easement along the frontage of 230 Hanlon Creek Boulevard by creating an easement on a portion of the severed parcel.

BY-LAW REQUIREMENTS: The property is located in the Corporate Business Park (B.5) Zone.

REQUEST: The applicant is requesting the following:

- a) Consent to sever a parcel of land from Part 4, Reference Plan 61R-20204 with an area of 900 square metres, as a lot addition to the abutting property known as 230 Hanlon Creek Boulevard; and
- b) Consent to create a sanitary sewer easement over a portion of the severed parcel with a width of 8 metres fronting onto Hanlon Creek Boulevard and a depth of 6 metres, in favour of the retained parcel.

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, April 26, 2018

TIME: 4:00 p.m.

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

APPLICATION NUMBER: B-8/18

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

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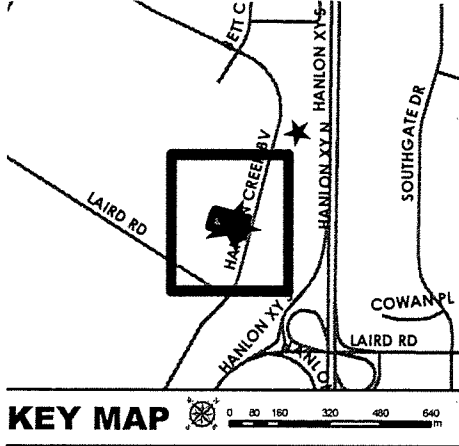
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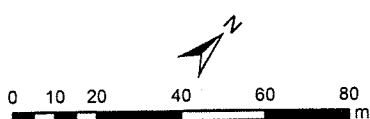
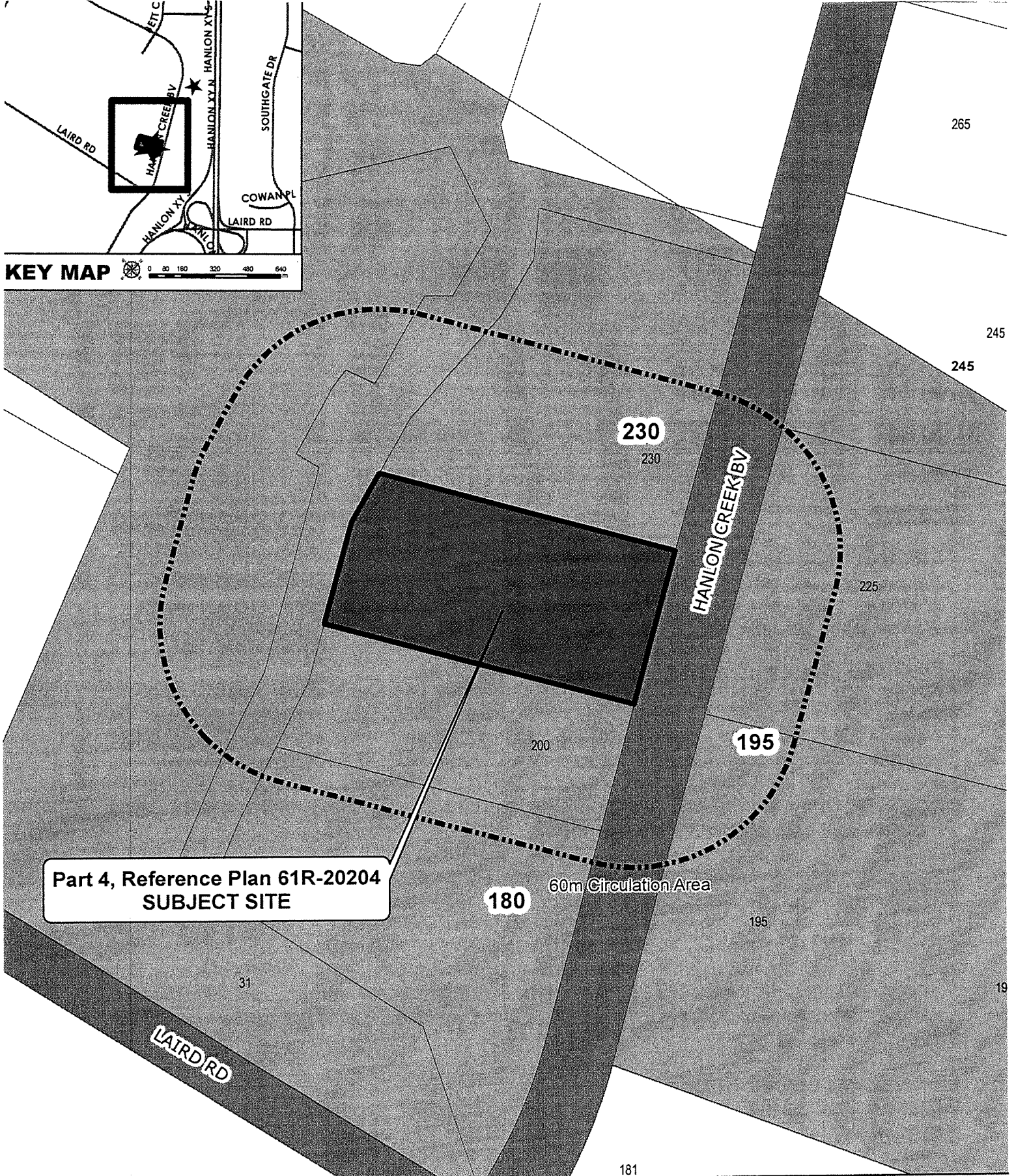
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Trista Di Lullo, ACST(A)
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Dated this 6th day of April, 2018.



KEY MAP

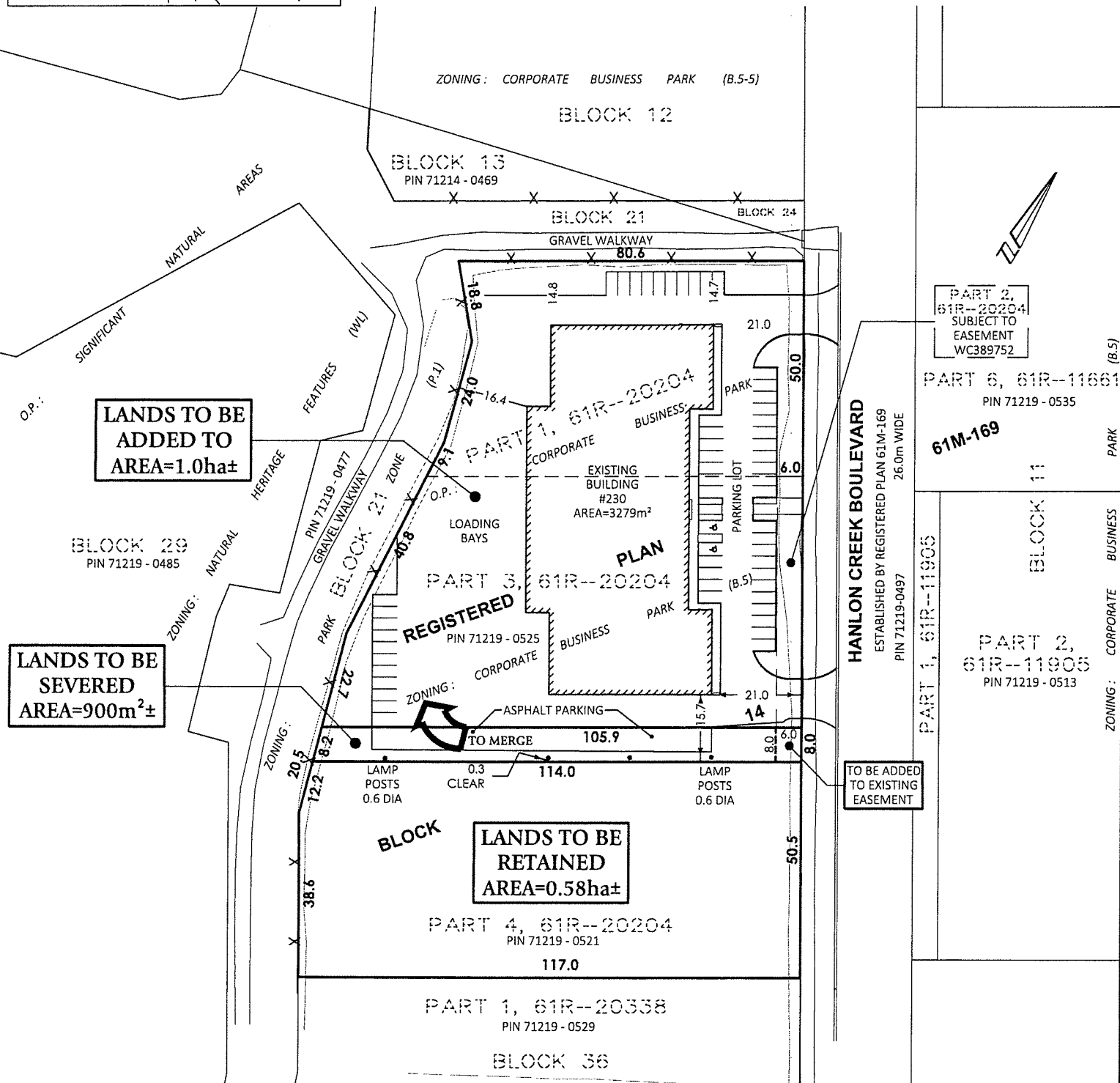


60m CIRCULATION AREA
Part 4, Reference Plan 61R-20204
File No.: B-8/18

A map showing the location of the site. The site is marked with a black dot at the intersection of Hanlon Creek Blvd and Laird Road. Other roads shown include Southgate Dr and an Expressway.

**SEVERANCE SKETCH
PART OF BLOCK 14, REGISTERED PLAN 61M-169
CITY OF GUELPH
COUNTY OF WELLINGTON**

VAN HARTEN SURVEYING INC.



3. 
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. **SUBJECT LANDS ARE ZONED CORPORATE BUSINESS PARK (B.5).**
3. **SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF CORPORATE BUSINESS PARK.**
4. **DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.**
5. **SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.**
6. **DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.**



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

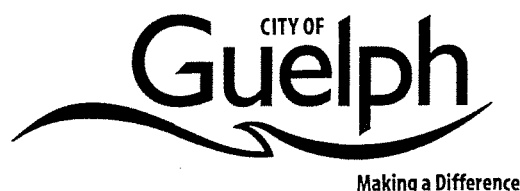
Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 25395-17
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Mar 13, 2018-2: 32pm
G:\GUELPHM\61M-169\ACAD\SEV BLK14 (VERDONE) UTM.dwg

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 1 and 15 Stevenson Street North and 8 William Street

PROPOSAL: The applicant is proposing to sever the property to create two new residential lots containing the existing dwellings municipally addressed as 1 Stevenson Street North and 8 William Street. The retained parcel is proposed to accommodate the development of ten single detached dwellings in accordance with the approved draft plan of condominium (File 23CDM16509). The lands are also subject to a Zoning By-law Amendment (File ZC1613) to permit the proposed development, which is currently under appeal.

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A Zoning By-law Amendment (File ZC1613) was approved in December 2017 to rezone the subject lands to a Specialized Residential Single Detached (R.1D-51) Zone. The Zoning By-law Amendment is currently under appeal.

REQUEST: The applicant is requesting the following, as shown on the attached plan:

- a) File B-9/18:
Severance of a parcel with frontage along Stevenson Street North of 15.6 metres and an area of 461 square metres. An easement of 5 square metres is also proposed for the existing sanitary sewer in the front southern corner of the severed parcel.
- b) File B-10/18:
Severance of a parcel with frontage along William Street of 13.6 metres and an area of 624 square metres. A sanitary sewer easement of 232 square metres across the severed parcel is also proposed.

The retained parcel will have frontage along Stevenson Street North of 35.5 metres and an area of 5,742 square metres. An easement of 188 square metres over the retained lands is also proposed to provide vehicular access to the severed parcel at 1 Stevenson Street North.

A minor variance from the requirements of the Zoning By-law is also being requested for the new lot being created via File B-10/18 above (File A-34/18, see attached).

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, April 26, 2018
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street,
APPLICATION NUMBER: B-9/18 and B-10/18

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

Dated this 6th day of April, 2018.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 8 William Street

PROPOSAL: The applicant is proposing to sever the property to create a new residential lot (File B-10/18). The subject property contains an existing dwelling, which will remain, with the attached garage to be removed.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A Zoning By-law Amendment (File ZC1613) was approved in December 2017 to rezone the subject lands to a Specialized Residential Single Detached (R.1D-51) Zone. The Zoning By-law Amendment is currently under appeal. A variance from Table 5.1.2 Row 4 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum lot frontage of 15.0 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a minimum lot frontage of 13.6 metres.

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DATE: Thursday, April 26, 2018

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APPLICATION NUMBER: A-34/18

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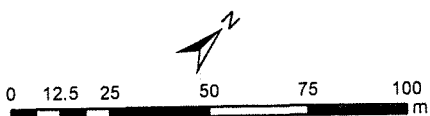
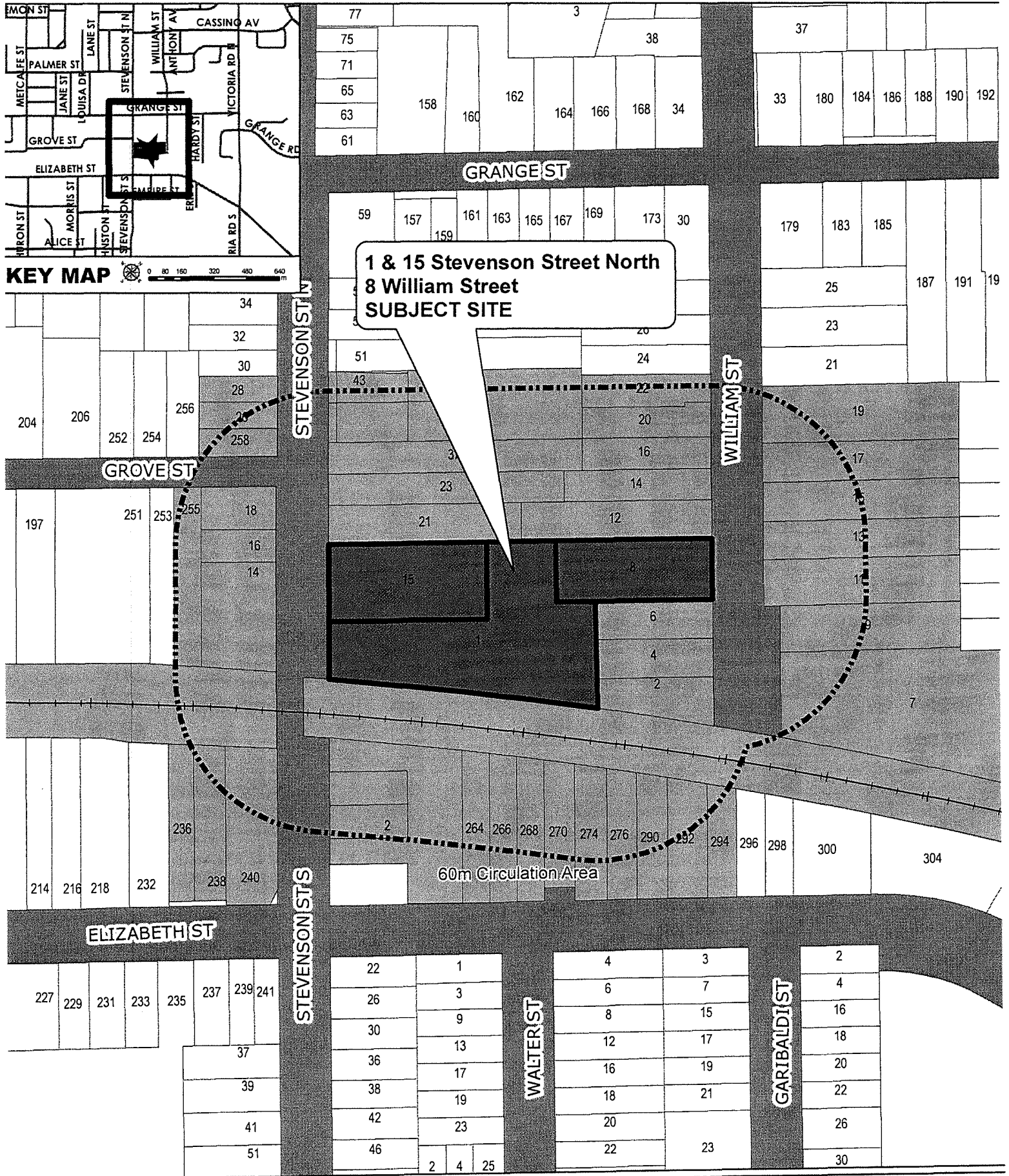
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Secretary-Treasurer, Committee of Adjustment

Dated this 6th day of April, 2018.



60m CIRCULATION AREA
1 & 15 Stevenson Street North
8 William Street
File No.: B-9/18, B-10/18, A-34/18



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RESIDENTIAL R.1B.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SCALE 1 : 500
0 5 10 20 30 meters

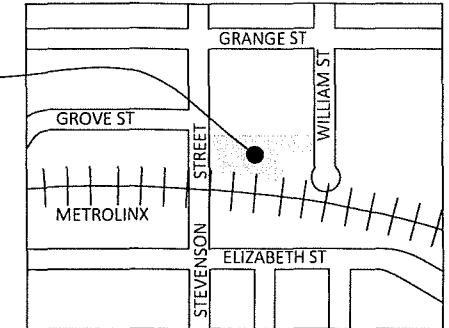
VAN HARTEN SURVEYING INC.

TABLE 5.1.2 - ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS			
ITEM	REQUIRED	SEVERED #1	SEVERED #2
MINIMUM Lot Area	450m ²	461m ²	624m ²
MINIMUM Lot Frontage (S. 5.1.2.6)	15m or average setback	15.6m	13.6m (A)
MINIMUM Front Yard (S. 4.6 & 5.1.2.7)	6m or average setback	2.1m (Legal Non-Conforming)	3.1m (Legal Non-Conforming)
MINIMUM Side Yard (1 to 2 Storeys)	1.5m	3.7m	1.6m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less	16.3m	32.7m

(A) Minor Variance Required

SEVERANCE SKETCH
PART OF LOT 38, REGISTERED PLAN 230
CITY OF GUELPH
COUNTY OF WELLINGTON

KEYMAP

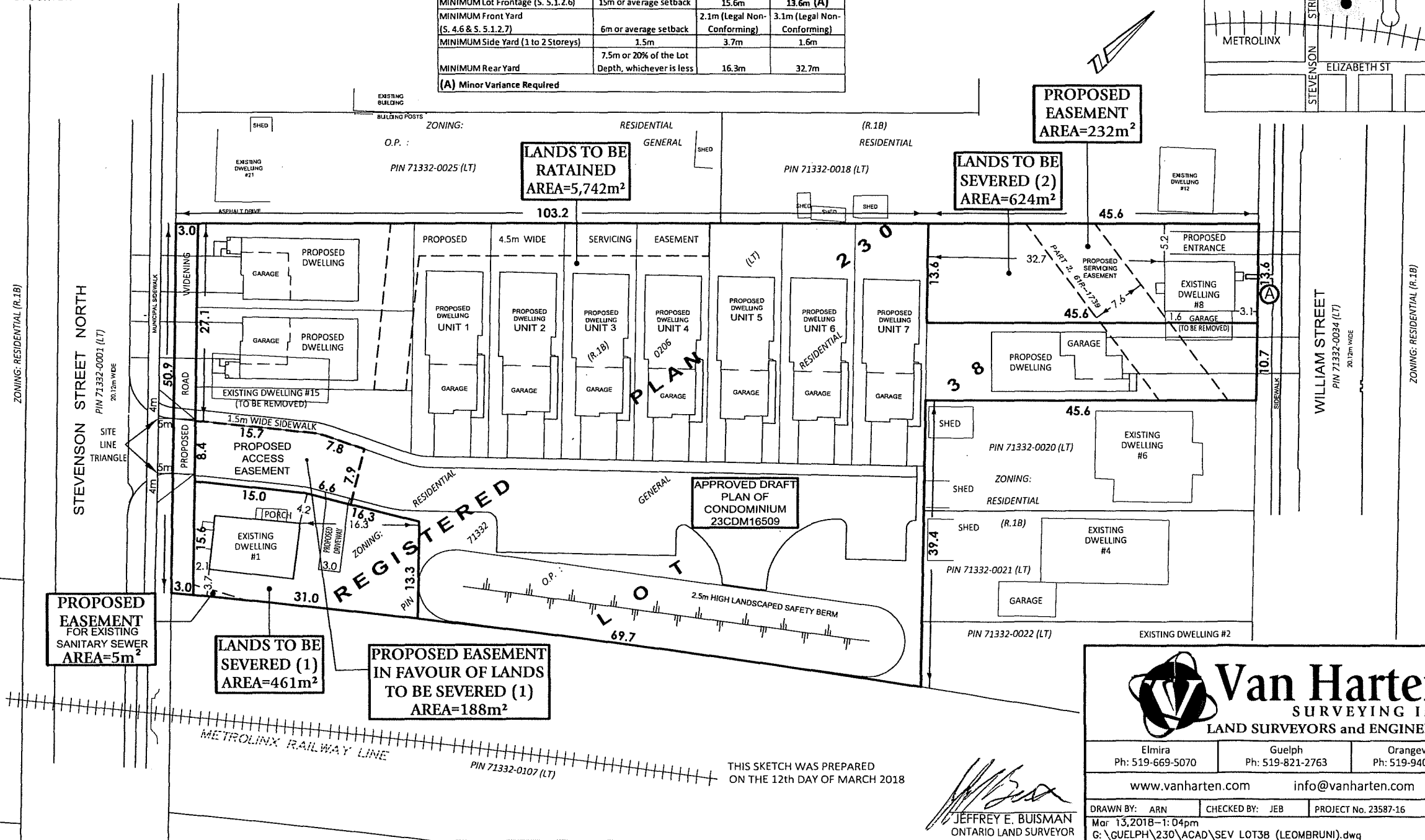


SUBJECT PROPERTY

PROPOSED EASEMENT AREA=232m²

LANDS TO BE SEVERED (2) AREA=624m²

LANDS TO BE RATAINED AREA=5,742m²



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 23587-16
Mor 13,2018-1:04pm G:\GUELPH\230\ACAD\SEV LOT38 (LEOMBRUNI).dwg		

THIS SKETCH WAS PREPARED
ON THE 12th DAY OF MARCH 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 25 Zecca Drive

PROPOSAL: The applicant has an existing 89.2 square metre accessory apartment in the basement of the residential dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1C) Zone. Variances from Section 4.15.1.5 and 4.13.7.2.1 iii) of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law:

- a) permits an accessory apartment that does not exceed 45% of the total floor area of the building or a maximum of 80 square metres of floor area, whichever is lesser; and
- b) requires that a driveway (residential) shall have a maximum width of 6.0 metres in a R.1C Zone.

REQUEST:

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

- a) an accessory apartment size of 89.2 square metres, or 26% of the total floor area; and
- b) a maximum driveway width of 7.76 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, April 26, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-33/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **April 19, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

ADDITIONAL INFORMATION

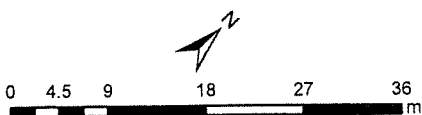
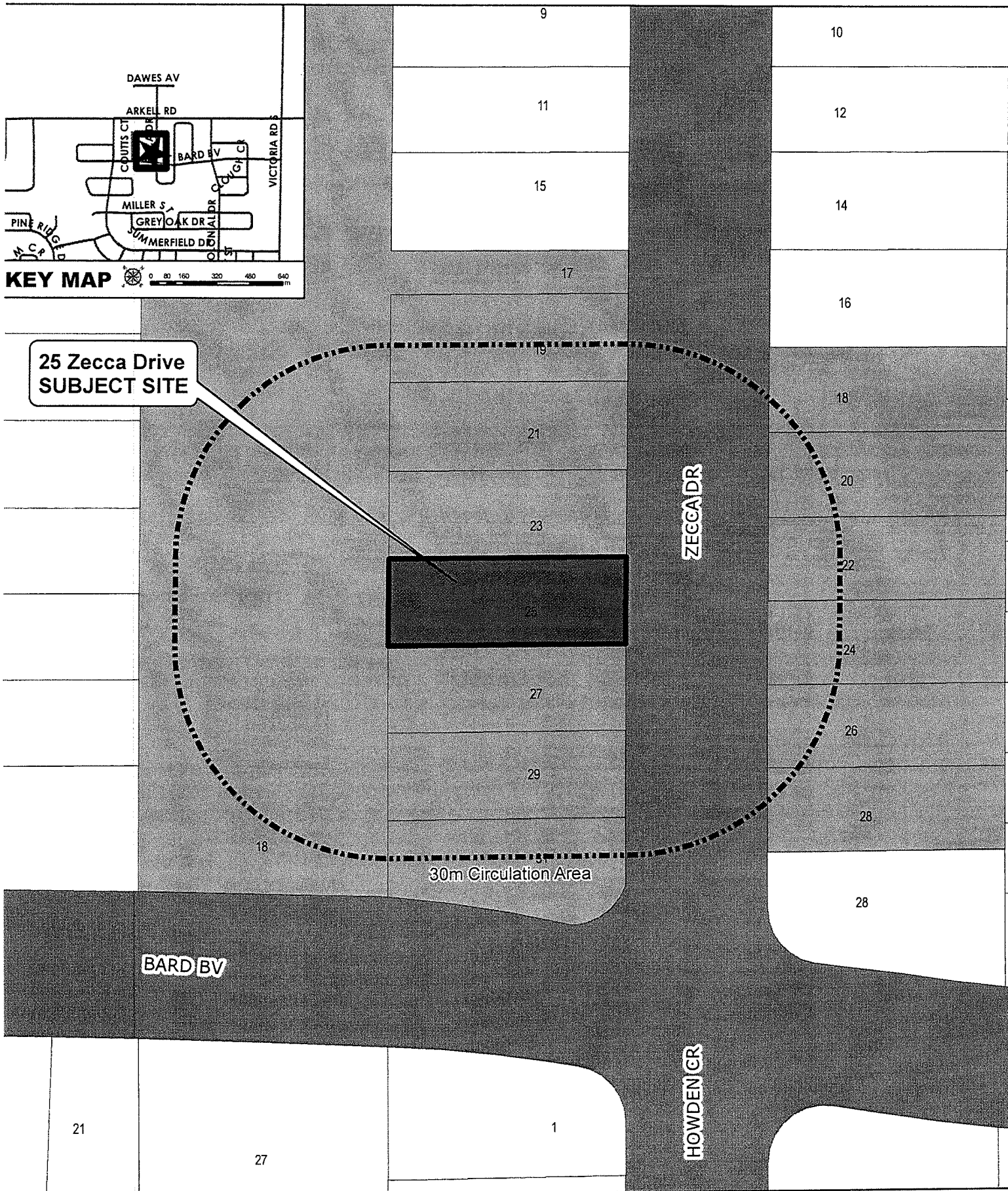
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours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

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

Dated this 6th day of April, 2018.



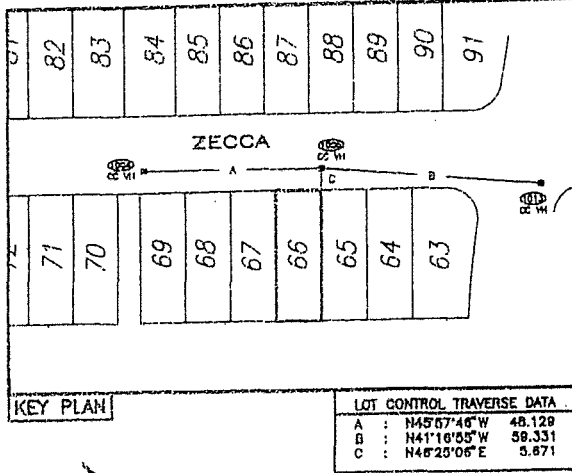
30m CIRCULATION AREA
25 Zecca Drive
File No.: A-33/18

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
LOT 66
REGISTERED PLAN 61M-108
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE: 1 - 200



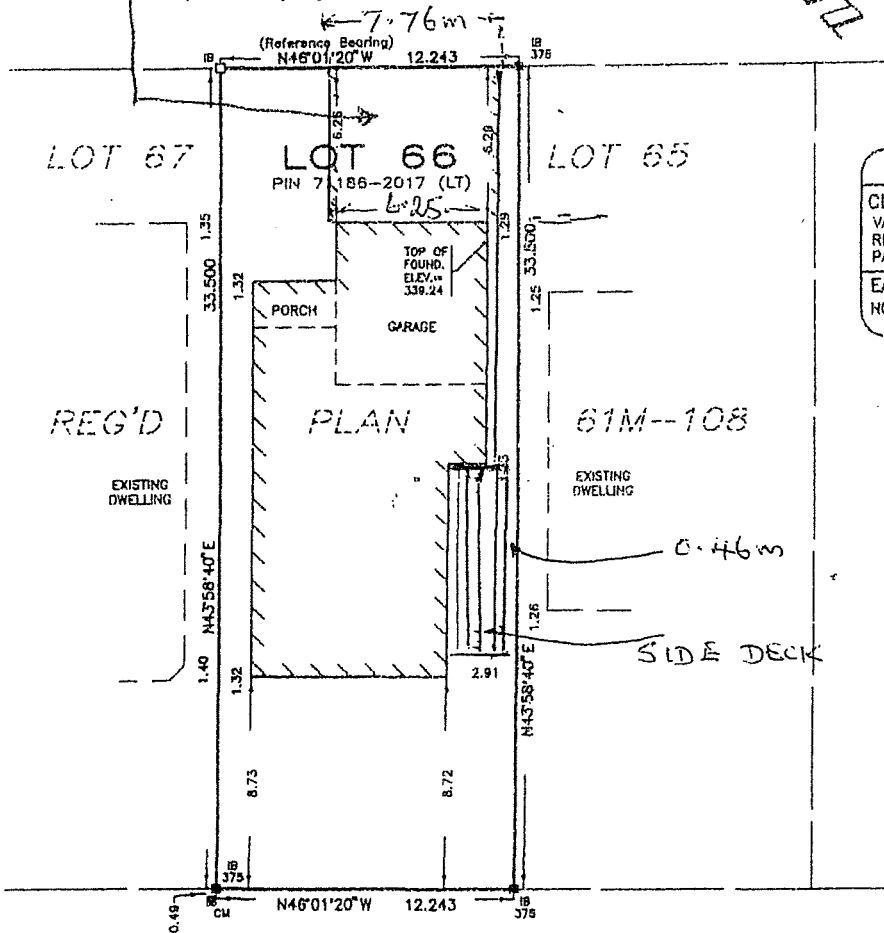
VAN HARTEN SURVEYING INC.



Driveway

ZECCA DRIVE

(Established By Reg'd Plan 61M-108) (20.0 Metres Wide)



SUMMARY REPORT:

CLIENT: HIRA CUSTOM HOMES
VAN HARTEN SURVEYING INC. ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER
PARTIES.

EASEMENTS:
NONE FOUND IN REGISTRY OFFICE

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1576203



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 28(3)

© 2008 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.

Sep 20, 2008-11:40am
G:\Guelph\61M-108\road\855.dwg

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

NOTE : ALL MEASUREMENTS SHOWN TO BUILDING ARE TO THE CONCRETE FOUNDATION UNLESS INDICATED OTHERWISE

NOTE : ALL MEASUREMENTS SHOWN ON THIS PLAN ARE BY VAN HARTEN SURVEYING INC. UNLESS INDICATED OTHERWISE.

NOTE:

BEARINGS ARE REFERRED TO PART OF THE SOUTHWESTERLY LIMIT
OF ZECCA DRIVE HAVING AN ASTRONOMIC COURSE OF
N46°01'20\"W AS SHOWN ON REGISTERED PLAN 61M-108.

PROJ. NO. 16478-05

CHECKED BY J.M.L.

DRAWN BY N.C.C.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

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

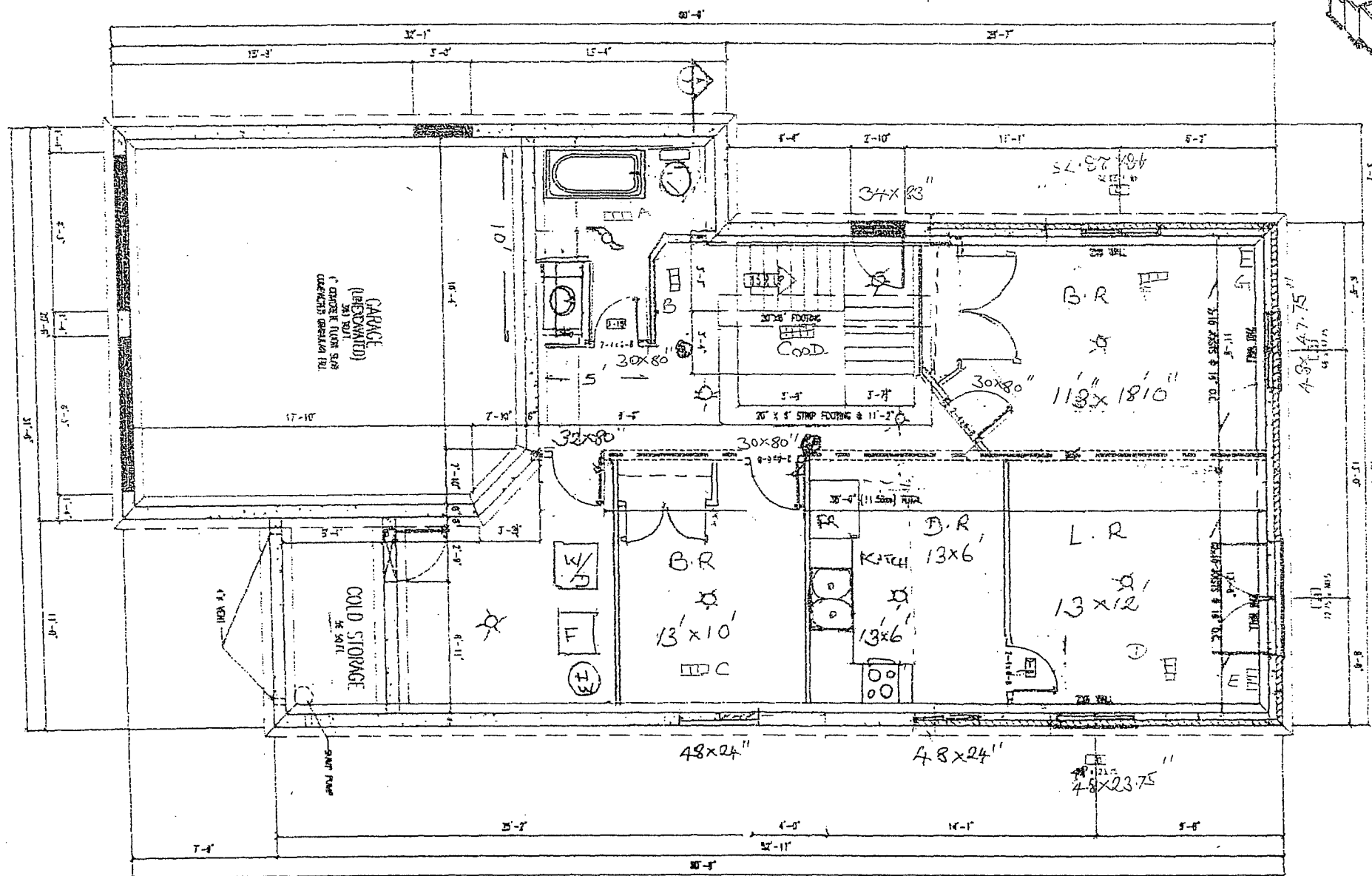
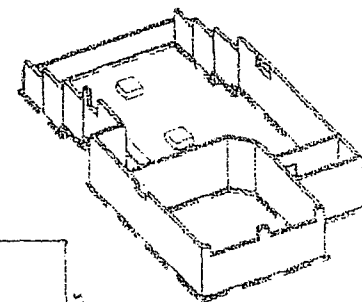
2. THE SURVEY WAS COMPLETED ON THE
31st DAY OF AUGUST, 2005

JAMES M. LAWS, O.L.S.
DATE: SEPTEMBER 20, 2005



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

ISOMETRIC VIEW



ISSUED FOR CONSTRUCTION
JULY 28/05

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL MECHANICAL REGULATIONS.
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL TILING REGULATIONS.
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL PAINTING REGULATIONS.
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL LANDSCAPING REGULATIONS.
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL FENCING REGULATIONS.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL GARDENING REGULATIONS.

OWNER: Mr. & Mrs. J. & M. Smith
RESIDENCE: LOT 65 ZECCA DRIVE, HIRA HOMES

DESIGNED BY: Ducharme
DATE: 04-05-05

CEILING HEIGHT = 8'10"

CEILING - Under the HEATING DUCT = 7'10"

BASEMENT PLAN

A to G = HEATING VENTS
 COOD = COLD AIR RETURN
 X - LIGHT FIXTURES
 S - SMOKE AND CO HARD WIRED
 F - FAN 70 CM

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 54 Forbes Avenue

PROPOSAL: The applicant is proposing to construct an 81.54 second storey addition to the existing residential dwelling, as well as a 20.70 square metre covered porch to the rear of the dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Row 7, Table 4.7 Rows 3 and 12, and Section 4.6.1 (i) of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a side yard setback of 1.5 metres;
- b) that an open, roofed porch not exceeding 1 storey in height be setback a minimum of 2 metres from the exterior side lot line;
- c) that exterior stairs be setback a minimum of 0.8 metres from the exterior side lot line; and
- d) that on a corner lot in any Zone, within the sight line triangle formed by joining the point of intersection to points on each street line, measured 9 metres from that point of intersection, no building, structure, play equipment, statue or parked motor vehicle shall be located.

REQUEST:

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

- a) a right side yard setback of 1.18 metres for the proposed second storey addition;
- b) the proposed covered porch to the rear of the dwelling to be setback 1.2 metres from the exterior side lot line;
- c) existing exterior stairs for the front deck to be setback 0.0 metres from the exterior side lot line;
- d) the existing front deck to be located within a sightline; and
- e) the existing exterior stairs to be located within a sightline.

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, April 26, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-35/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **April 19, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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ADDITIONAL INFORMATION

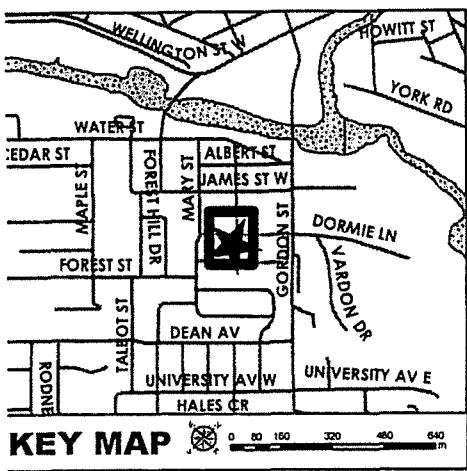
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NOTICE OF THE DECISION

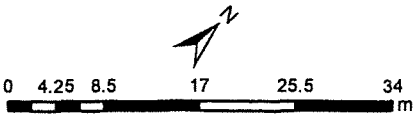
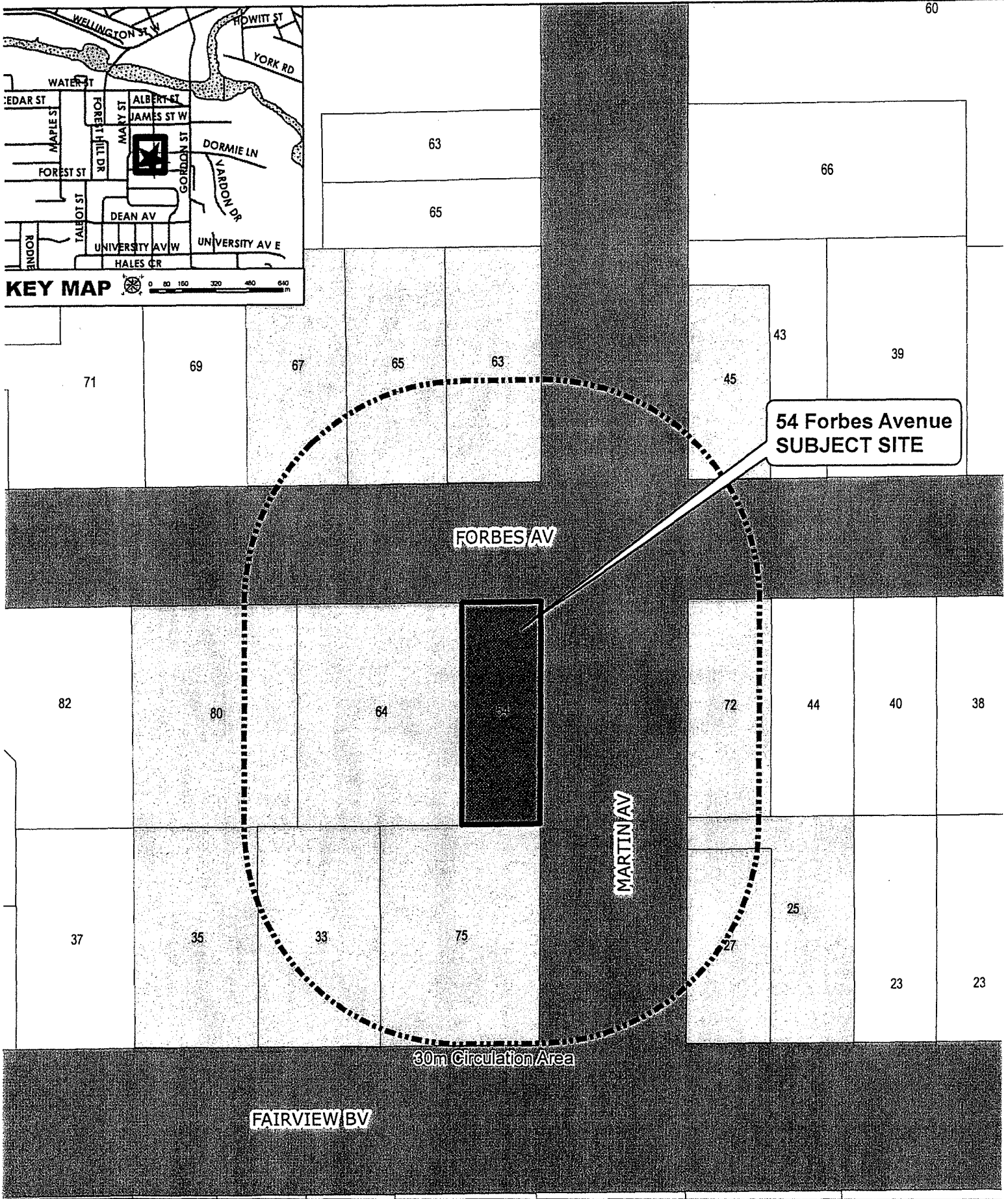
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Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 6th day of April, 2018.



KEY MAP



30m CIRCULATION AREA
54 Forbes Avenue
File No.: A-35/18



ZONING DATA:

PROPERTY ZONING:
R12 AS PER DEFINED AREA MAP 26,
CITY OF GUELPH BY-LAW (1995) - 14864
AS LAST AMENDED BY BY-LAW (2016) - 20065

PROJECT DATA:

STREET ADDRESS: 54 FORBES AVENUE

EXISTING HOUSE AREA: 95.52 sqm
EXISTING DECK & PORCH AREA: 45.99 sqm
TOTAL LOT AREA: 323.78 sqm

SITE DATA:

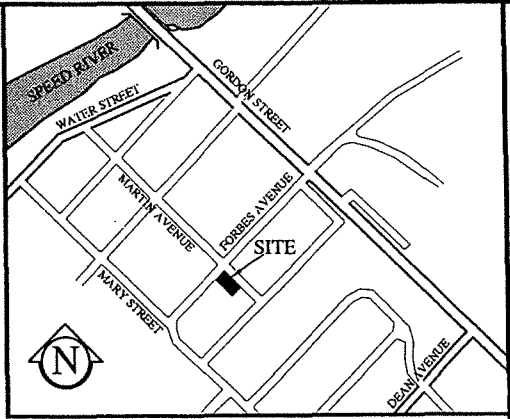
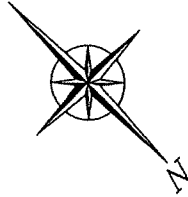
REFERENCE: SURVEYOR'S REAL PROPERTY
REPORT PLAN OF LOT 5, REGISTERED PLAN
367, CITY OF GUELPH, COUNTY OF WELLINGTON

DISTANCES SHOWN ON THIS PLAN ARE IN FEET

REFER TO ELEVATIONS FOR SPOT-ELEVATIONS

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - -	BUILDING SETBACK
▼	ENTRY LOCATION
[Hatched Box]	EXTENT OF EXISTING STRUCTURE
[Cross-hatched Box]	EXTENT OF PROPOSED STRUCTURE



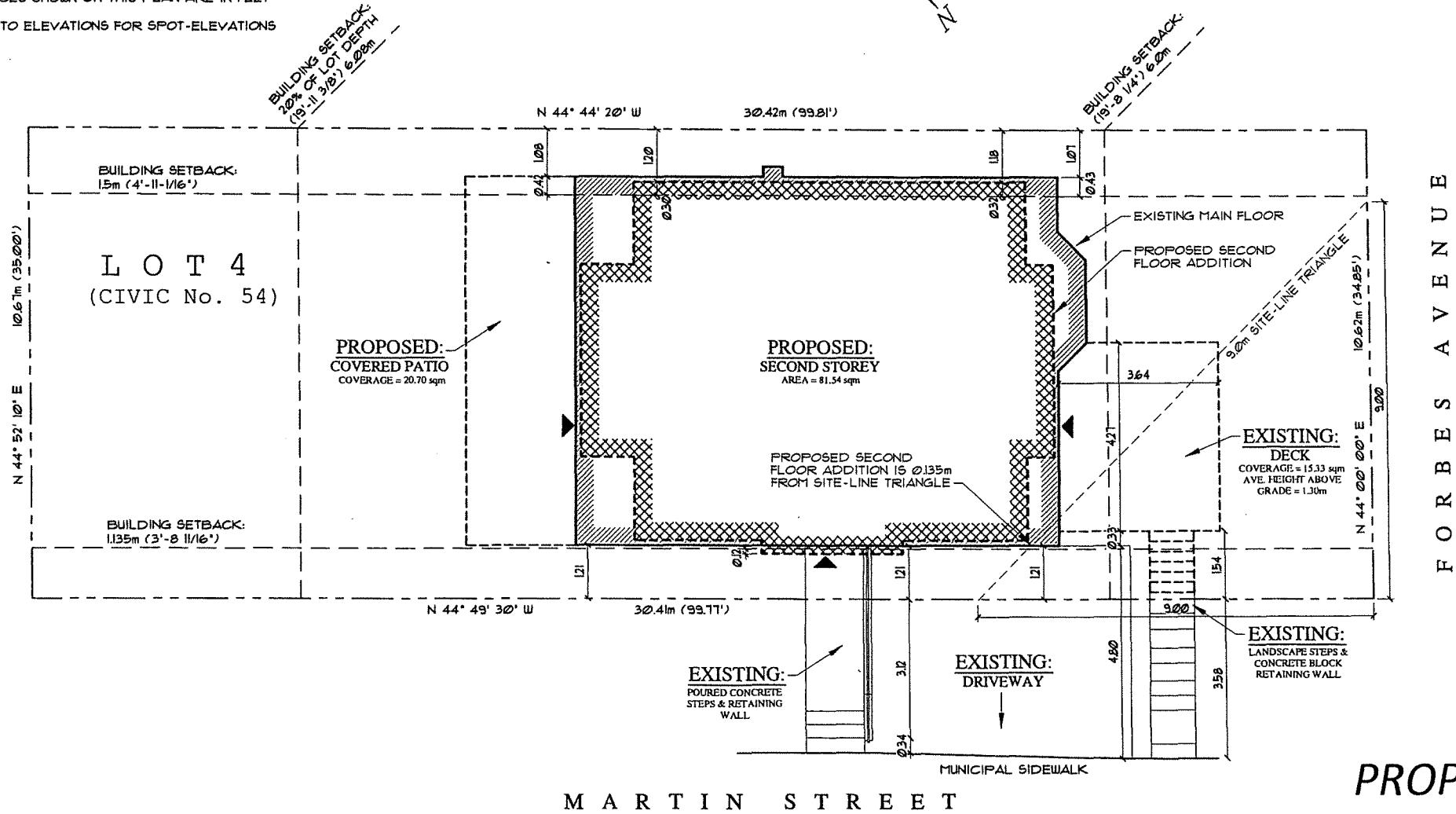
P 519-590-4630

REVISION: MAR. 16/2018
REVISION: MAR. 27/2018

STATUS: MINOR VARIANCE
PLOTTED: DEC. 12, 2017
SCALE: 1:100
DRAWN BY: KE
DATE: SEP. 12/2017
LAST REV: DEC. 12, 2017

PROJECT: RENOVATION/ADDITION:
54 FORBES AVENUE
GUELPH, ONTARIO

TITLE: SITE PLAN
PROPOSED



PROPOSED

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 9, 17 and 19 Elizabeth Street

PROPOSAL: The subject property is currently occupied by three residential units and one commercial unit. The applicant is proposing to convert the existing commercial unit to an additional residential unit for a total of four residential units on the subject property.

BY-LAW

REQUIREMENTS: The property is located in the Commercial Residential (CR) Zone of Zoning By-law (1995)-14864, as amended, and Specialized Downtown 1 (D.1-3) Zone of Downtown Zoning By-law (2017)-20187. A variance from Section 6.6.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits dwelling units with permitted commercial uses in the same building.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit four residential units without a permitted commercial use in the same building.

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

DATE: Thursday, April 26, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-28/18

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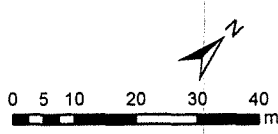
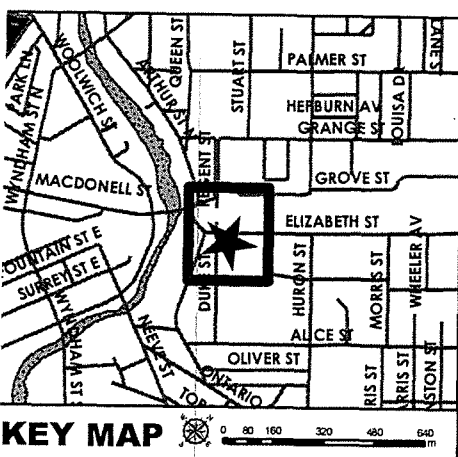
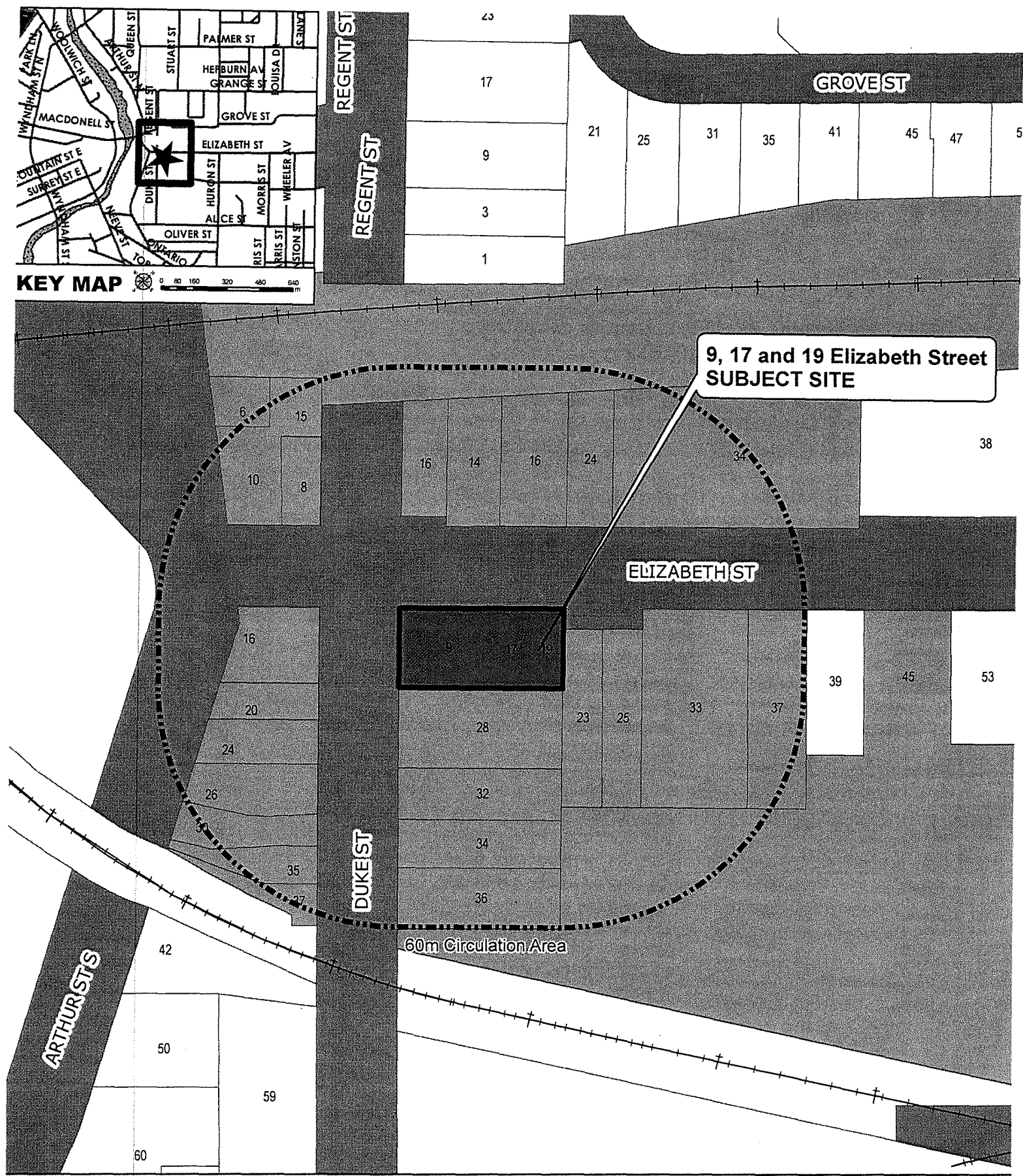
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Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 6th day of April, 2018.



60m CIRCULATION AREA
9, 17 and 19 Elizabeth Street
File No.: A-28/18



roduced by the City of Guelph
ommittee of Adjustment

Scale 1 inch = 10 feet

