

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, August 10, 2017 – 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 - JULY 13, 2017
REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS**

CURRENT APPLICATIONS

- | | | | |
|----|----------------|-----------|---|
| a) | A-50/17 | Owner: | Victoria & James Dupuis |
| | | Agent: | N/A |
| | | Request: | Variance for height of fence in front yard |
| | | Location: | 2 Carey Crescent |
| b) | A-51/17 | Owner: | Major Wolfe Developments Inc. |
| | | Agent: | Claudio Balbinot, Agora Research Group Inc. |
| | | Request: | Variance for permitted use |
| | | Location: | 20 Cowan Place |
| c) | A-52/17 | Owner: | Muslim Society of Guelph |
| | | Agent: | Astrid Clos, Astrid J. Clos Planning Consultants |
| | | Request: | Variances for location of parking off-site, number of off-street parking spaces and front yard setback of fence |
| | | Location: | 286 Water Street |
| | A-53/17 | Owner: | Hydro One |
| | | Agent: | Astrid Clos, Astrid J. Clos Planning Consultants |
| | | Request: | Variances to permit off-street parking for 286 Water Street |
| | | Location: | 225 Edinburgh Road South |
| d) | A-54/17 | Owner: | Melran Holdings Ltd. |
| | | Agent: | Astrid Clos, Astrid J. Clos Planning Consultants |
| | | Request: | Variance for permitted use |
| | | Location: | 355 Elmira Road North |
| e) | A-55/17 | Owner: | 2278560 Ontario Inc. |
| | | Agent: | Neal Hallock, Fusion Homes |
| | | Request: | Variance for height of building |
| | | Location: | 73 Arthur Street South |
| f) | A-56/17 | Owner: | Besnik Aliko |
| | | Agent: | George Sedra, GS Engineering Services |
| | | Request: | Variances for location and size of off-street parking spaces |
| | | Location: | 45 Forbes Avenue |
| g) | B-9/17 | Owner: | Kenneth William Spira & Carol Spira |
| | | Agent: | Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson |
| | | Request: | Consent for severance to create new lot |
| | | Location: | 58 Glenholm Drive |

- | | | |
|-------------------|-----------|---|
| B-10/17 | Owner: | Kenneth William Spira & Carol Spira |
| | Agent: | Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson |
| | Request: | Consent for severance to create new lot |
| | Location: | 58 Glenholm Drive |
| B-11/17 | Owner: | Kenneth William Spira & Carol Spira |
| | Agent: | Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson |
| | Request: | Consent for severance to create new lot |
| | Location: | 58 Glenholm Drive |
| h) A-33/17 | Owner: | Misha Wee Armour |
| | Agent: | Hock Wee |
| | Request: | Variances for interior access for accessory apartment, location and size of off-street parking spaces |
| | Location: | 96 Harris Street |
| i) B-12/17 | Owner: | Alicia Young |
| | Agent: | Jeff Buisman, Van Harten Surveying Inc. |
| | Request: | Consent for severance to create new lot |
| | Location: | 11 Graham Street |
| j) A-90/16 | Owner: | Reid's Heritage Homes |
| | Agent: | N/A |
| | Request: | Variances for common amenity area, number of dwelling units and distance of habitable rooms from driveway |
| | Location: | 190 Eastview Road |
| k) A-47/17 | Owner: | Susan Barber Holdings Limited |
| | Agent: | Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson |
| | Request: | Variances for permitted use and number of off-street parking spaces |
| | Location: | 155 Suffolk Street West |

OTHER BUSINESS

ADJOURNMENT – next regular hearing September 7, 2017

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:** 2 Carey Crescent
- PROPOSAL:** The applicant is proposing to maintain an existing 1.6 metre high fence in the front yard along Westhill Road.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.20.9 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that within any residential zone, any fence located in the front yard shall not exceed 0.8 metres in height.

- REQUEST:**
The applicant is seeking relief from the By-law requirements to permit a fence located in the front yard to be 1.6 metres high.

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, August 10, 2017
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-50/17

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 **August 3, 2017 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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ADDITIONAL INFORMATION

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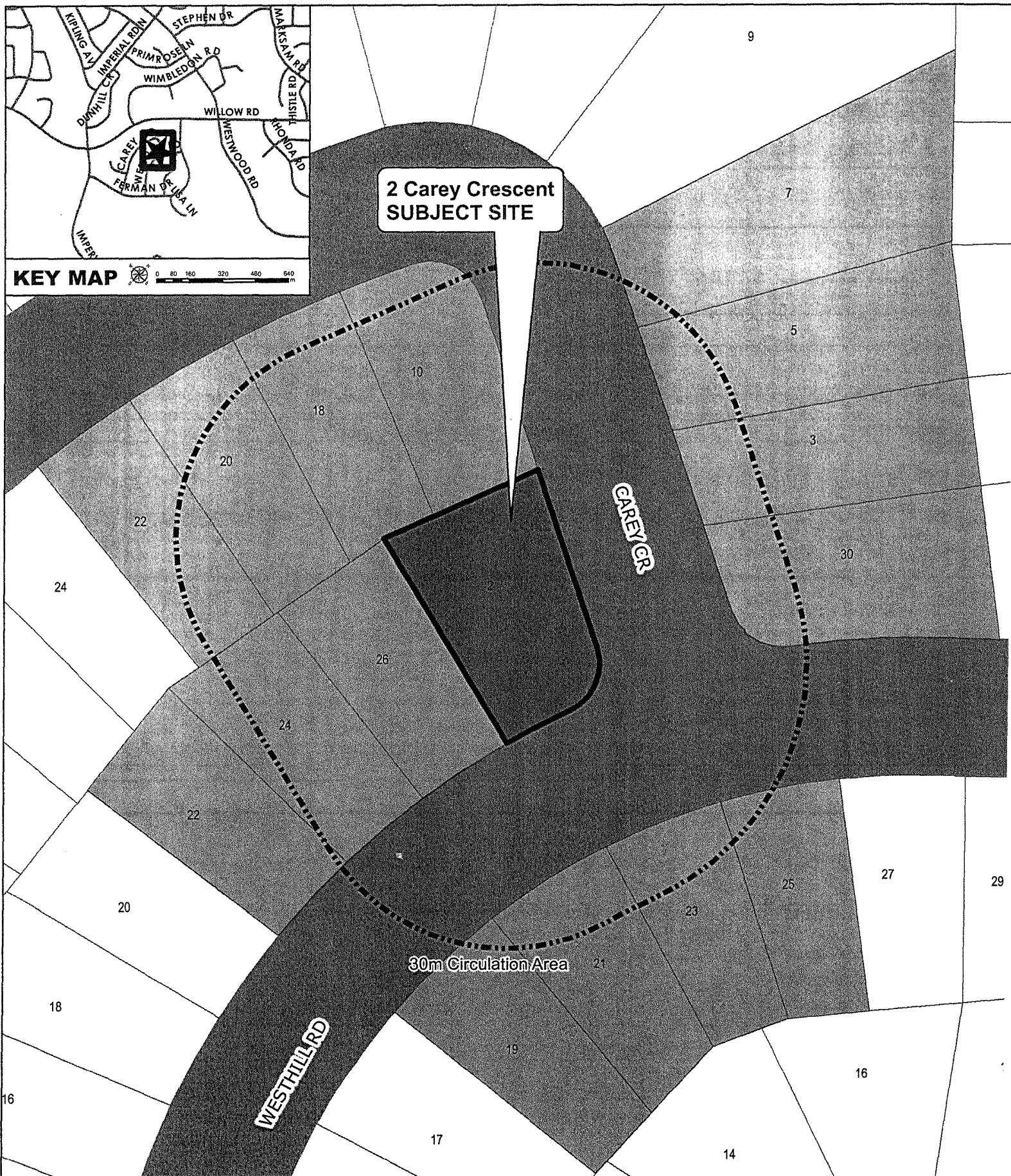
NOTICE OF THE DECISION

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Trista Di Lullo

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

Dated this 21st day of July, 2017.



30m CIRCULATION AREA
2 Carey Crescent
File No.: A-50/17

CITY OF Guelph
Making a Difference

Produced by the City of Guelph
Committee of Adjustment

LOCATION OF FENCE VARIANCE IN FRONT YARD

WESTHILL ROAD

FENCE IN SIGHT LINE
TRIANGLE TO BE
REMOVED.

PROPOSED FENCE
RELOCATION WITH
HEIGHT OF 1.6m

R = 25.00'
N 75° 46' 54" W
N 21° 50' 12" W

SCALE:
1 cm = 1.252 m

CAREY

ADDRESS IS 2 CAREY CRESCENT

CRESCENT

110

REG. PLAN

FENCE
HEIGHT 1.9m

FENCE

658

DECK
10m

FRONT
DOOR 1.4m

DRIVEWAY
5.20m

92.71'

REG. PLAN

20

PLAN

666

21

Scale 1cm = 1.525m

PLAN OF BUILDING LOCATION
ON LOT III, REG. PLAN 658
CITY OF GUELPH

NEIGHBOUR'S
DRIVE WAY

FENCE HEIGHT 1.6m

N 75° 46' 54" W

3.85m

16.8m

7.26m

28.0m

HEIGHT 1.6m

FENCE HEIGHT 1.6m

6.15m

HEIGHT 1.6m

FENCE HEIGHT 1.6m

24.8m

= 7.47m

20.0m

= 6.10m

20.1m

= 6.15m

5.20m

DRIVEWAY

92.71'

N 62° 46' 34" W

20.1m

= 6.15m

5.20m

DRIVEWAY

92.71'

35.05m

= 115.00'

FENCE

4.10m

3.89m

8.3m

4.26m

4.5m

5.75m

5.63m

= 24.8'

2.4m

5.09m

2.44m

3.66m

DECK ON GRADE

FENCE LENGTH 8.33m

28.3m

= 8.82m

1.50m

80.47m

= 24.53m

FENCE HEIGHT 1.6m

0.8m

from fence to shed

0.61m

from fence to shed

0.8m

from fence to shed

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 20 Cowan Place

PROPOSAL: The applicant is proposing to establish an "Escape Room" comprising of 280 square metres within the existing 1,448 square metre commercial plaza. An "Escape Room" is a physical adventure game in which players solve a series of puzzles using clues, hints and strategies to complete the objectives at hand.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Service Commercial (SC.1-35) Zone. A variance from Section 6.4.3.1.35.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses in the SC.1-35 Zone, but does not currently permit a commercial entertainment use.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a commercial entertainment use as an additional permitted use on the property.

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, August 10, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-51/17

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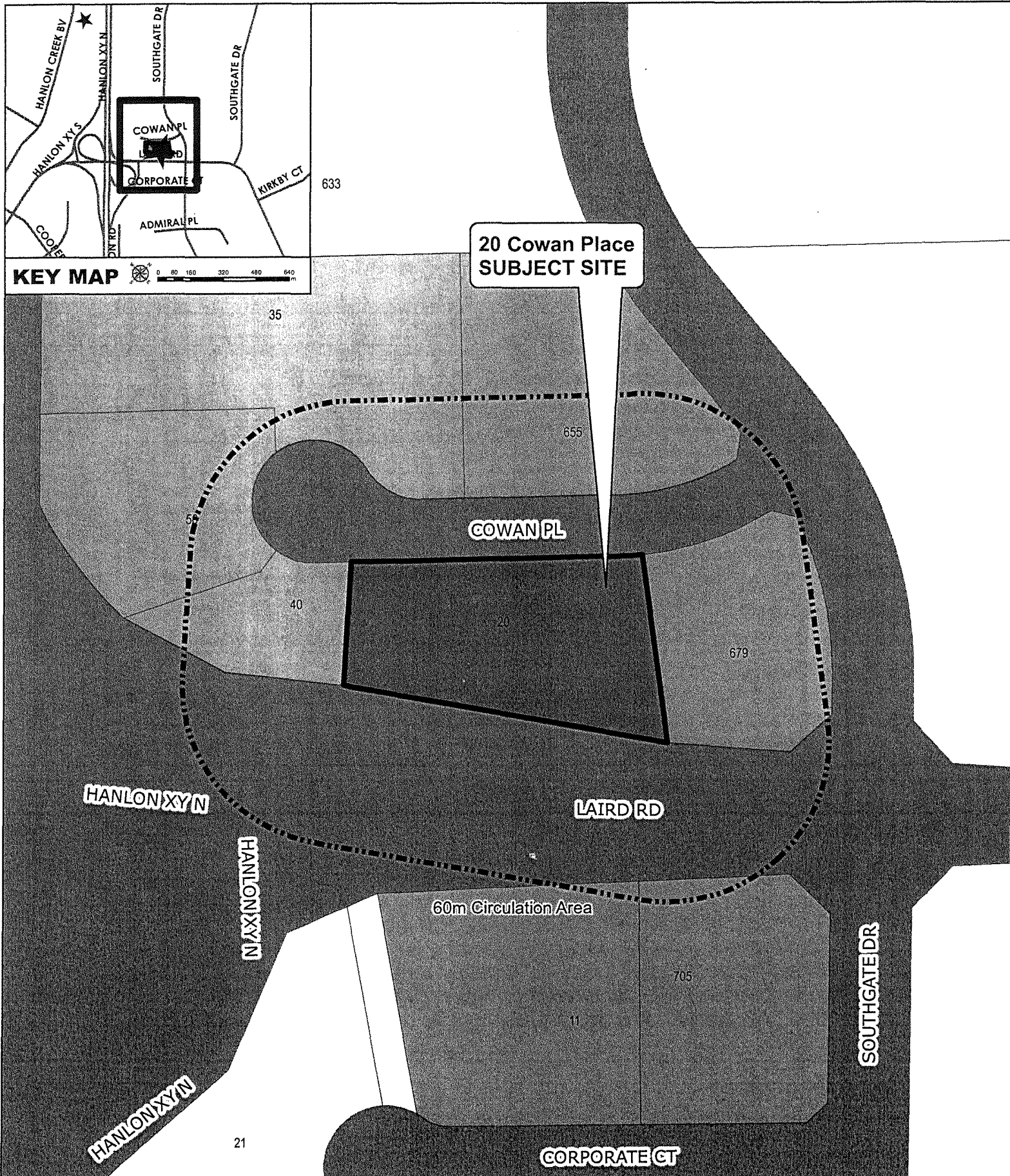
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Trista Di Lullo

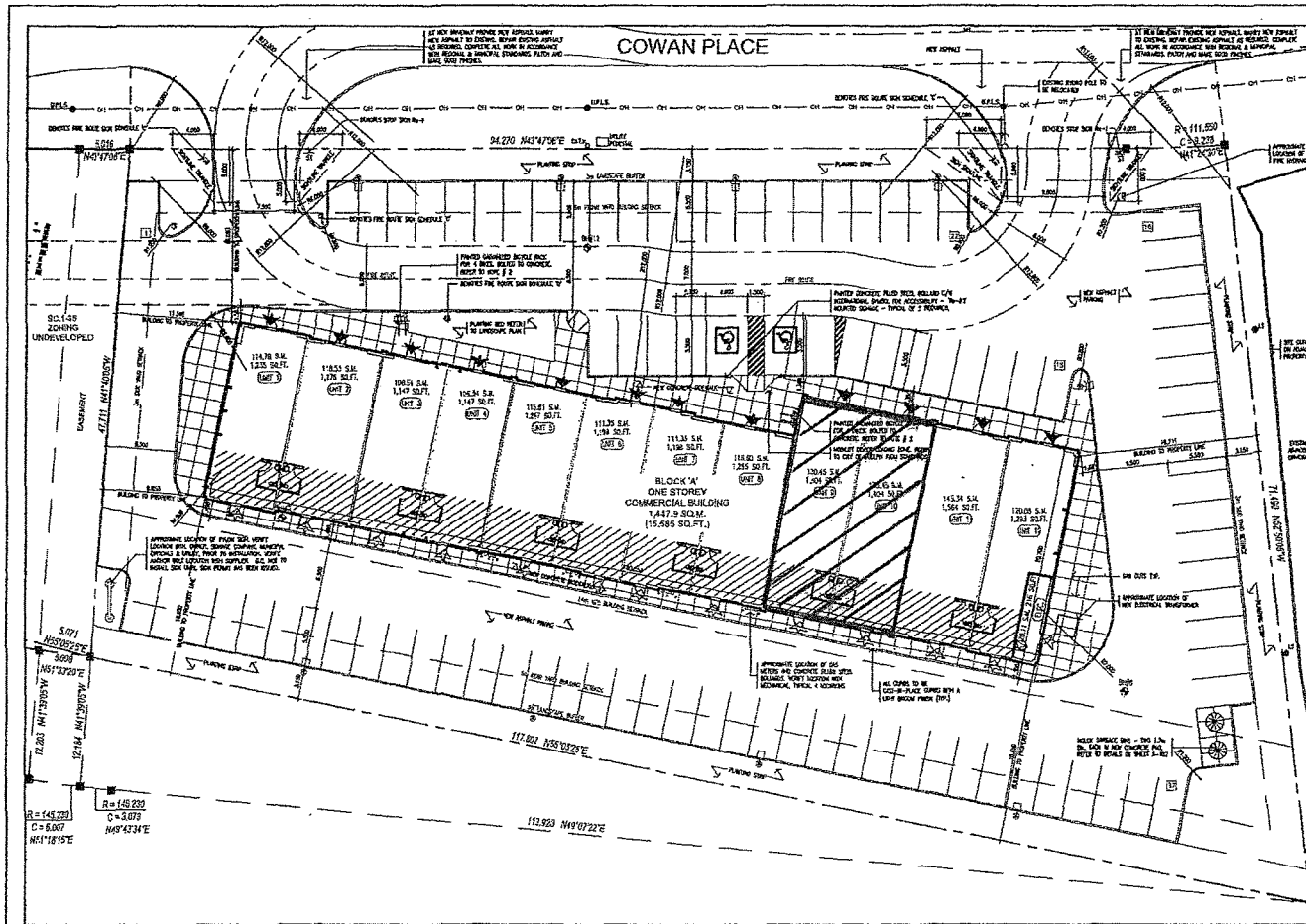
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of July, 2017.

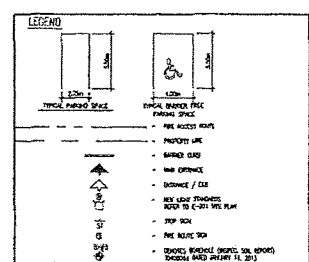
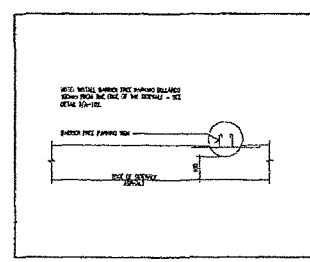
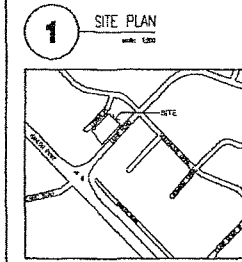
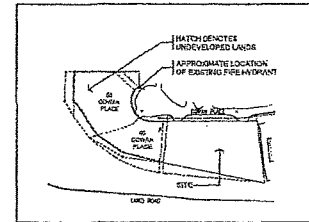


60m CIRCULATION AREA
20 Cowan Place
File No.: A-51/17

CITY OF
Guelph
Making a Difference



- NOTE:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GUELPH AND THE COUNTY OF WELLINGTON.
 2. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PAVING AND CURBS AT ALL TIMES.
 6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING AND SECURITY AT ALL TIMES.
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND FLOODING AT ALL TIMES.
 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LANDSCAPING AND PLANTING AT ALL TIMES.
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SIGNAGE AND MARKING AT ALL TIMES.
 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY AT ALL TIMES.
 11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS AND EGRESS AT ALL TIMES.
 12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PARKING AND TRAVEL AT ALL TIMES.
 13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE UTILITIES AND SERVICES AT ALL TIMES.
 14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE STRUCTURES AND EQUIPMENT AT ALL TIMES.
 15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE MATERIALS AND SUPPLIES AT ALL TIMES.
 16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LABOR AND PERSONNEL AT ALL TIMES.
 17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS AND DOCUMENTATION AT ALL TIMES.
 18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS AND REPORTING AT ALL TIMES.
 19. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMPLIANCE AND ADHERENCE AT ALL TIMES.
 20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PROFESSIONAL STANDARDS AND ETHICS AT ALL TIMES.
 21. THE CONTRACTOR SHALL MAINTAIN ADEQUATE INTEGRITY AND HONESTY AT ALL TIMES.



PROPOSED "COMMERCIAL ENTERTAINMENT" USE

280m²

NOTE:

THE DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.

CLIENT: MAJOR WOLFE DEVELOPMENTS

PROJECT: COMMERCIAL DEVELOPMENT

PART 1 OF LOT 1, REGISTERED PLAN 500, CITY OF GUELPH, COUNTY OF WELLINGTON

20 COWAN PLACE, GUELPH, ONTARIO

DRAWING TITLE: SITE PLAN

DATE: 2015.12.18

SCALE: 1:100

PROJECT NUMBER: A-101

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 286 Water Street & 225 Edinburgh Road South

PROPOSAL: The applicant is proposing to add a gymnasium and religious establishment addition to the existing building at 286 Water Street, which currently operates as a school and day care. The applicant is also proposing to provide off-street parking spaces for the uses at 286 Water Street on abutting lands located at 225 Edinburgh Road South. The properties are currently subject to an application for site plan approval (File SP16CO23).

BY-LAW

REQUIREMENTS: The properties are located in the Institutional (I.1) and Urban Reserve (UR) Zones. Variances from Sections 4.13.1, 4.13, 4.20.3 and 11.1.1 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law:

- a) requires that 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;
- b) requires a total of 139 parking spaces to be provided on-site;
- c) requires that within any Commercial, Park, Urban Reserve or Institutional Zone, any fence located in a front yard, side yard or exterior side yard shall not be within 4 metres of a street line unless the height of such fence is less than 0.8 metres; and
- d) permits a variety of uses in the UR Zone, but does not include a parking area as a permitted use.

REQUEST:

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

286 Water Street (File A-52/17)

- a) to permit an off-street parking area for 286 Water Street to be located on 225 Edinburgh Road South;
- b) to permit 15 off-street parking spaces to be provided on-site;
- c) to permit a fence located in the front yard to be setback 3.4 metres from the street line;

225 Edinburgh Road South (File A-53/17)

- d) to permit an off-street parking area to be located on 225 Edinburgh Road South where such parking is required by 286 Water Street; and
- e) to permit a parking area as an additional permitted use on the property.

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, August 10, 2017
TIME:	4:00 p.m.
LOCATION:	Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBERS:	A-52/17 & A-53/17

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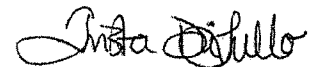
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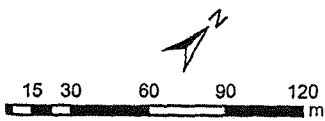
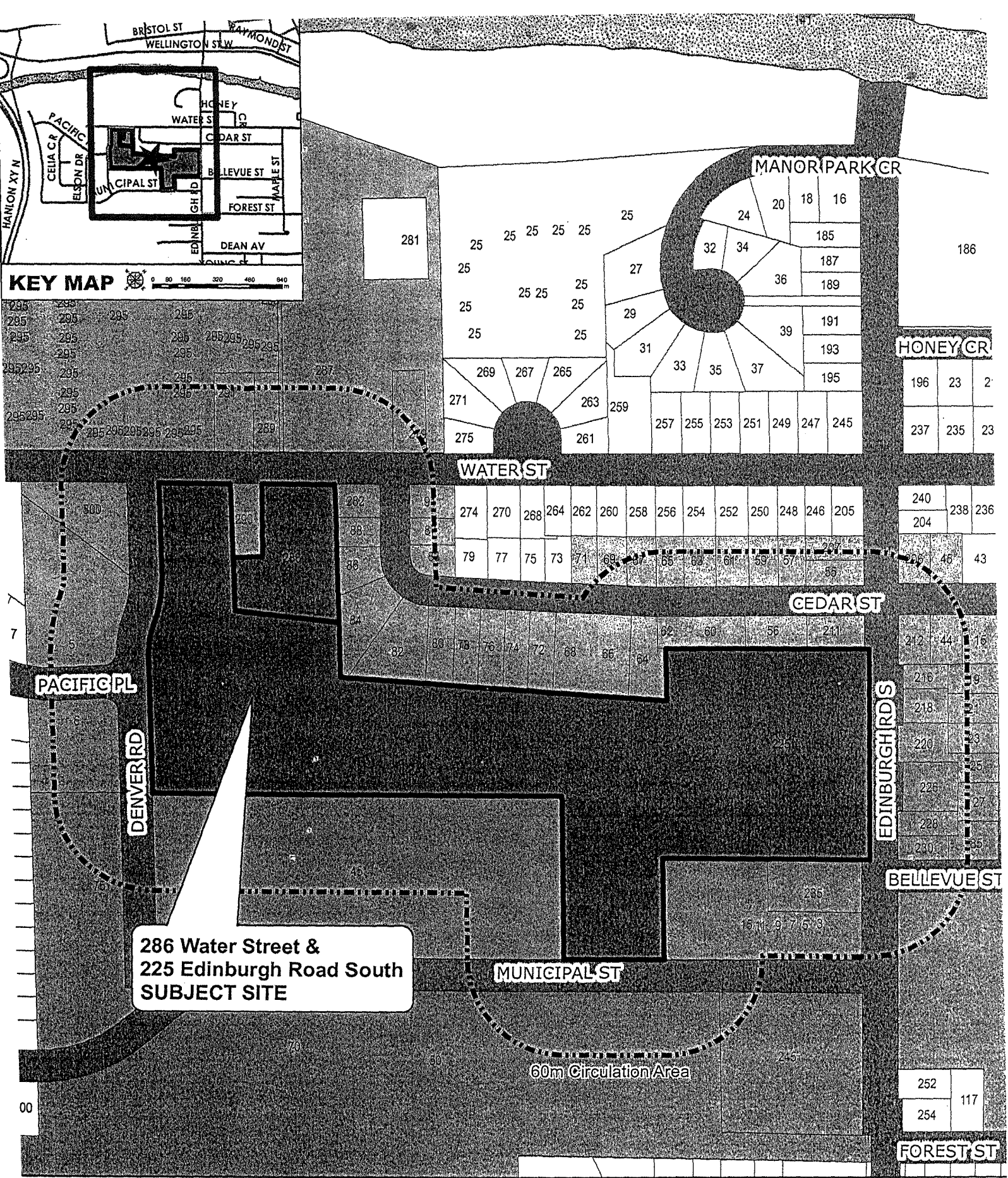
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Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of July, 2017.



used by the City of Guelph
in the case of Adjustment

60m CIRCULATION AREA
286 Water Street &
225 Edinbrough Road South
File No.: A-52/17 & A-53/17

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:** 355 Elmira Road North
- PROPOSAL:** The applicant is proposing to establish a 350 square metre hydroponic growing facility within the existing industrial mall.
- BY-LAW REQUIREMENTS:** The property is located in the Specialized Industrial (B.3-5) Zone. A variance from Section 7.1.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses in the B.3-5 Zone, but does not currently permit a hydroponic growing facility.

- REQUEST:**
The applicant is seeking relief from the By-law requirements to permit a hydroponic growing facility as an additional permitted use on the property.

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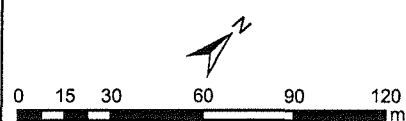
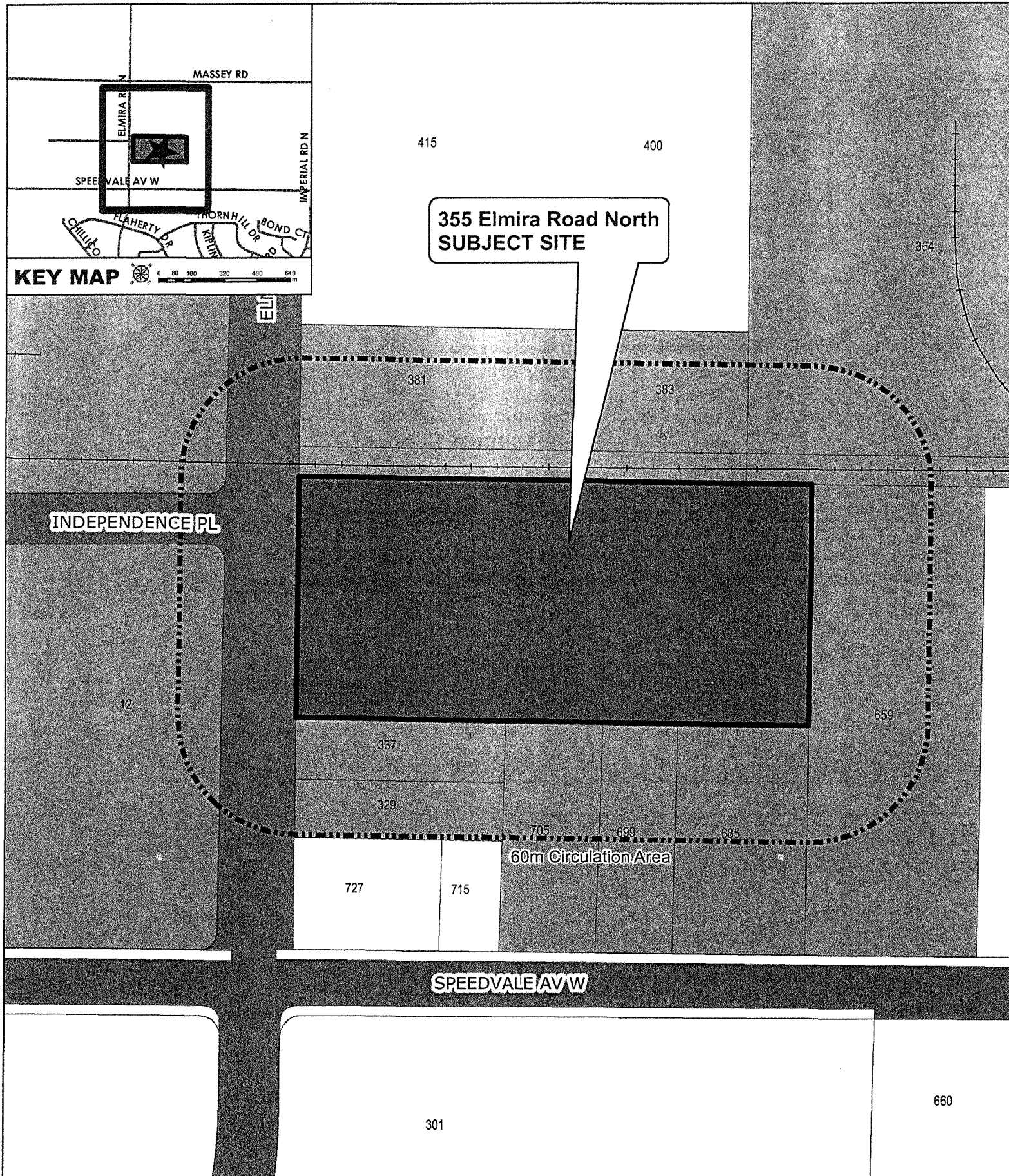
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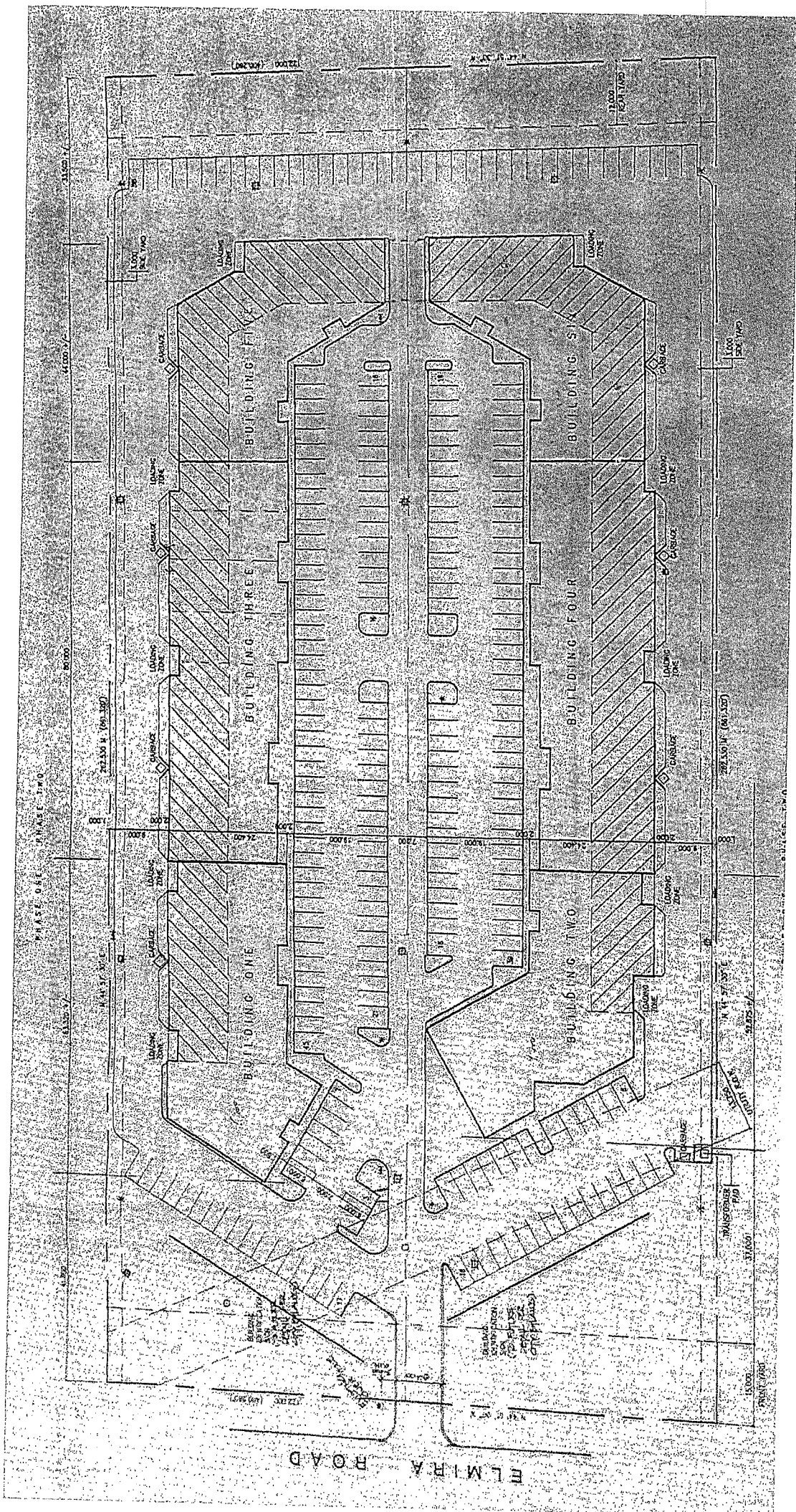
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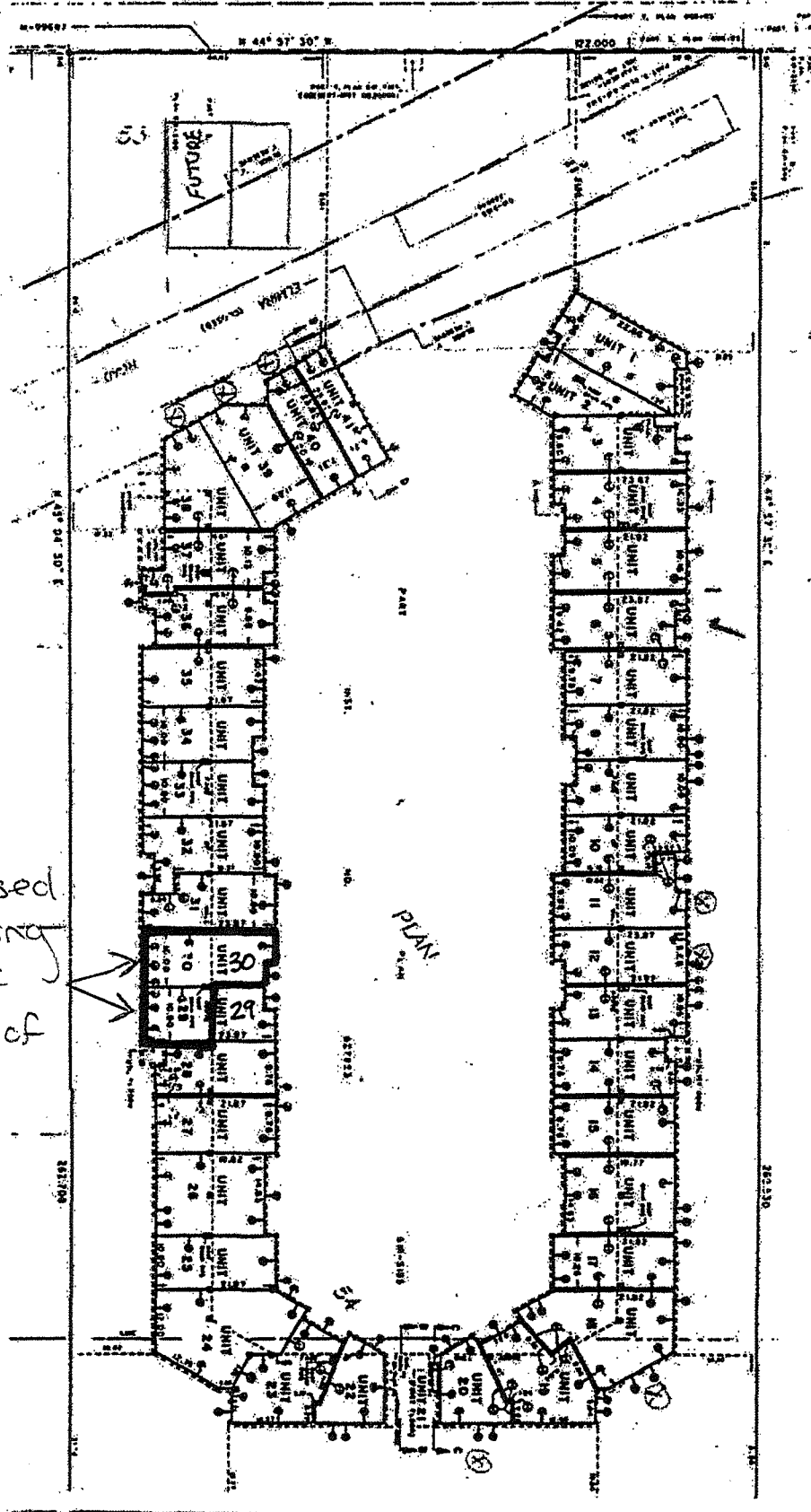
60m CIRCULATION AREA
355 Elmira Road North
File No.: A-54/17

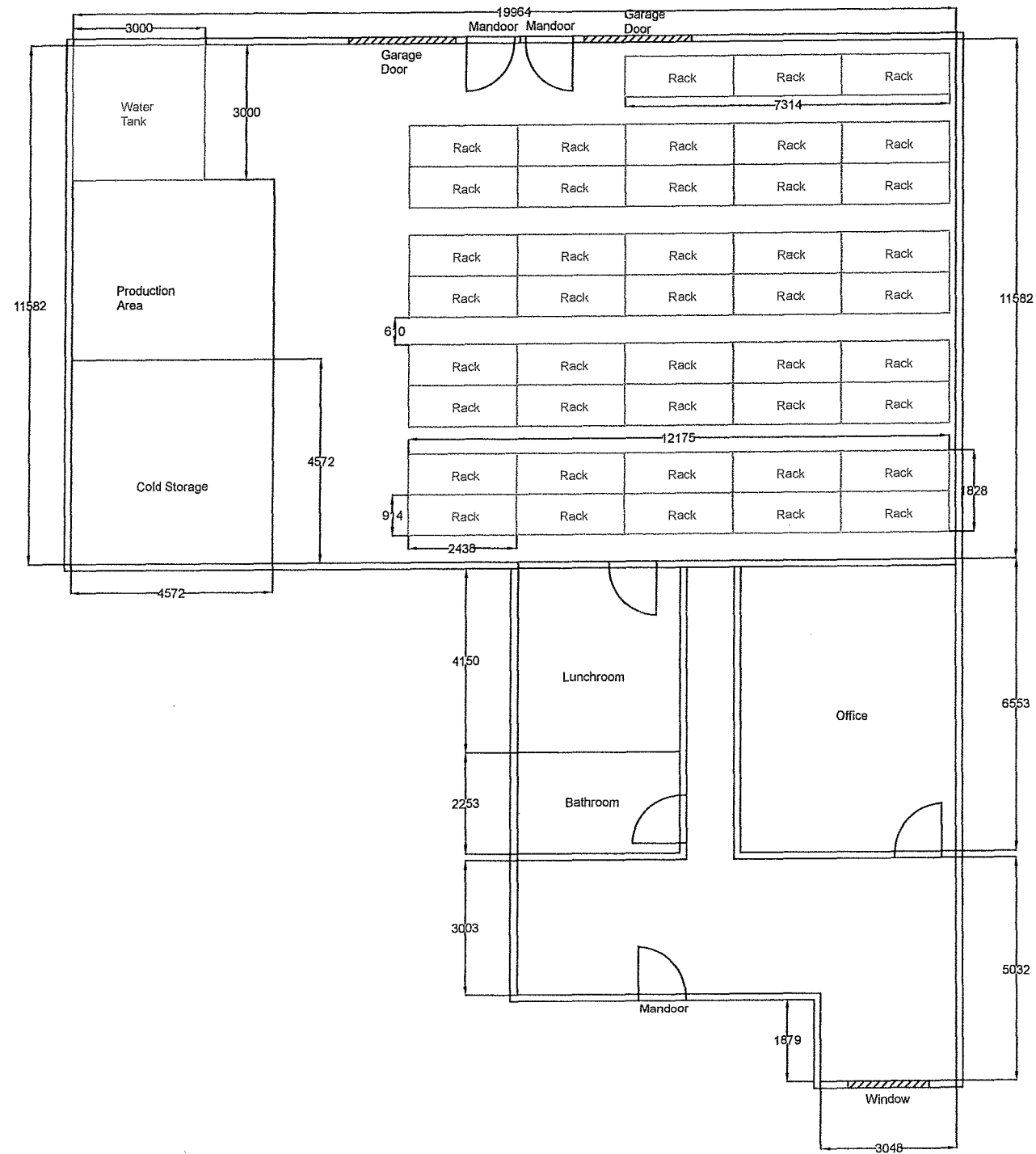




355 ELMIRA RD. GUELPH

ROAD





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 73 Arthur Street South

PROPOSAL: The applicant is proposing to construct a 12 storey residential apartment building on the subject property, which forms Phase 3 of the development known as The Metalworks.

This building is currently subject to an application (as part of the retained lands) for consent (severance) (File B-1/17).

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Apartment (R.4B-15.3) Zone. A variance from Section 5.4.3.2.15.5.1.7 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a maximum building height of 10 storeys for apartment buildings.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a maximum building height of 12 storeys.

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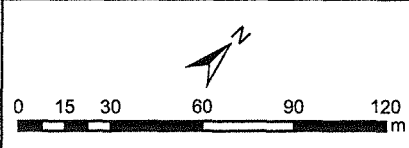
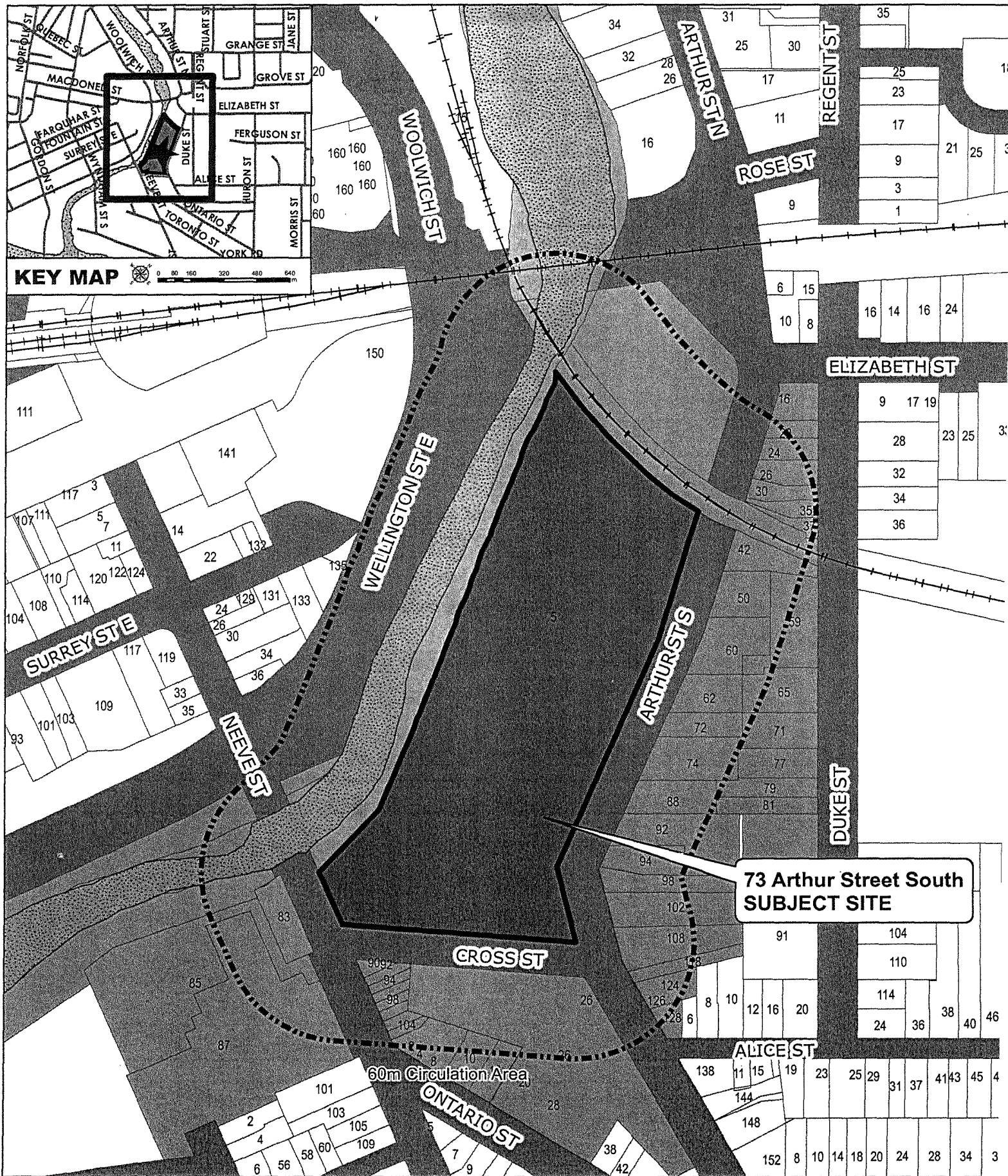
NOTICE OF THE DECISION

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Trista Di Lullo

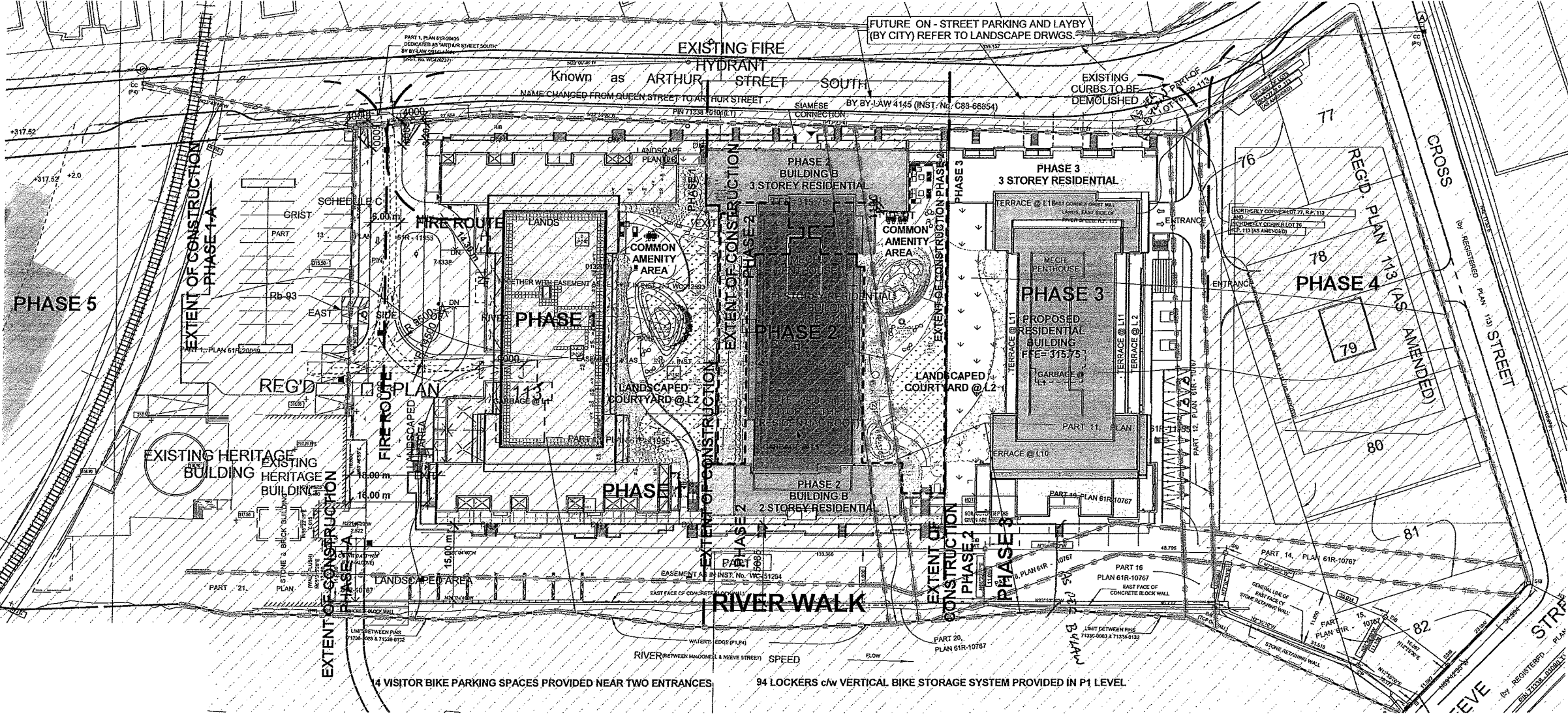
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of July, 2017.



60m CIRCULATION AREA
73 Arthur Street South
File No.: A-55/17

METALWORKS
PHASE III



Arthur Street South, Guelph, Ontario
FUSION HOMES
17-008
07/07/17

KIRKOR | architects
 & planners
20 Martin Ross Avenue, Toronto, Ontario M3J 2K8
T 416.665.6060 F 416.665.3234

kirkorarchitects.com

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 45 Forbes Avenue

PROPOSAL: The applicant is proposing to construct an accessory apartment in the basement of the existing dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Sections 4.13.2.1, 4.13.7.6 and 4.13.3.2.2 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that every required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building;
- b) that where the parking area is situated in the rear yard, the parking area shall not be within 1 metre of any lot line and is to be screened from adjacent properties with a minimum 1.5 metre high solid fence or suitable landscaping; and
- c) that the minimum parking space dimensions for single detached dwellings are 3 metres by 6 metres within a garage or carport and the minimum exterior parking space dimensions are 2.5 metres by 5.5 metres.

REQUEST:

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

- a) required parking spaces to be located 0 metres from the street line and in front of the main building;
- b) a parking space in the rear yard to be located 0 metres from the lot line; and
- c) one (1) exterior parking space dimension of 2.5 metres by 5.4 metres.

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

DATE: Thursday, August 10, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-56/17

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 **August 3, 2017 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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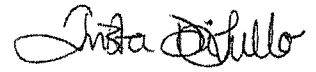
ADDITIONAL INFORMATION

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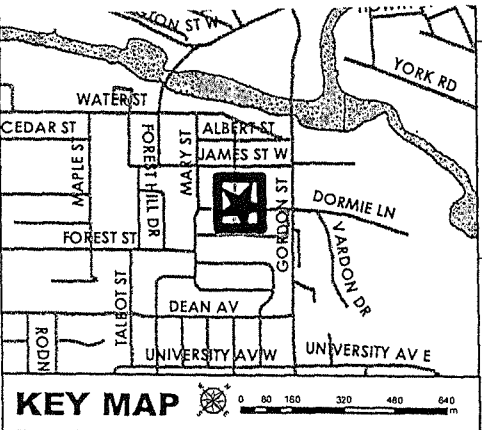
NOTICE OF THE DECISION

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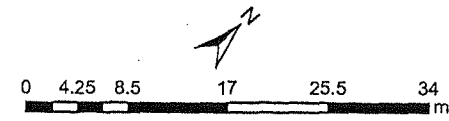
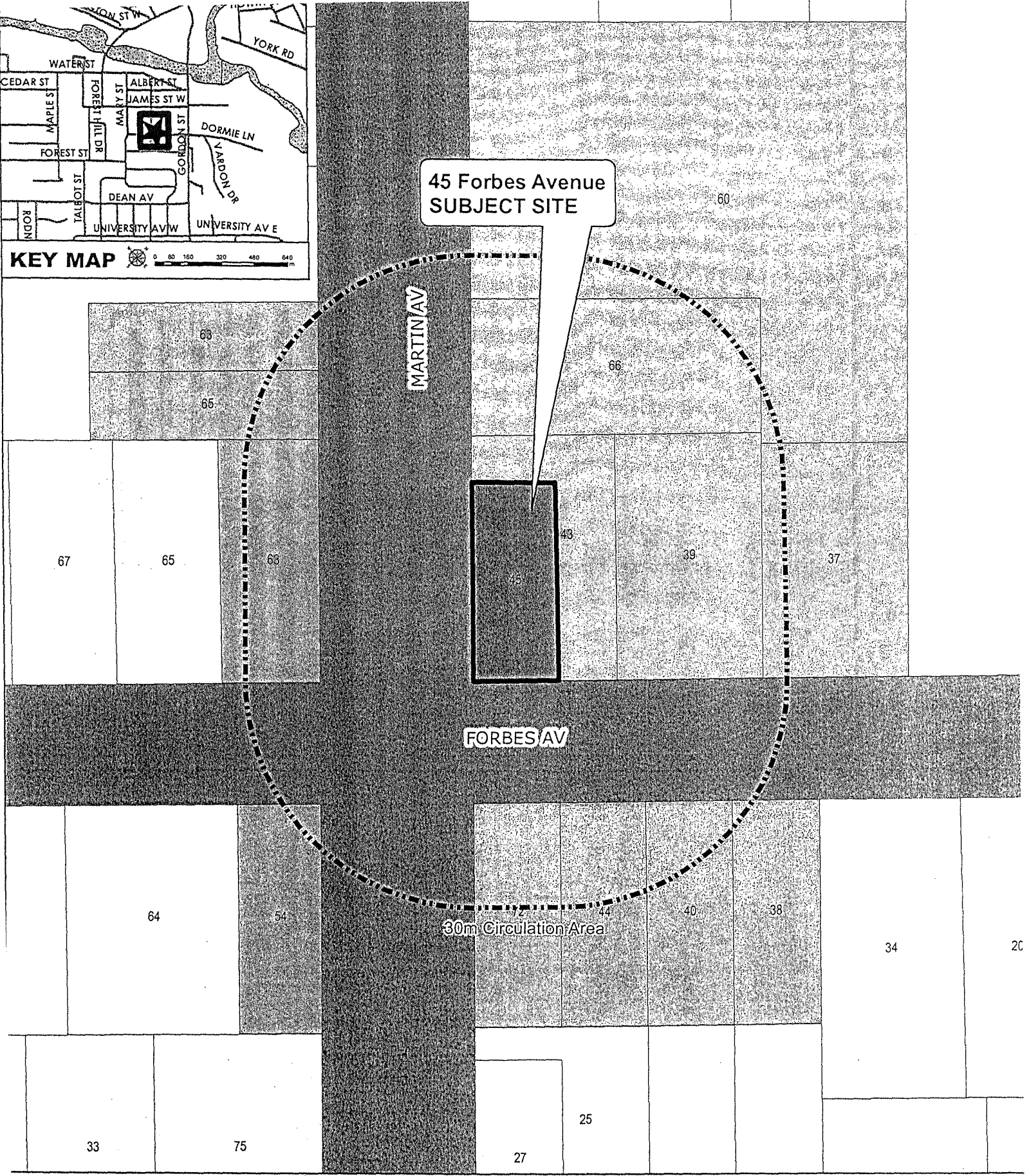


Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of July, 2017.



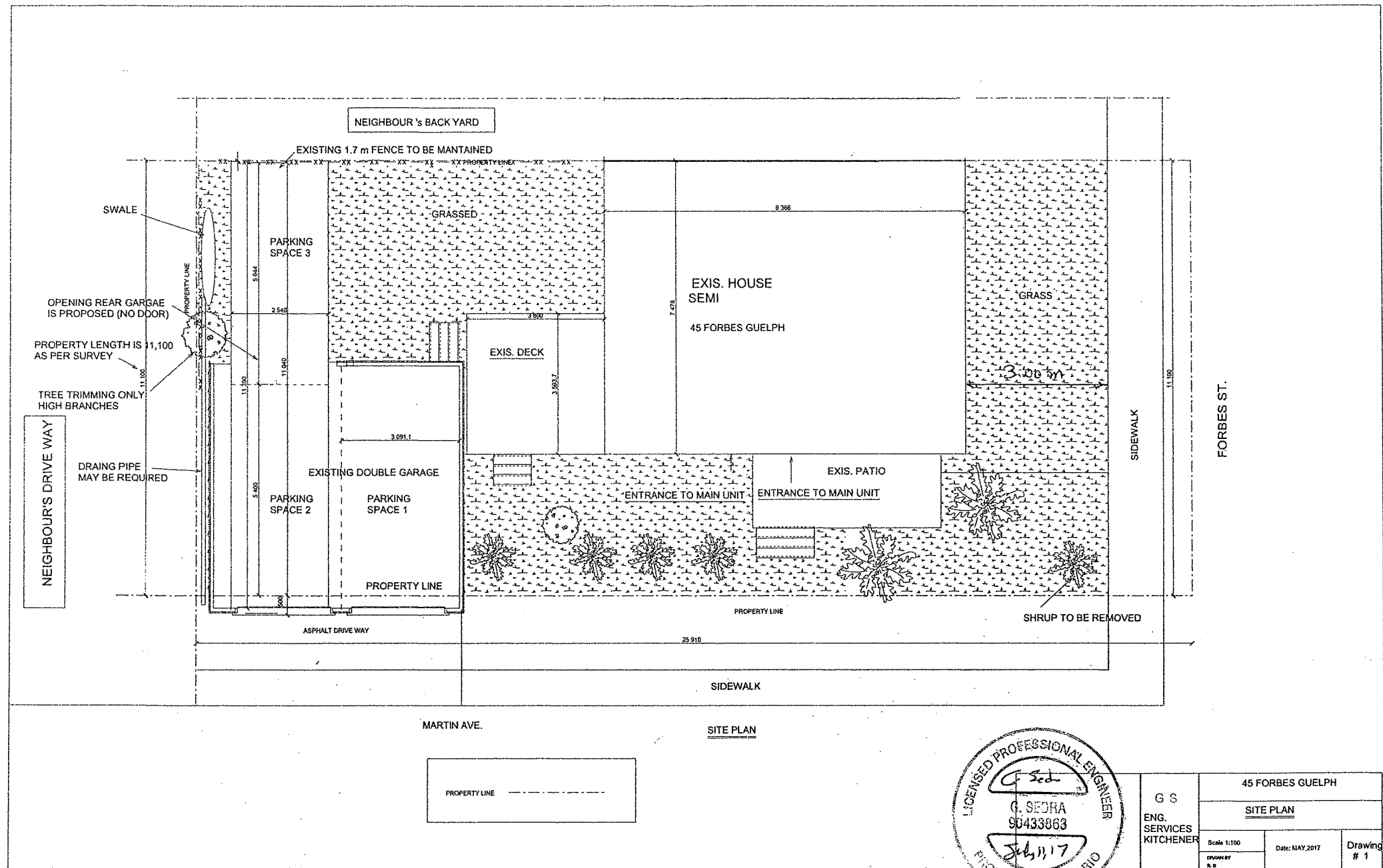
45 Forbes Avenue
SUBJECT SITE



30m CIRCULATION AREA
45 Forbes Avenue
File No.: A-56/17



Produced by the City of Guelph
Committee of Adjustment



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 58 Glenholm Drive

PROPOSAL: The applicant is proposing to sever the property to create three residential lots fronting onto Glenholm Drive. The property is currently occupied by a single detached residential dwelling, workshop and two detached garages. The property was recently subject to a rezoning application (File ZC1608), which was approved by Guelph City Council on July 10, 2017.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Single Detached Residential (R.1A-5) Zone.

REQUEST: The applicant is requesting the following severances:

- a) Part 1 (File B-9/17) with frontage along Glenholm Drive of 6.71 metres and an area of 5,500 square metres;
- b) Part 2 (File B-10/17) with frontage along Glenholm Drive of 6.71 metres and an area of 4,300 square metres; and
- c) Part 3 (File B-11/17) with frontage along Glenholm Drive of 14.97 metres and an area of 16,800 square metres.

The retained parcel (Part 4) is proposed to have frontage along Glenholm Drive of 40.17 metres and an area of 5,300 square metres.

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

DATE: Thursday, August 10, 2017

TIME: 4:00 p.m.

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

APPLICATION NUMBER: B-9/17, B-10/17 & B-11/17

PROVIDING COMMENTS

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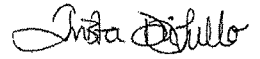
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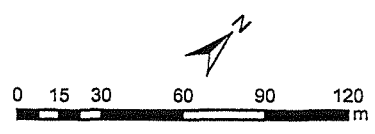
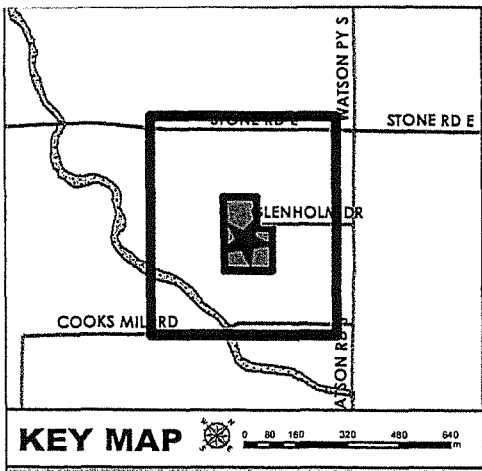
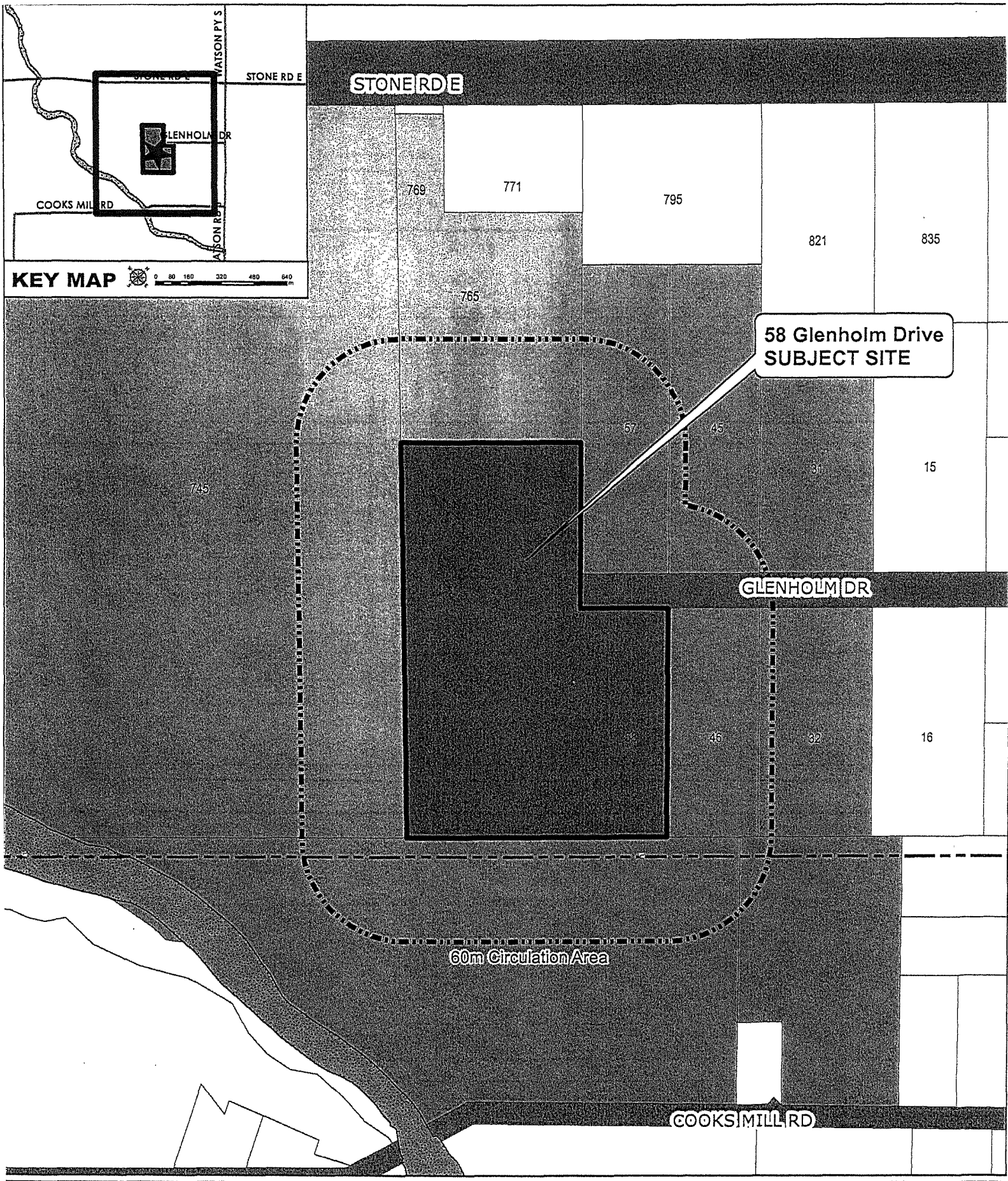
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Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

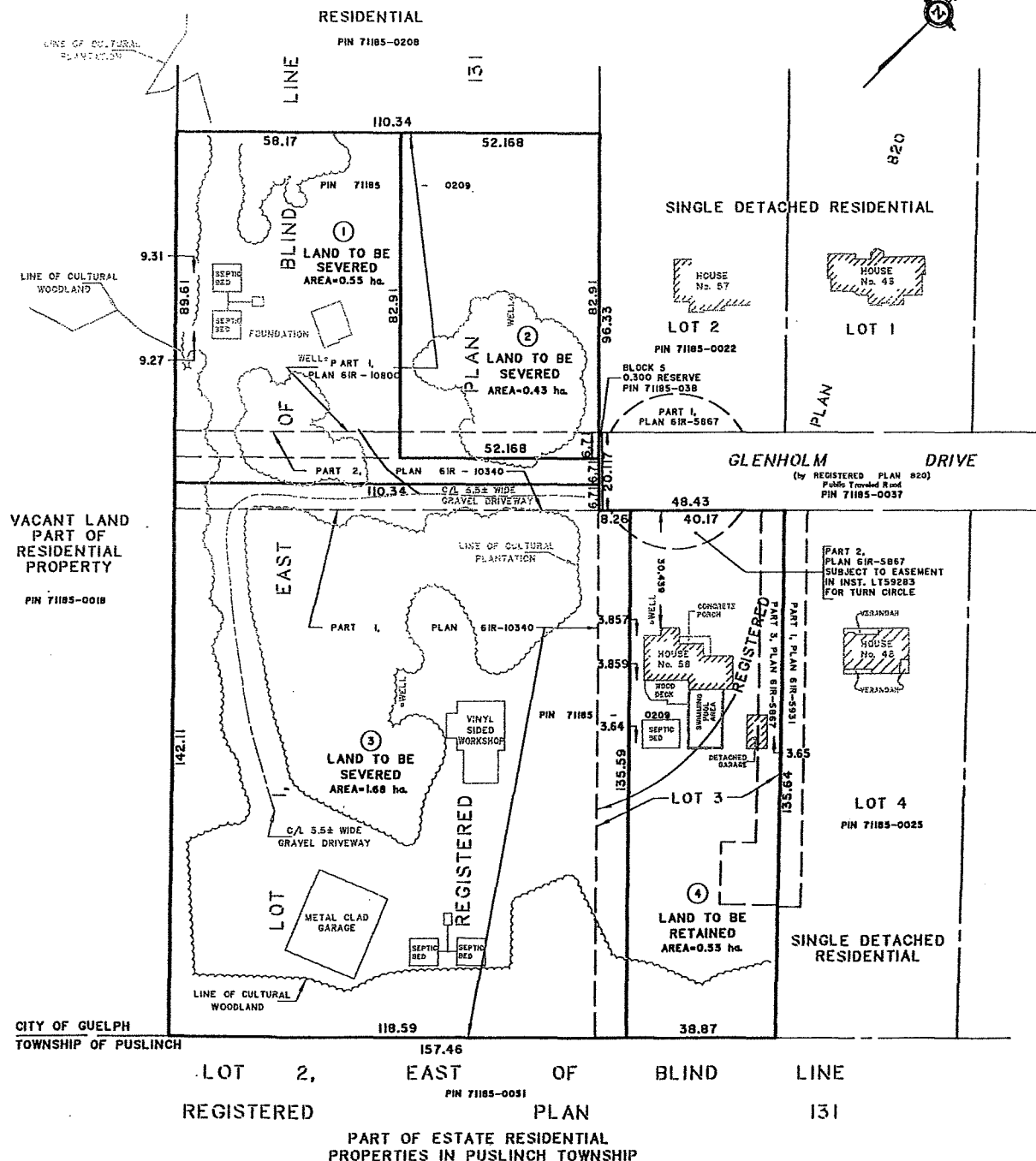
Dated this 21st day of July, 2017.



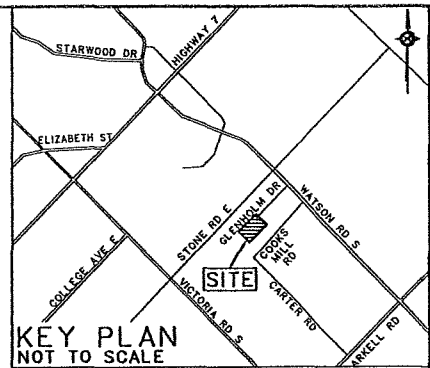
60m CIRCULATION AREA
58 Glenholm Drive
File No.: B-9/17, B-10/17 & B-11/17



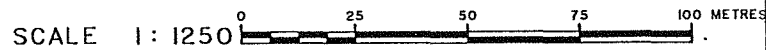
Produced by the City of Guelph
Committee of Adjustment



SCHEDULE OF PARTS		
PART No.	LOT FRONTAGE (m)	LOT AREA (Ha)
①	6.71	0.55±
②	6.71	0.43±
③	14.97	1.68±
④	40.17	0.53±



SKETCH
PREPARED FOR CONSENT APPLICATION
CITY OF GUELPH
COUNTY OF WELLINGTON



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

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

NOTES:

I. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS SKETCH HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND VARIOUS SURVEYS AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.

THIS SKETCH WAS PREPARED FOR
SPIRA FIRE PROTECTION
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

IAN D. ROBINSON
IAN D. ROBINSON
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners
A wholly owned subsidiary of J.D.Barnes Ltd.

351 Speedvale Avenue West Guelph, Ontario N1H 1C6
FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: JULY 5, 2017 SG PROJECT I3-9671-3

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 96 Harris Street

PROPOSAL: The applicant is proposing to maintain an existing accessory apartment in the single detached residential dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1B-10) Zone. Variances from Sections 4.15.1.6, 4.13.3.2.2 and 4.13.2.1 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that interior access is required between floor levels and between the accessory apartment and the host dwelling unit;
- b) that the minimum exterior parking space dimensions are 2.5 metres by 5.5 metres; and
- c) that every required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building.

REQUEST:

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

- a) no interior access between the accessory apartment and the host dwelling unit;
- b) one exterior parking space dimension of 2.5 metres by 4.3 metres; and
- c) one required parking space to be located 0 metres from the street line and in front of the main building and two required parking spaces to be located 4.2 metres from the street line.

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

DATE: **Thursday, August 10, 2017**
(Deferred from May 11, 2017 hearing)

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

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

APPLICATION NUMBER: **A-33/17**

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 **August 3 2017 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

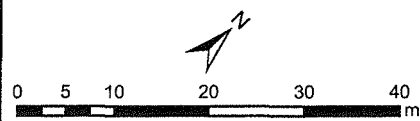
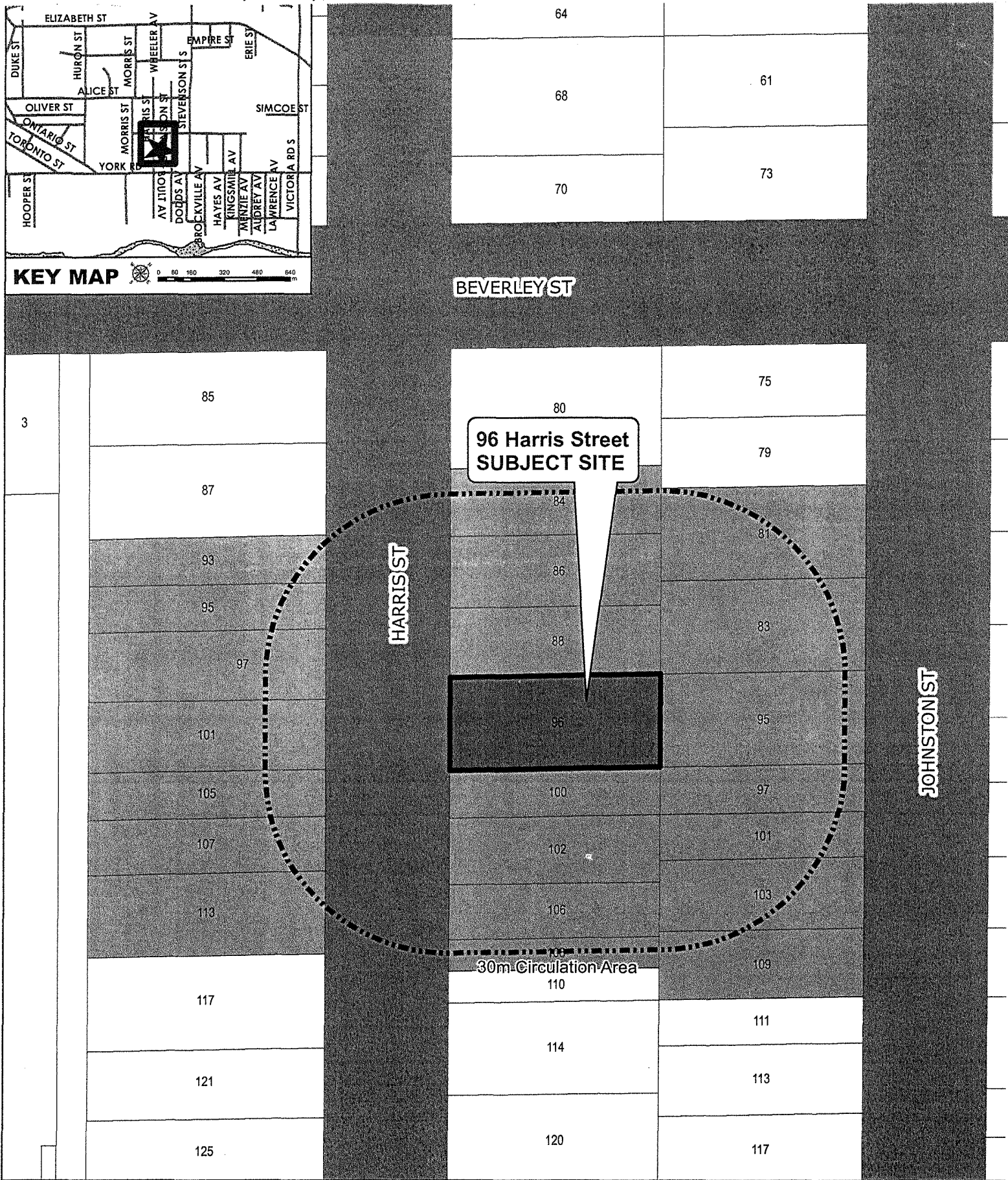
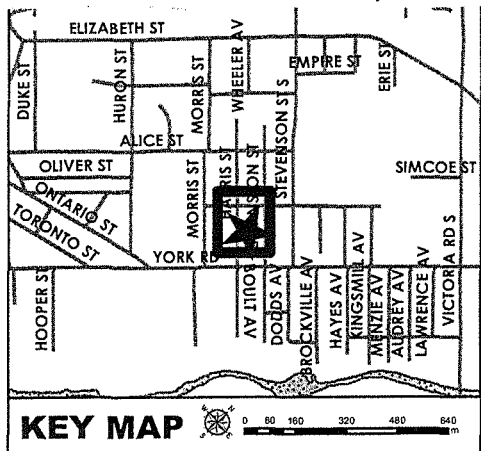
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Trista Di Lullo

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

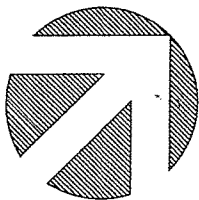
Dated this 21st day of July, 2017.



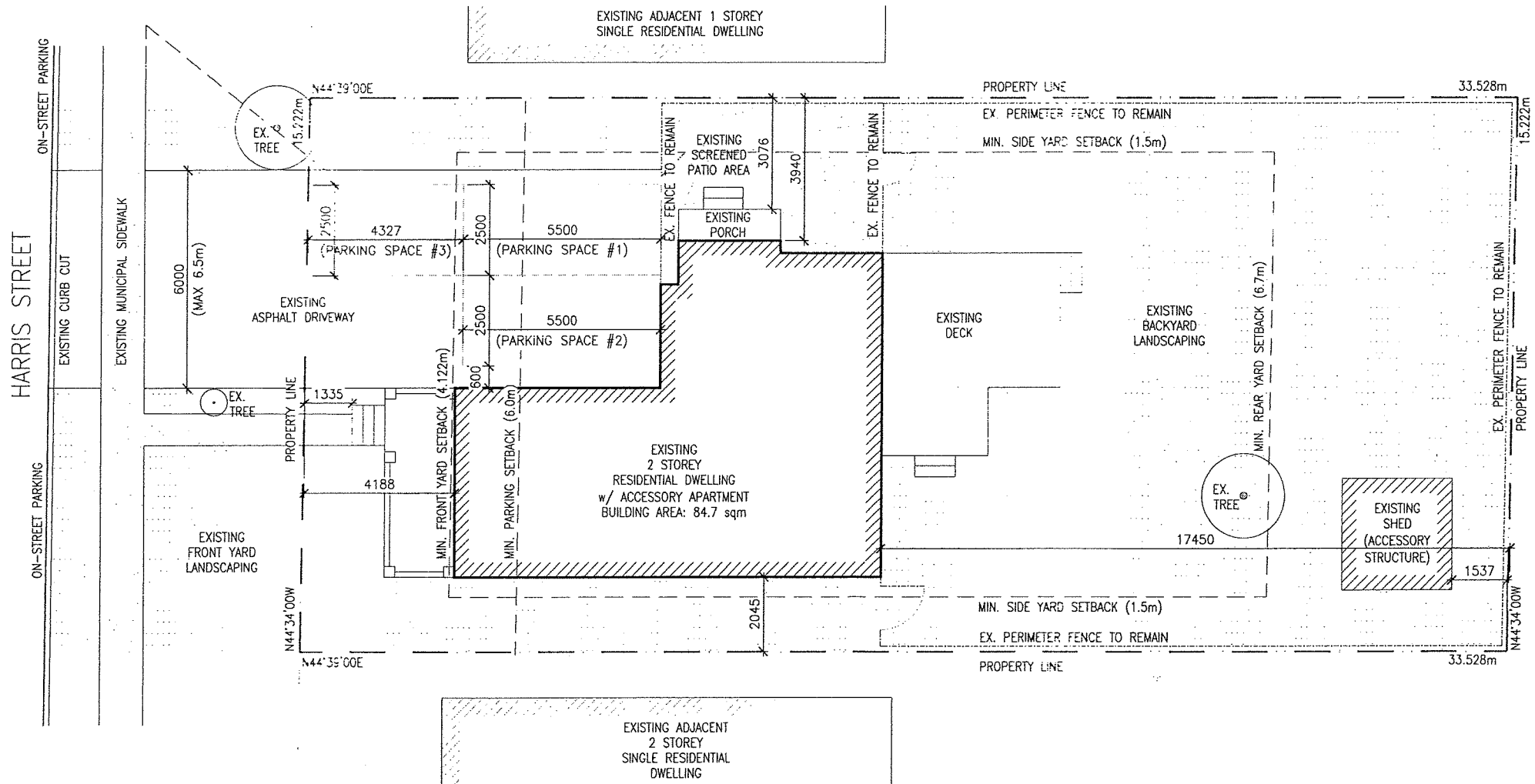
30m CIRCULATION AREA
96 Harris Street
File No.: A-33/17

REGULATION	REQUIRED/PERMITTED	PROPOSED/PROVIDED	CONFORMS
SITE DATA (ZONE: R-1B-10)			
LOT FRONTAGE	15.0m MIN	15.2 m	Y
SITE AREA	450sqm MIN	510 sqm	Y
BUILDING HEIGHT	3 STOREYS	2 Storeys	Y
BUILDING SETBACKS			
FRONT YARD SETBACK	AVERAGE OF THE SETBACKS OF THE ADJACENT PROPERTIES (51.27) = 4.122m	4.188 m	Y
FRONT LANDSCAPE BUFFER	0.5m	1.335 m	Y
INTERIOR SIDE YARD SETBACK (NORTH)	3.0m (PER 51.27 ONE SIDE YARD TO BE INCREASED)	3.94 m	Y
INTERIOR SIDE YARD SETBACK (SOUTH)	1.5m	2.045 m	Y
REAR YARD SETBACK	20% OF LOT DEPTH = 33.528m x 20% = 6.7m	17.45 m	Y
ACCESSORY STRUCTURE	0.6m REAR YARD SETBACK (MAX COVERAGE = 30% OF YARD)	1.537 m & 20% Coverage	Y

PARKING DATA			
OFF STREET PARKING			
PARKING REQUIRED	(SINGLE DETACHED WITH ACCESSORY APARTMENT = 3.0 SPACES	3 SPACES	Y
DRIVEWAY WIDTH	3.0m MIN/6.5m MAX	5.049 m	Y
OFF STREET PARKING SIZE	2.5m x 5.5m	2.5m x 5.5m for 2 spaces, 2.5m x 4.3m for 1 space	Y N
OFF STREET PARKING LOCATION	6.0m SETBACK TO THE REAR OF THE FRONT WALL OF THE MAIN BUILDING	4.188m (SAME AS FRONT YARD SETBACK) FOR TYPICAL SPACES. 0.0m FOR REDUCED SIZE SPACE TO THE REAR OF FRONT WALL	N Y



ACTUAL NORTH



NO.	DATE	REVISIONS
01	2017.04.11	CofA APP
02	2017.07.11	CofA APP

96 HARRIS ST
GUELPH, ON

SCALE: 1:125
DATE: 27-Jun-2017

SITE PLAN

SP-01

GENERAL NOTES:

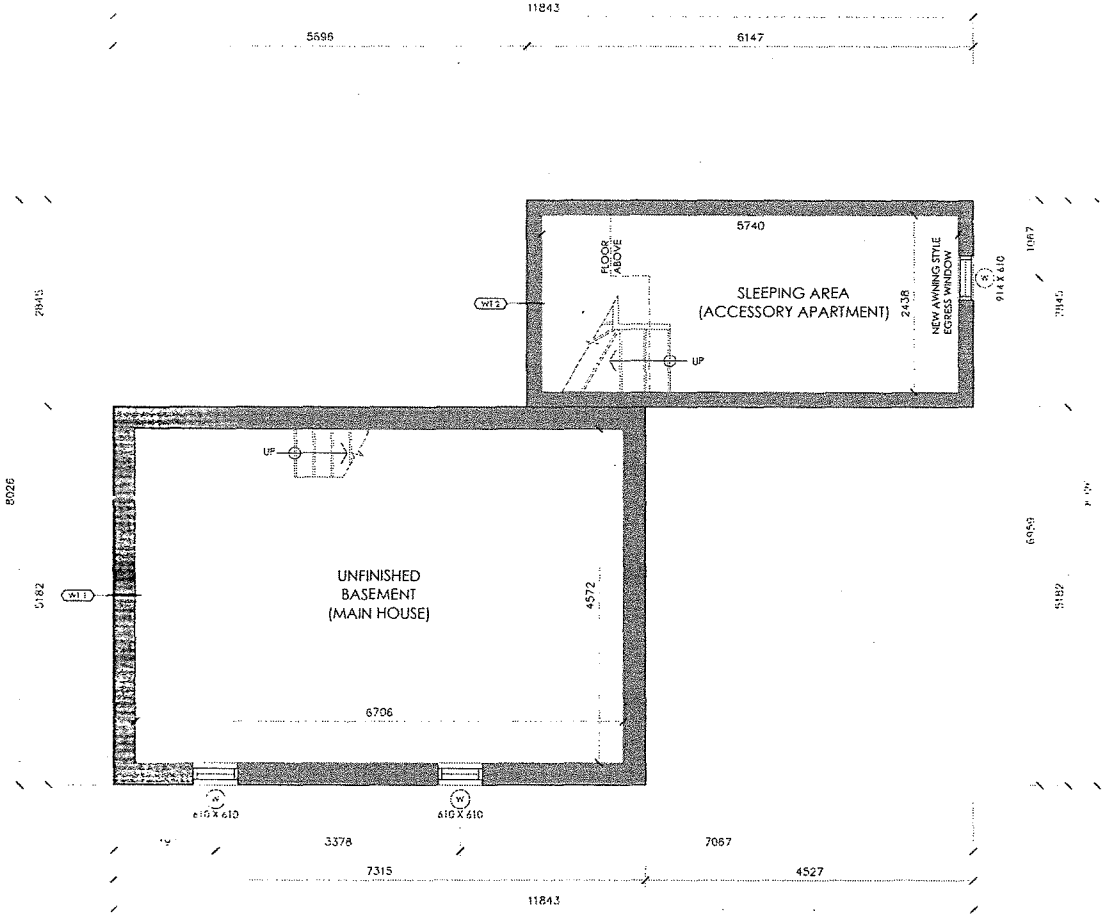
1. ALL MEASUREMENTS ARE IN MILLIMETERS
UNLESS SPECIFIED OTHERWISE
2. EVERYTHING COVERED IN THE PACKAGE
[A1.1-A1.3] IS EXISTING

SYMBOL LEGEND:

- WT 1 WALL TYPE TAG
W1 WINDOW TAG (WIDTH X HEIGHT)
610 X 610
D-444 DOOR TAG (D-WIDTH OF DOOR)

EXTERIOR WALL TYPE LEGEND:

- WT 1
ESTIMATED EXISTING WALL TYPE 1:
- 12" POURED CONCRETE
FOUNDATION WALL
WT 2
ESTIMATED EXISTING WALL TYPE 2:
- 8" POURED CONCRETE
FOUNDATION WALL
WT 3
ESTIMATED EXISTING WALL TYPE 3:
- BRICK WYTHE
- 1" AIR GAP
- BRICK WYTHE
- LATHE & PLASTER
WT 4
ESTIMATED EXISTING WALL TYPE 4:
- 1" BOARD & BATTEN CLADDING
- 0.5" SHEATHING
- 2x4 STUDS C/W BATT INSULATION
- 0.5" DRYWALL



EXISTING BASEMENT PLAN

02	ISSUED FOR BUILDING PERMIT	2017.06.28
01	ISSUED FOR PRE-CONSULTATION	2015.04.21
REVISIONS & ISSUES		
PROJECT ADDRESS		
96 HARRIS STREET GUELPH, ONTARIO		
DRAWING TITLE		
EXISTING BASEMENT PLAN		
SCALE	SHEET	
1:50	A1.1	

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 11 Graham Street

PROPOSAL: The applicant is proposing to sever the property to create a new residential lot fronting onto University Avenue. The requested severance is proposed to allow for a new residential dwelling on the severed parcel. The existing residential dwelling will remain on the retained parcel, however the applicant is proposing to remove the addition on the west side of the dwelling, the existing detached garage and shed in order to facilitate the severance.

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

REQUEST: The applicant proposes to sever a parcel of land with frontage along University Avenue of 19.6 metres, a depth of 35.4 metres and an area of 691 square metres. The retained parcel will have frontage along University Avenue of 18.5 metres, a depth of 35.4 metres and an area of 654 square metres.

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

DATE: Thursday, August 10, 2017

TIME: 4:00 p.m.

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

APPLICATION NUMBER: B-12/17

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

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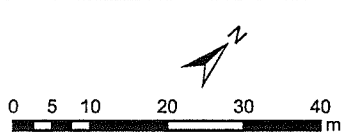
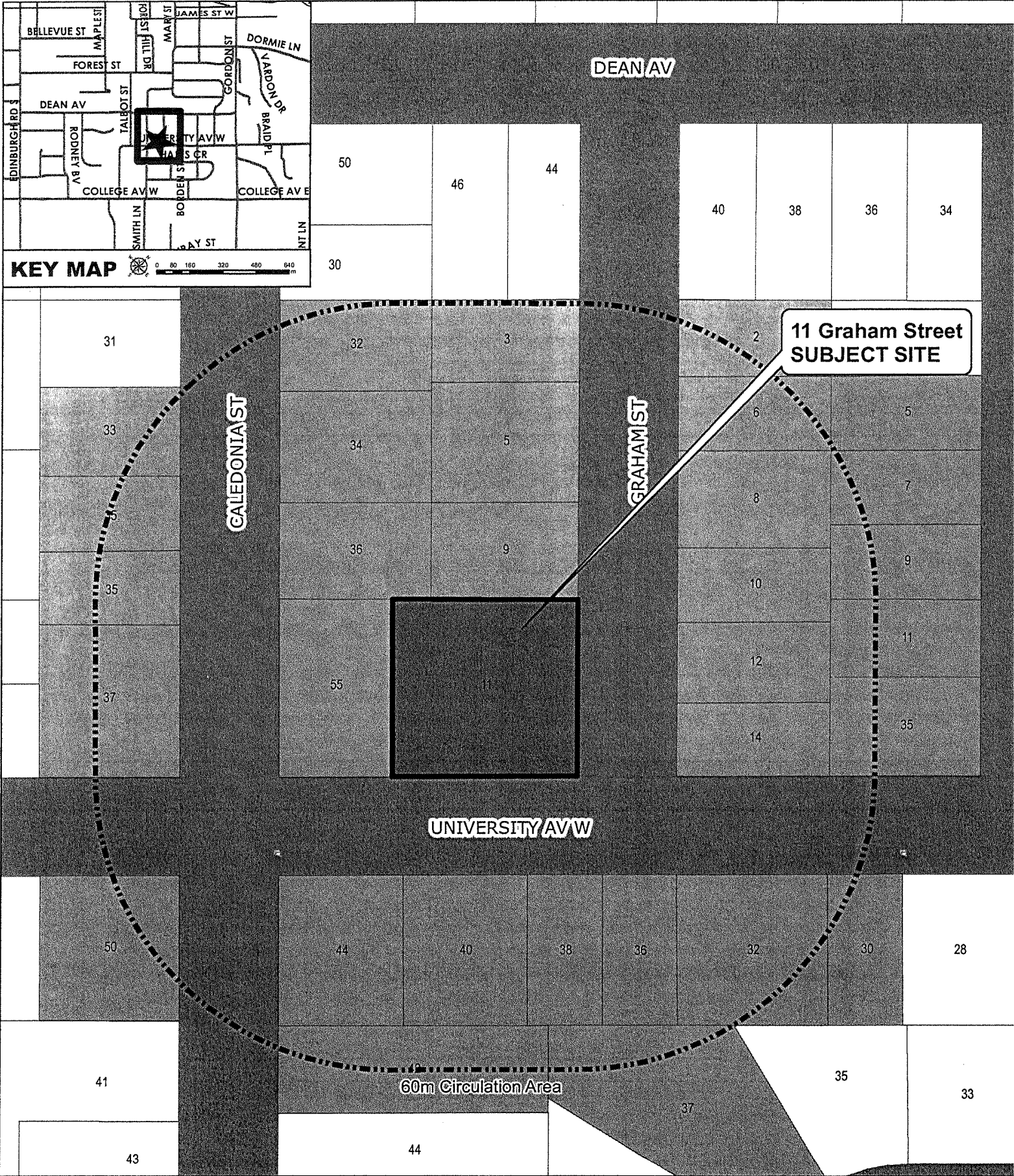
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Secretary-Treasurer, Committee of Adjustment

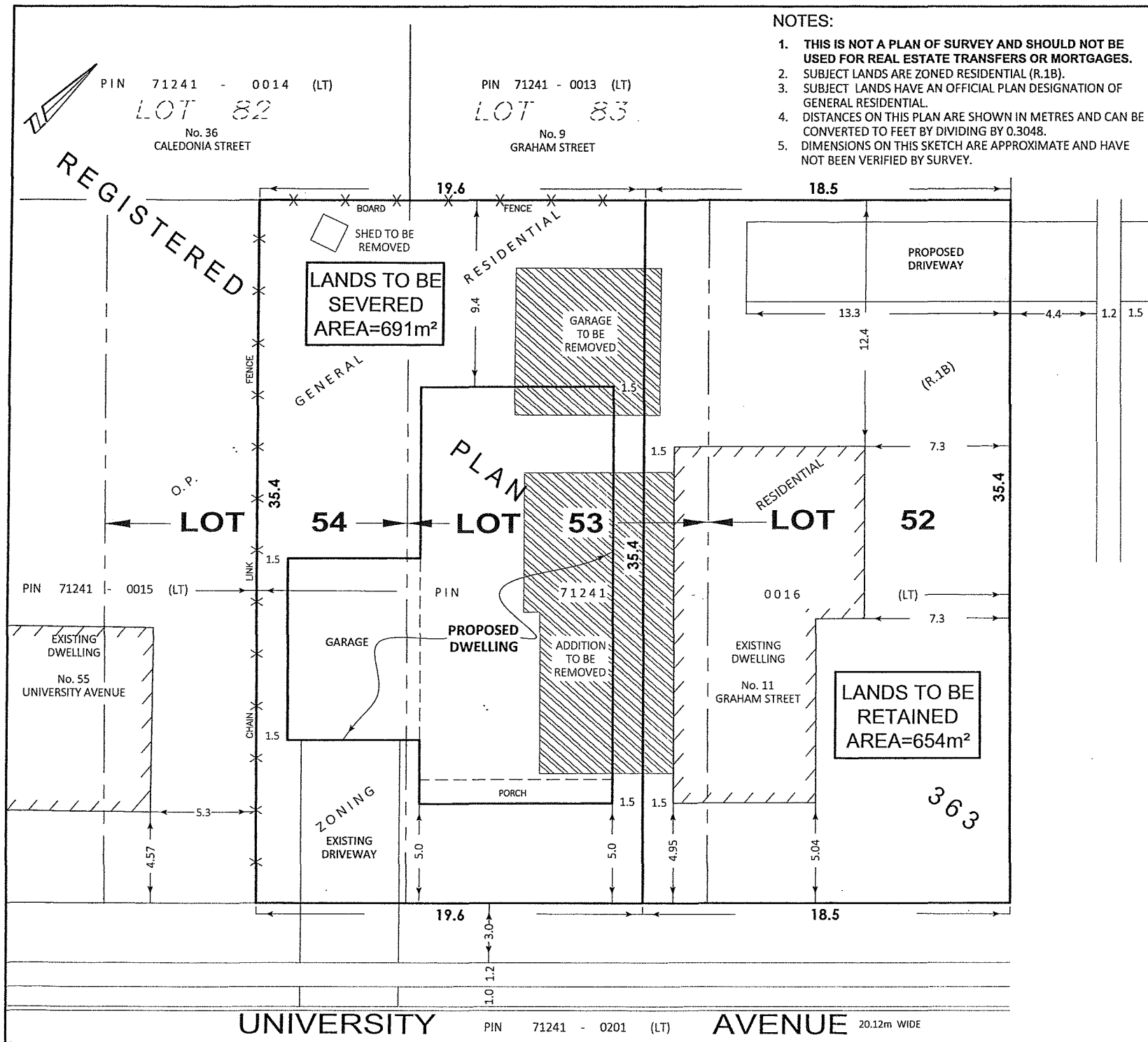
Dated this 21st day of July, 2017.



60m CIRCULATION AREA
11 Graham Street
File No.: B-12/17



Produced by the City of Guelph
Committee of Adjustment



SEVERANCE SKETCH
ALL OF LOTS 52 & 53
AND PART OF LOT 54
REGISTERED PLAN 363
CITY OF GUELPH
COUNTY OF WELLINGTON
SCALE 1 : 200

0 5 10 15 metres

VAN HARTEN SURVEYING INC.

ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS			
	REQUIRED	RETAINED	SEVERED
MINIMUM Lot Area	460m ²	654m ²	691m ²
MINIMUM Lot Frontage (S. 5.1.2.6)	15m	18.5m	19.6m
MINIMUM Front Yard (S. 4.6 & S. 5.1.2.7)	6m / 4.76m average setback	5.0m	5.0m
MINIMUM Exterior Side Yard (S. 4.6, S. 4.28 & S. 5.1.2.7)	6m	7.3m	N/A
MINIMUM Side Yard (1 to 2 Storeys) (S. 5.1.2.1)	1.5m	1.5m	1.5m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less	12.4m	9.4m
Accessory Building Setback (S. 4.5.1.2)	0.6m	0.7m	N/A

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED ON THE 11th DAY OF JULY 2017.
THIS SKETCH WAS AMENDED ON THE 13th DAY OF JULY 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

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: NCH CHECKED BY: JEB PROJECT No. 24839-17

Jul 13, 2017-10:32am
G:\GUELPH\363\ACAD\SEVLOTSS2,53,54 (YOUNG) UTM.dwg

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 190 Eastview Road

PROPOSAL: The applicant is proposing to construct two, four-storey mid-rise residential apartment buildings on the subject property, with a total of 103 dwelling units. Building A consists of 52 units and fronts onto Eastview Road and Building B is intended to consist of 51 dwelling units and will front onto Summit Ridge Drive.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Apartment (R.4A-40) Zone. Variances from Sections 5.4.2.4.1, 5.4.3.1.40.1.2 and 4.13.2.2.2 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum common amenity area of an amount not less than 30 square metres per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 square metres of common amenity area shall be provided and aggregated into areas of not less than 50 square metres [requires 2,260 square metres total];
- b) a maximum of 98 units [100 units per hectare]; and
- c) that no part of any surface driveway or surface parking area shall be located within 3 metres of a building entrance or any window of a habitable room.

REQUEST:

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

- a) a minimum common amenity area of 1,690 square metres;
- b) 103 units [105.3 units per hectare]; and
- c) habitable rooms on the north elevation of Building B to be located within 1.82 metres of a surface 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: Thursday, August 10, 2017
(Deferred at November 10, 2016 hearing)

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-90/16

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 **August 3, 2017 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.

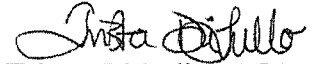
Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback 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 Ontario Municipal Board.



Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of July, 2017.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 155 Suffolk Street West

PROPOSAL: The applicant is proposing to establish a total of 849 square metres of office use within the existing commercial building.

BY-LAW

REQUIREMENTS: The property is located in the Convenience Commercial (C.1) Zone. Variances from Sections 6.1.1 and 4.13.4.2 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law:

- a) permits a variety of uses in the C.1 Zone, but does not currently permit an office; and
- b) requires a minimum total of 83 off-street parking spaces.

REQUEST:

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

- a) an office use as an additional permitted use on the property; and
- b) a total of 25 off-street parking spaces.

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, August 10, 2017**
(Deferred from July 13, 2017 meeting)

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

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

APPLICATION NUMBER: **A-47/17**

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 **August 3, 2017 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

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NOTICE OF THE DECISION

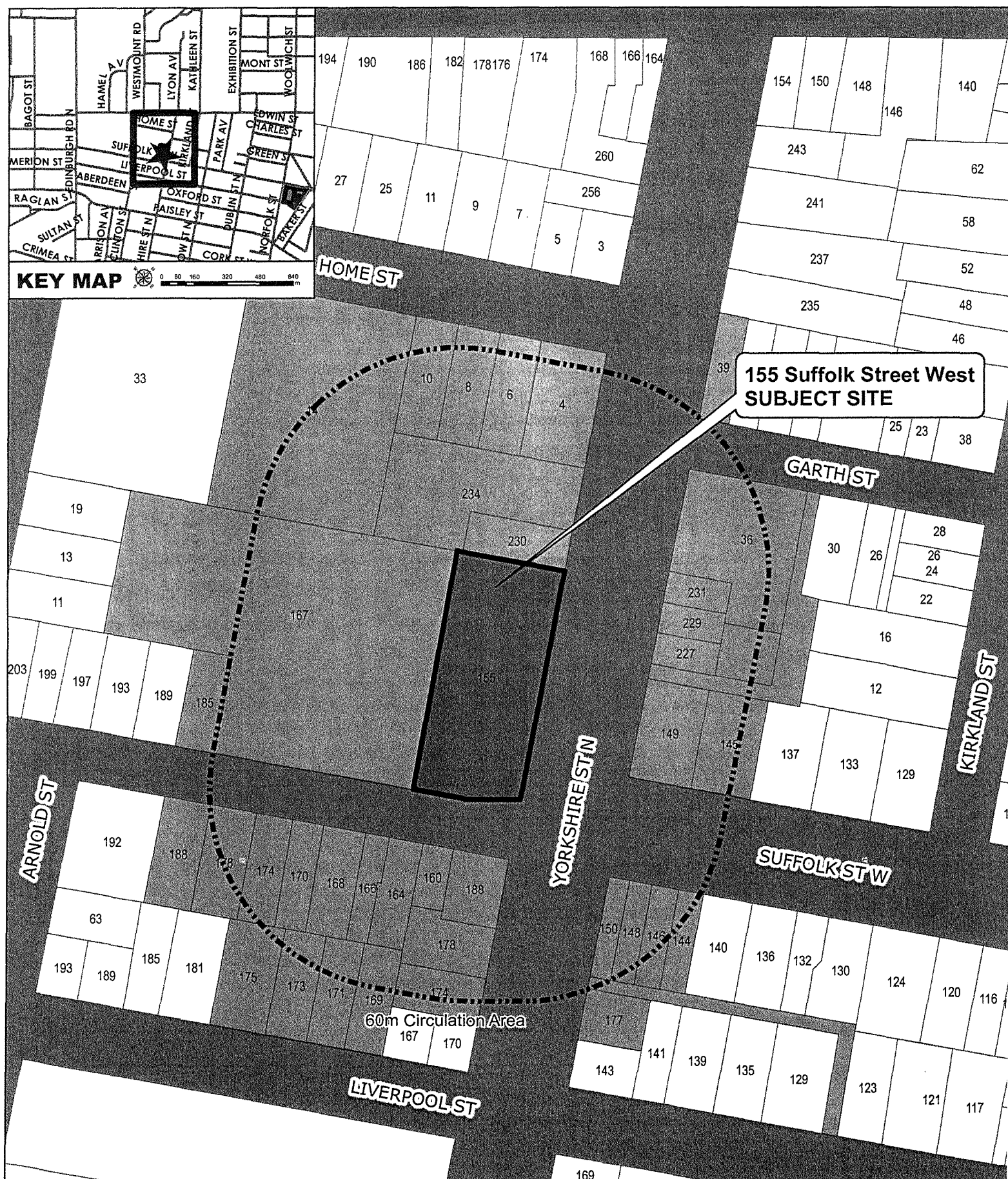
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also

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

Insta D'Amico

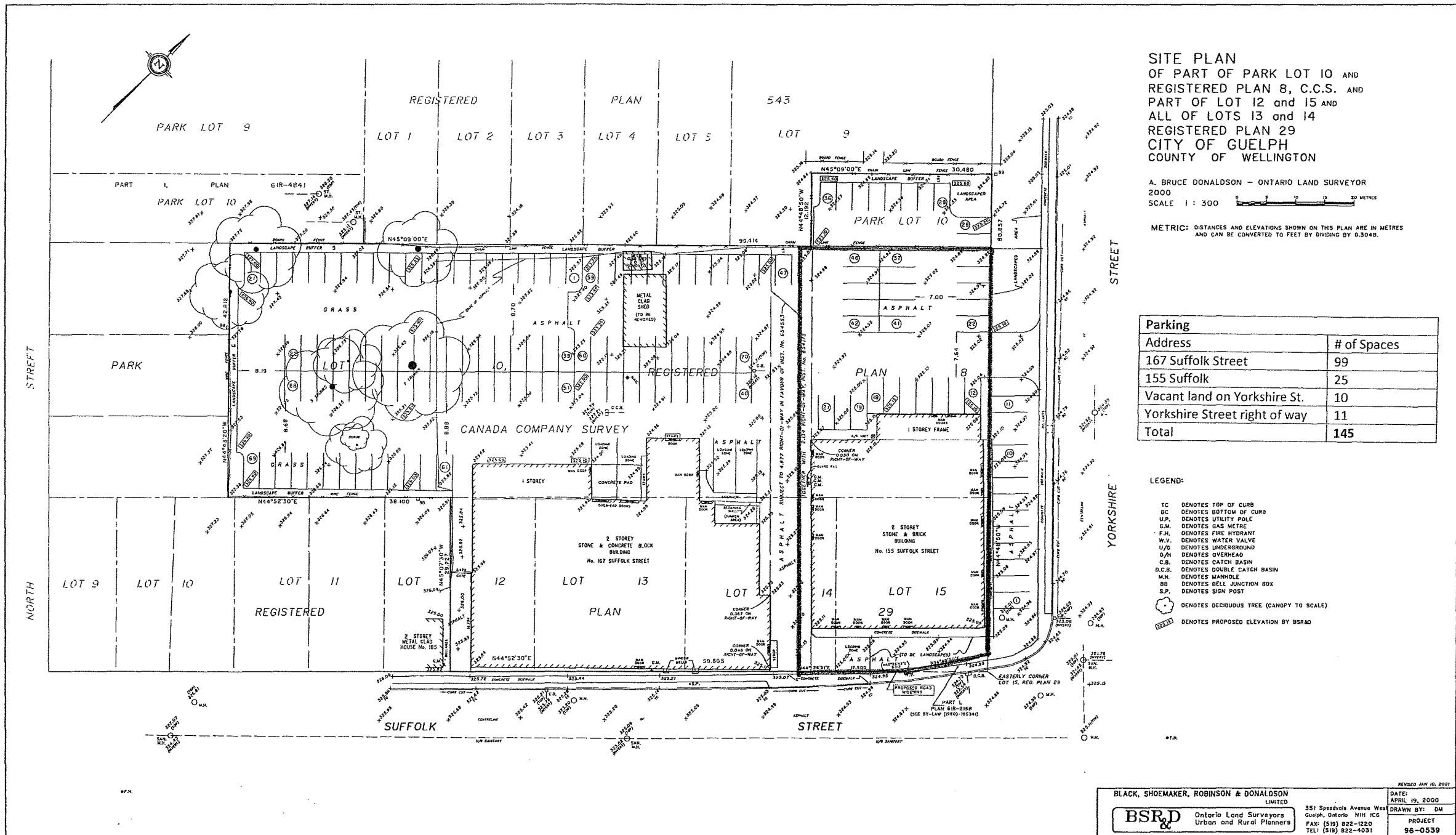
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of July, 2017.



60m CIRCULATION AREA
155 Suffolk Street West
File No.: A-47/17





SITE PLAN
OF PART OF PARK LOT 10 AND
REGISTERED PLAN 8, C.C.S. AND
PART OF LOT 12 AND 15 AND
ALL OF LOTS 13 AND 14
REGISTERED PLAN 29
CITY OF GUELPH
COUNTY OF WELLINGTON

A. BRUCE DONALDSON - ONTARIO LAND SURVEYOR
2000
SCALE 1 : 300

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

Parking	
Address	# of Spaces
167 Suffolk Street	99
155 Suffolk	25
Vacant land on Yorkshire St.	10
Yorkshire Street right of way	11
Total	145

- LEGEND:
- TC DENOTES TOP OF CURB
 - BC DENOTES BOTTOM OF CURB
 - U.P. DENOTES UTILITY POLE
 - G.M. DENOTES GAS METRE
 - F.H. DENOTES FIRE HYDRANT
 - W.V. DENOTES WATER VALVE
 - U/G DENOTES UNDERGROUND
 - O/H DENOTES OVERHEAD
 - C.B. DENOTES CATCH BASIN
 - D.C.B. DENOTES DOUBLE CATCH BASIN
 - M.H. DENOTES MANHOLE
 - BB DENOTES BELL JUNCTION BOX
 - S.P. DENOTES SIGN POST
 - DECIDUOUS TREE (CANOPY TO SCALE)
 - DENOTES PROPOSED ELEVATION BY BSR&D

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

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6
FAX: (519) 822-1230
TEL: (519) 822-4031

REVISED JAN 10, 2001
DATE:
APRIL 19, 2000
DRAWN BY: DM
PROJECT
96-0539