

# COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, August 24, 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.

## **SPECIAL 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 REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS**

#### **CURRENT APPLICATIONS**

- |                  |           |   |
|------------------|-----------|---|
| a) <b>B-8/17</b> | Owner:    | Westminister Woods Ltd.                 |
|                  | Agent:    | N/A                                     |
|                  | Request:  | Consent for severance to create new lot |
|                  | Location: | 1229 Victoria Road South                |

#### **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 Consent [Severance] has been filed with the Committee of Adjustment.**

- LOCATION:** 1229 Victoria Road South
- PROPOSAL:** The applicant is proposing to sever the vacant property to create a new residential lot. The severed parcel is proposed to contain a 100 unit apartment building (subject to site plan approval File SP15A049).
- BY-LAW REQUIREMENTS:** The property is located in the Agriculture (A) Zone under the Township of Puslinch Zoning By-law No. 19/85. A Zoning By-law Amendment (File ZC1507) was approved in July 2016 for 1229 Victoria Road South to rezone the subject lands from Agriculture (A) to Specialized General Apartment (R.4A-51[H]) and Neighbourhood Commercial Centre (NC[H-31]). The Zoning By-law Amendment is currently under appeal to the Ontario Municipal Board, specifically relating to the Holding Provision [H].
- REQUEST:** The applicant proposes to sever a parcel of land with frontage along Victoria Road South of 72.68 metres and an area of 9,870 square metres. The retained parcel will have frontage along Clair Road East of 27.05 metres and an area of 3,494 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 24, 2017**  
(Deferred from June 8, 2017 meeting)
- TIME:** **4:00 p.m.**
- LOCATION:** **Council Chambers, City Hall, 1 Carden Street,**
- APPLICATION NUMBER:** **B-8/17**

## 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 17, 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](mailto:privacy@guelph.ca) or at 519-822-1260 ext. 2605.

## ADDITIONAL INFORMATION

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

## NOTICE OF THE DECISION

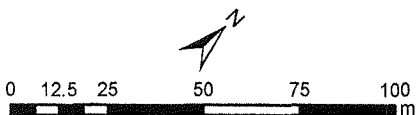
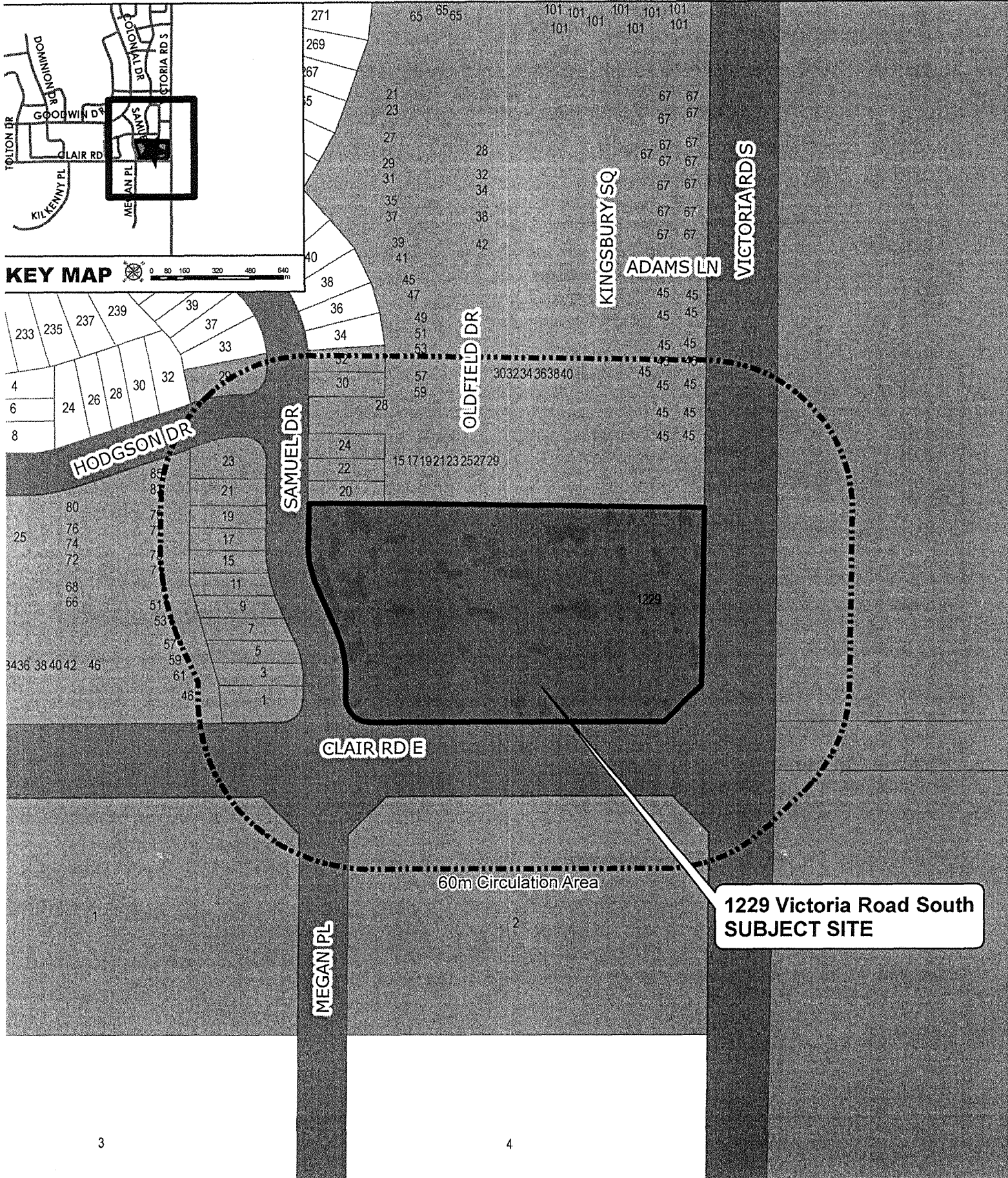
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in

respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

*Please be advised that if a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, then the Ontario Municipal Board may dismiss the appeal.*

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

Dated this 10<sup>th</sup> day of August, 2017.



**60m CIRCULATION AREA**  
**1229 Victoria Road South**  
**File No.: B-8/17**





SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA m <sup>2</sup>
1	PART OF 10	8	71186-3417	3494
2				9820
3				7

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: MARCH 30, 2017

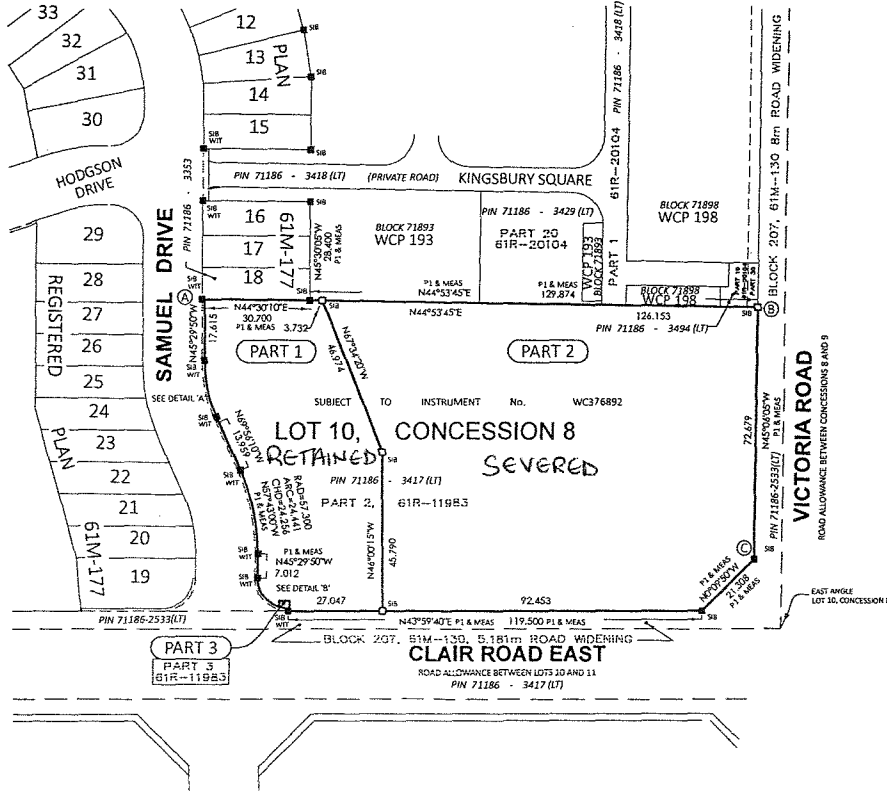
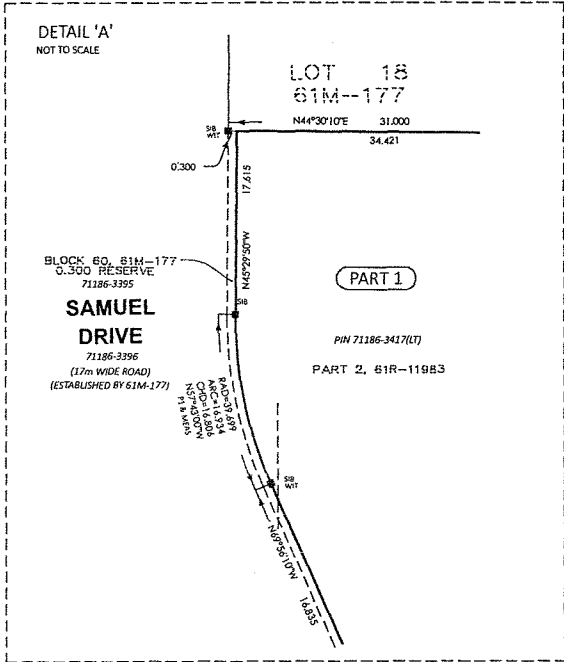
JAMES M. LAWS, O.L.S.

PLAN 61R-  
RECEIVED AND DEPOSITED

DATE: \_\_\_\_\_

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WELLINGTON No. 61

PARTS 1, 2 AND 3 SUBJECT TO INSTRUMENT No. WC376892  
PART 3 IS SUBJECT TO WC376892 & WC152925



**PLAN OF SURVEY OF  
PART OF LOT 10  
CONCESSION 8  
GEOGRAPHIC TOWNSHIP OF PUSLINC  
CITY OF GUELPH  
COUNTY OF WELLINGTON**

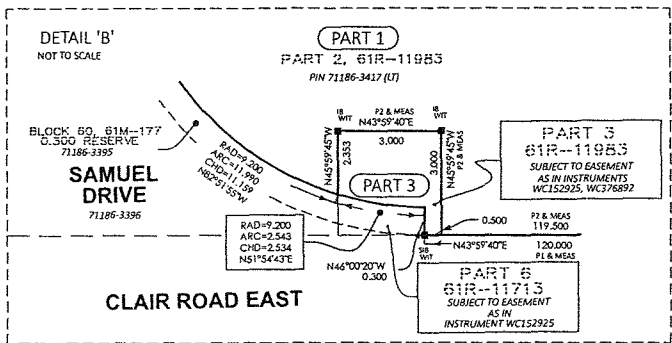
SCALE 1 : 1000  
VAN HARTEN SURVEYING INC.

- LEGEND:**
- DENOTES SURVEY MONUMENT SET
  - DENOTES SURVEY MONUMENT FOUND
  - SB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
  - IR DENOTES .015 x .015 x 0.60 IRON BAR
  - SSIB DENOTES 0.25 x 0.25 x 0.60 SHORT STANDARD IRON BAR
  - RP DENOTES 0.15 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
  - CC DENOTES 0.25 x 0.25 x 0.30 PLASTIC BAR
  - WIT DENOTES WITNESS
  - OJ DENOTES ORIGIN UNKNOWN
  - VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'S
  - WCP DENOTES WELLINGTON CONDOMINIUM PLAN
  - P1 DENOTES DEPOSITED PLAN 61R-11983 BY (VH)

- BEARING AND COORDINATE NOTE:**
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
  - DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99966957
  - COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4,818,128.44	566,795.23
B	4,818,242.50	566,908.57
C	4,818,191.21	566,960.02

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) OF REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 30TH DAY OF MARCH, 2017

DATE: Monday, April 17, 2017

JAMES M. LAWS  
ONTARIO LAND SURVEYOR

**METRIC:**

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

**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: JAM CHECKED BY: JML PROJECT No. 21094-12

Apr 17, 2017 2:26pm  
G:\PUSLINC\CO-BLOT\CONDO-KINGSBURY SQUARE\KINGSBURY CLAIR RD PART 10 (ENG) (COM) UTM.MXD