

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, February 8, 2018 – 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 - JANUARY 11, 2018 REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

CURRENT APPLICATIONS

- a) **A-13/18** Owner: Kristen and Eric Degroot
Agent: N/A
Request: Variance for setback of open, roofed porch
Location: 15 Foster Avenue

- b) **A-14/18** Owner: Karuna Bhanot and Parveen Bhardwaj
Agent: Alvin Brown, AWB Construction Design
Request: Variance for size of accessory apartment
Location: 5 Gorman Court

- c) **A-15/18** Owner: Jason Jones and Yancy Smallacombe
Agent: N/A
Request: Variance for size of accessory apartment
Location: 159 Dufferin Street
Request for refund of application fee for A-15/18.

- d) **A-16/18** Owner: 902325 Ontario Limited
Agent: Jeff Buisman, Van Harten Surveying Inc.
Request: Permission to enlarge/extend legal non-conforming use and variance for front yard setback
Location: 415 Elizabeth Street

- e) **A-17/18** Owner: Adam and Meghan Kraehling
Agent: N/A
Request: Variance to permit three stacked parking spaces
Location: 78 Yorkshire Street North

- f) **B-1/18** Owner: Worton Homes Ltd.
Agent: Jeff Buisman, Van Harten Surveying Inc.
Request: Consent for severance to create new lot
Location: 20 Young Street

- g) **A-1/18** Owner: Worton Homes Ltd.
Agent: Jeff Buisman, Van Harten Surveying Inc.
Request: Variance for minimum lot frontage
Location: 20 Young Street

- h) **A-2/18** Owner: Worton Homes Ltd.
Agent: Jeff Buisman, Van Harten Surveying Inc.
Request: Variances for minimum lot frontage and lot area
Location: 20 Young Street

OTHER BUSINESS

ADJOURNMENT – next regular hearing March 8, 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 Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 15 Foster Avenue

PROPOSAL: The applicant is proposing to reconstruct and enlarge the existing 1 storey closed front porch into an open, roofed porch that is 2.03 metres by 4.57 metres in size.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Table 4.7 Row 3 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that an open, roofed porch not exceeding 1 storey in height be setback a minimum of 2 metres from the front lot line.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the open, roofed porch to have a minimum setback of 0.1 metres from the front 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: Thursday, February 8, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-13/18

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 **February 1, 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

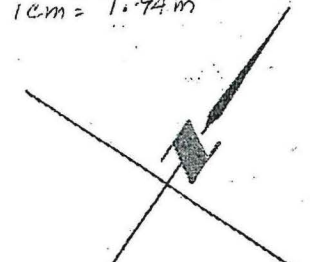
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours 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 Ontario Municipal Board.

**PLAN OF SURVEY
OF PART OF LOT 144, REG. PLAN 27
CITY OF GUELPH**

SCALE: 10 FEET = 1 INCH
1 cm = 1.74 m



Residential

Date: Sep 11/66



Municipal Freedom of Information and Protection of Privacy Act
Copyright Notification

Pursuant to the federal Copyright Act, Section 32 (1)(a), disclosure of a record pursuant to the Municipal Freedom of Information and Protection of Privacy Act - is not a violation of copyright. An applicant may receive one copy of a plan, survey, drawing or report covered by copyright. However, the applicant is then bound by copyright (Section 32.1(2)) and cannot make further copies of the plan, survey, drawing or report or use it as documentary evidence in a separate submission to the municipality without permission of the holder of the copyright. Accordingly, pursuant to the above noted Act, we are permitted to provide you with a copy of the plan, survey, drawing or report for the address of 15 EDSTEE, but subsequent use of the copy is restricted by copyright.

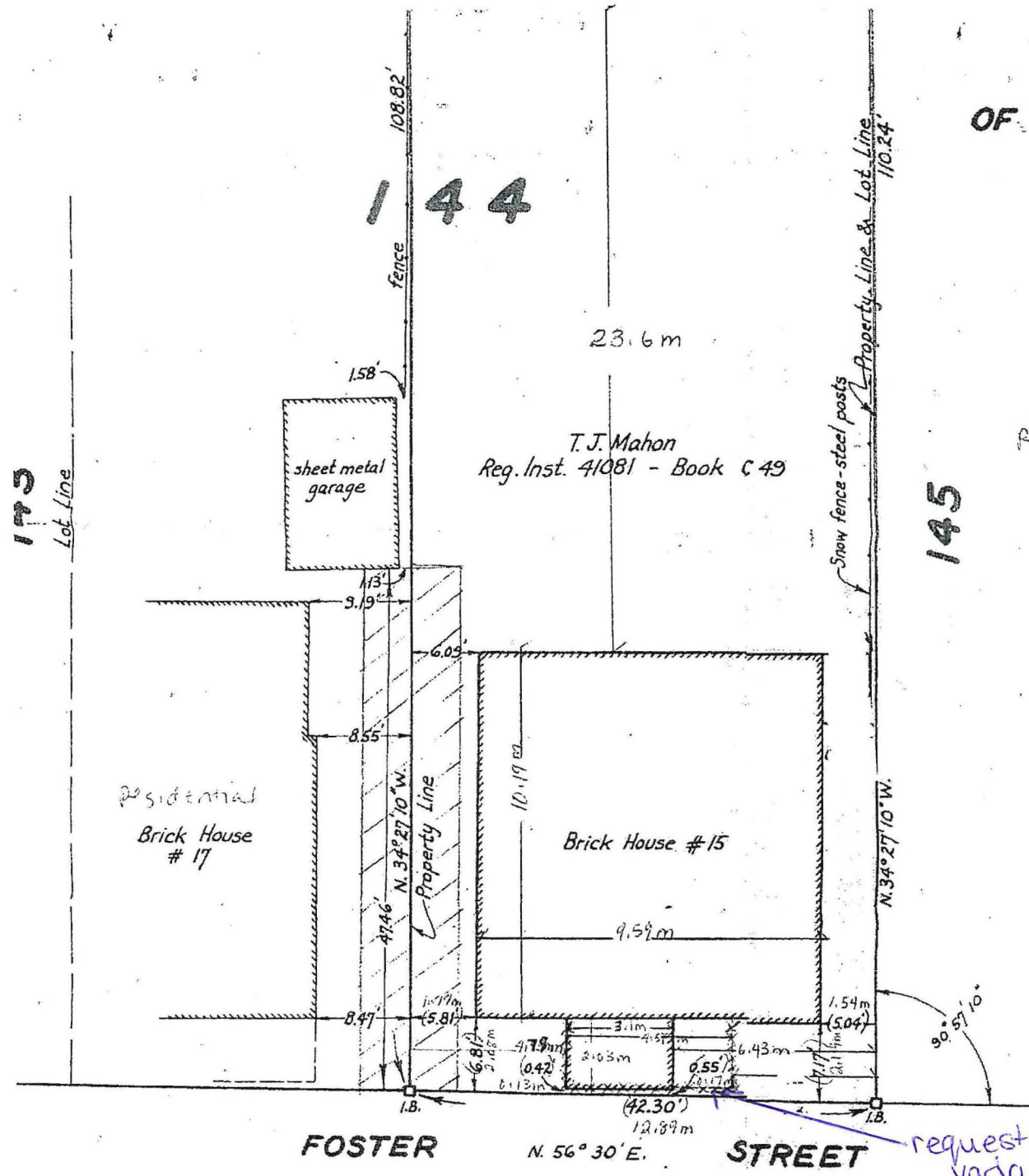
- NOTE -

Measurements are in feet and decimals and metres.
Bearings are referred to the line of the
Northwesterly limit of Foster Avenue as
being North 56 degrees 30 minutes East.

Guelph, Ont.
Aug. 2, 1961

R.C. Shoemaker
Ontario Land Surveyor

xxxxxx proposed roofed open single story porch



BOWMAN, BLACK & SHOEMAKER
ONTARIO LAND SURVEYORS
Date AUG. 2, 1961, Tr. No. 326-61

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 5 Gorman Court

PROPOSAL: The applicant is proposing to construct a 88.8 square metre accessory apartment in the basement of the residential dwelling.

BY-LAW

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

The By-law 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.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit an accessory apartment size of 88.8 square metres, or 27% of the total floor area.

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

DATE: Thursday, February 8, 2018
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-14/18

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 **February 1, 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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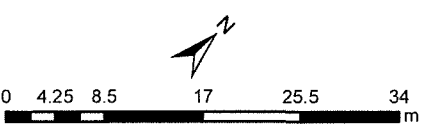
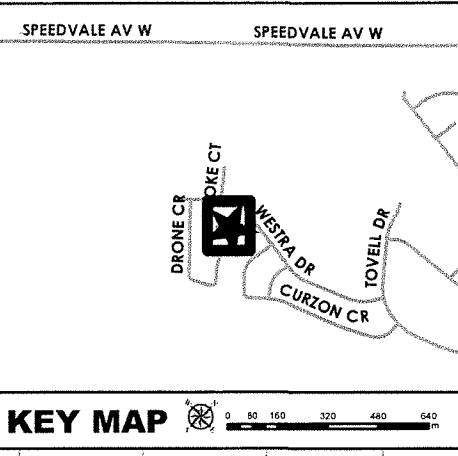
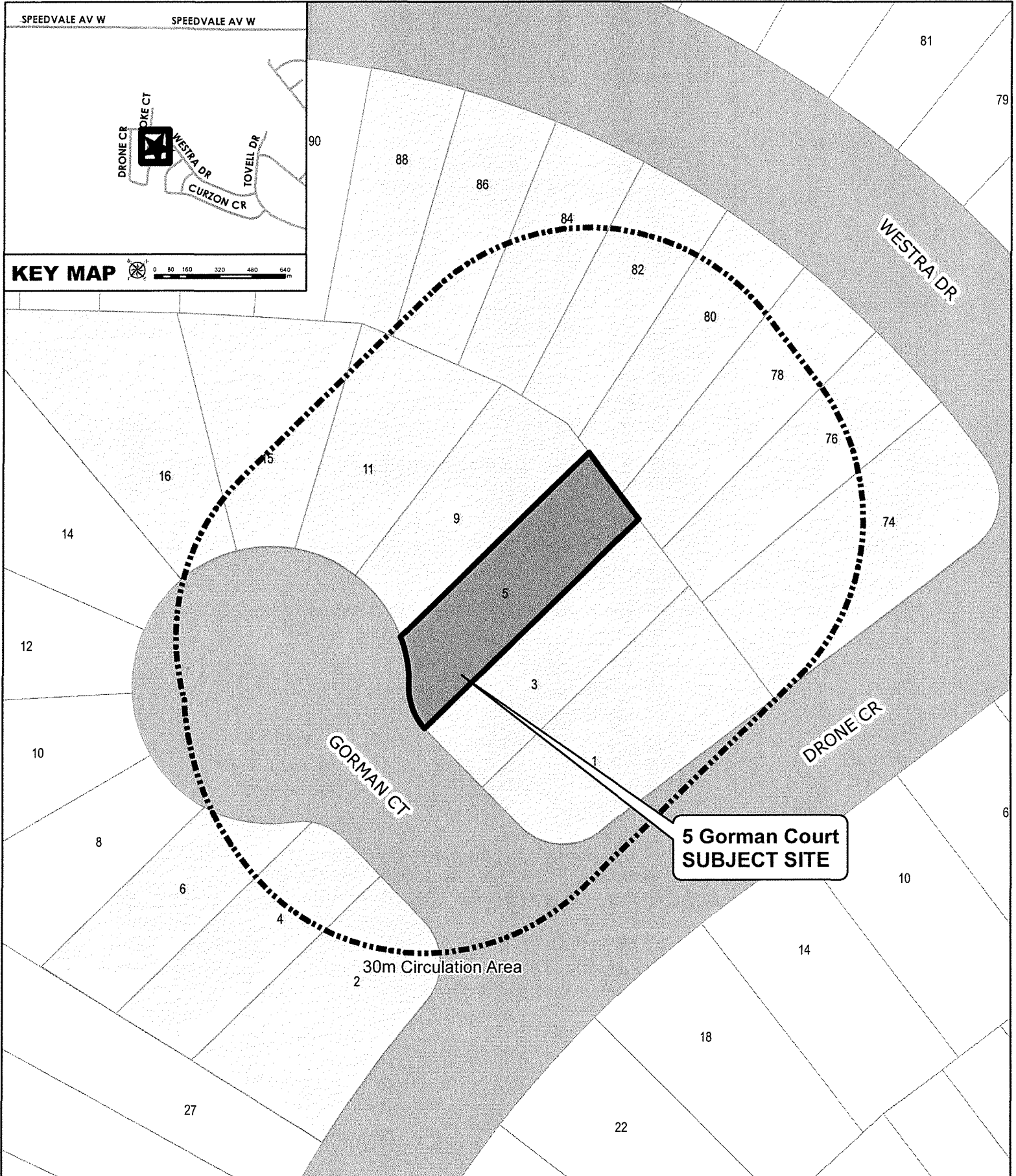
NOTICE OF THE DECISION

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

Trista Di Lullo

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

Dated this 19th day of January, 2018.



30m CIRCULATION AREA
5 Gorman Court
File No.: A-14/18



NOTES:

1. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED LOT GRADING PLAN.
 2. LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-196 AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.
 3. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 4. ELEVATIONS SHOWN HEREIN ARE IN ACCORDANCE WITH THE LOT GRADING PLAN FOR REGISTERED PLAN 61M-196 AND ARE PROPOSED.
- 302.00 DENOTES PROPOSED GRADE BY BSR&D
300.00 DENOTES PROPOSED ELEVATION
 DENOTES DIRECTION OF DRAINAGE
 DENOTES IRON PIN TO BE SET ON SITE

SKETCH

PREPARED FOR BUILDING PERMIT APPLICATION

SCALE 1 : 250



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.

- T.F. DENOTES TOP OF FOUNDATION
 U.S.F. DENOTES UNDERSIDE OF FOOTINGS
 B.F. DENOTES BASEMENT FLOOR
 S.F. DENOTES STRUCTURAL FILL

City of Guelph

DRIVEWAY OBSTRUCTIONS ARE TO BE VERIFIED AT TIME OF HOUSE STAKEOUT.

NOTE:

- T.F. TO GARAGE FLOOR = 0.20(8")
- T.F. TO U.S.F. = 2.54 (100")

LEGAL LOT = 77
FUSION LOT = 77
CIVIC # = 5

REGISTERED

76

83

82

77

78

PLAN 61M-196

FROST FOOTINGS AS REQUIRED

U.S.F. = 329.02

B.F. = 328.78

T.F. = 331.33

HOUSE

GARAGE

PORCH

DRIVEWAY @ 4.3%

ZONE

GORMAN COURT

Pursuant to the federal Copyright Act, Section 32 (1)(b), disclosure of a record pursuant to the Municipal Freedom of Information and Protection of Privacy Act is not a violation of copyright. An applicant may receive one copy of a plan, survey, drawing or report covered by copyright, however, the applicant is then bound by copyright (Section 32 (1)(2)) and cannot make further copies of the plan, survey, drawing or report or use it as documentary evidence in a separate submission to the municipality without permission of the holder of the copyright. Accordingly, pursuant to the above noted Act, we are permitted to provide you with a copy of the plan, survey, drawing or report for the address of **GORMAN** but subsequent use of the copy is restricted by copyright.

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1.			

THIS SKETCH WAS PREPARED FOR FUSION HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

© COPYRIGHT 2017: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

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

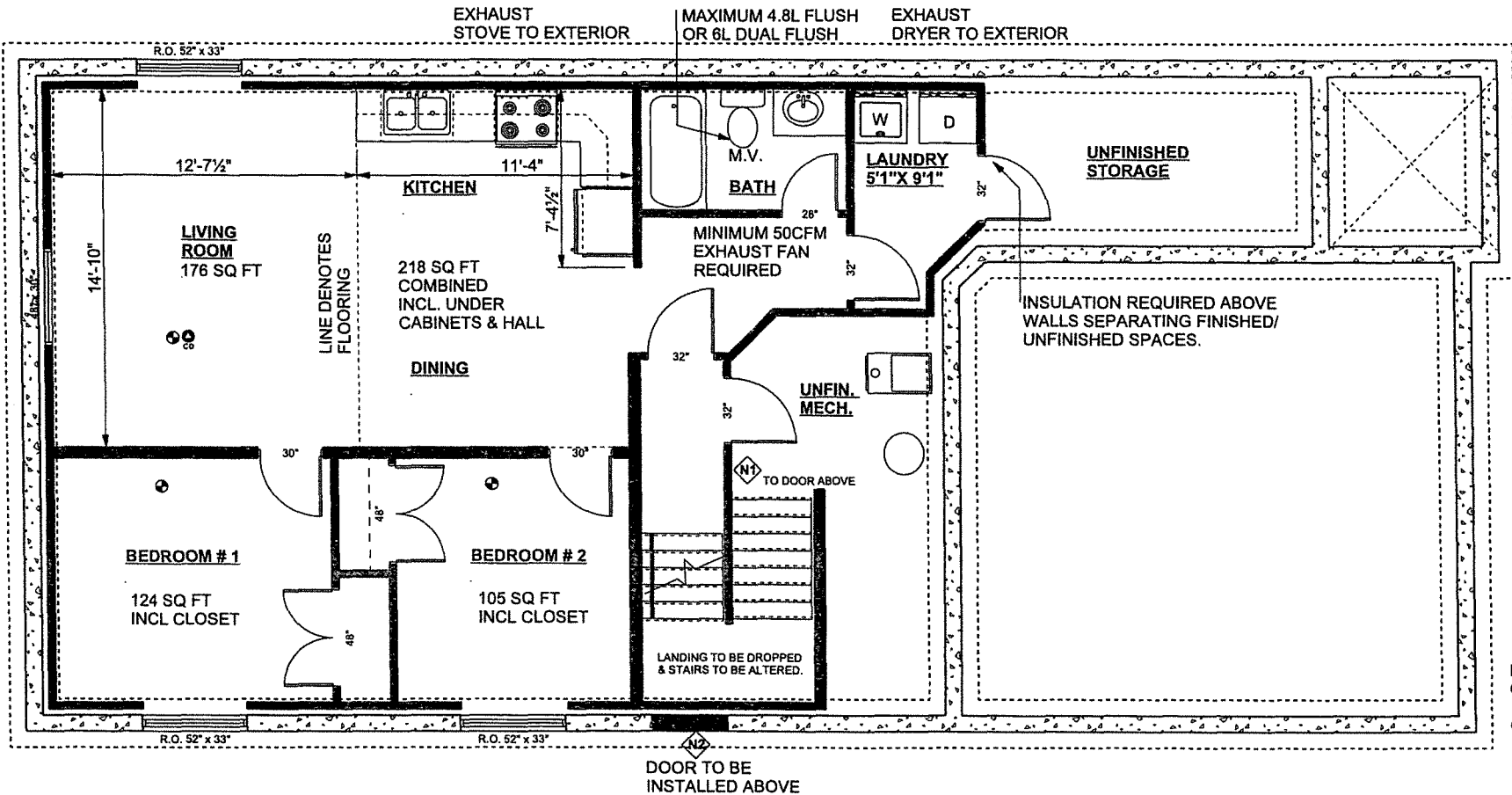
KERRY F. HILLIS
ONTARIO LAND SURVEYOR

DATE: APRIL 4, 2017 LD PROJECT 13-9477-123-BPA

Date Nov. 2-17

Municipal Freedom of Information and Protection of Privacy Act
Copyright Notification





NOTES	
1.	WATER TO APARTMENT TO HAVE INDEPENDENT SHUT OFF.
2.	CLEAN-OUT TO BE INSTALLED UNDER SINKS.
3.	INSTALL A MIXING VALVE ON ALL NEW FIXTURES.
4.	PRESSURE TEST TO BE CONDUCTED ON ALL NEW PLUMBING.
5.	5" STEEL DUCT TO BE INSTALLED FOR RANGE DUCT TO BE INSULATED 5'-0" FROM OUTSIDE WALL.
6.	SMOKE DETECTORS & CO DETECTORS TO BE INTERCONNECTED BETWEEN BASEMENT & MAIN LEVEL.
7.	MECHANICAL SHUT OFF REQUIRED, FURNACE TO BE ON RELAY SWITCH ACTIVATED BY SMOKE & CO DETECTORS.
8.	INSULATE ALL JOIST SPACES TO MECHANICAL AREA.
9.	MECHANICAL AREA TO HAVE 2 SPRINKLER HEADS INSTALLED.
10.	DRYERS TO BE EXHAUSTED TO EXTERIOR.

DOOR SCHEDULE	
SYMBOL	DESCRIPTION
N1	NEW 20 MIN. FIRE RATED DOOR TO BE INSTALLED, CW/ KEYED ENTRANCE DOORKNOB & DEAD BOLT.
N2	DOOR CW/ KEYED ENTRANCE DOORKNOB & DEAD BOLT.
N3	NEW 20 MIN. FIRE RATED DOOR TO BE INSTALLED.

MINIMUM CEILING HEIGHT IS 6'-11" OVER 75% OF THE BASEMENT AREA, EXCEPT UNDER BEAMS AND DUCTS CLEARANCE IS REDUCED TO 6'-5"

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

QUALIFICATION INFORMATION

ALVIN W. BROWN 21576
 NAME SIGNATURE BCIN #

REGISTRATION INFORMATION

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

ALVIN W. BROWN 35516
 NAME SIGNATURE BCIN #



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

NOTES:

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

JOB DESCRIPTION: ACCESSORY APARTMENT	HOMEOWNER: KARUNA BHANOT	SCALE: 3/16" = 1' - 0"
TITLE: BASEMENT FLOOR PLAN	LOCATION: 5 GORMAN CRT. GUELPH. ON.	DATE: JAN. 03. 2018
	AREA: 936 SQ. FT. OR 80,83 FINISHED AREA. SGM.	DWG #: 1 OF 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 159 Dufferin Street

PROPOSAL: The applicant is proposing to construct a 100.4 square metre accessory apartment in the basement of the existing dwelling. A previous minor variance (File A-3/17) was approved by the Committee of Adjustment on January 12, 2017 to allow three stacked parking spaces for the dwelling and accessory apartment, and also to allow an accessory apartment size of 90.4 square metres, or 22% of the total floor area.

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, are being requested.

The By-law 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.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit an accessory apartment size of 100.4 square metres, or 24% of the total floor area of the 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, February 8, 2018**
TIME: **4:00 p.m.**
LOCATION: **Council Chambers, City Hall, 1 Carden Street**
APPLICATION NUMBER: **A-15/18**

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

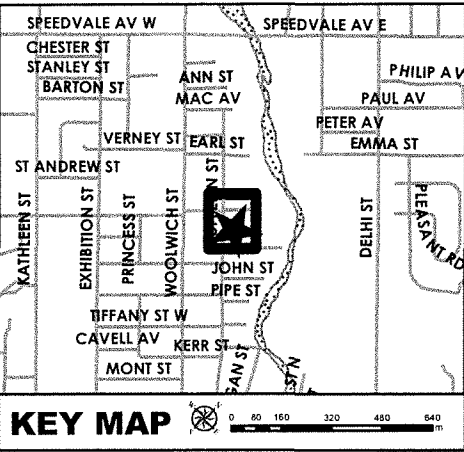
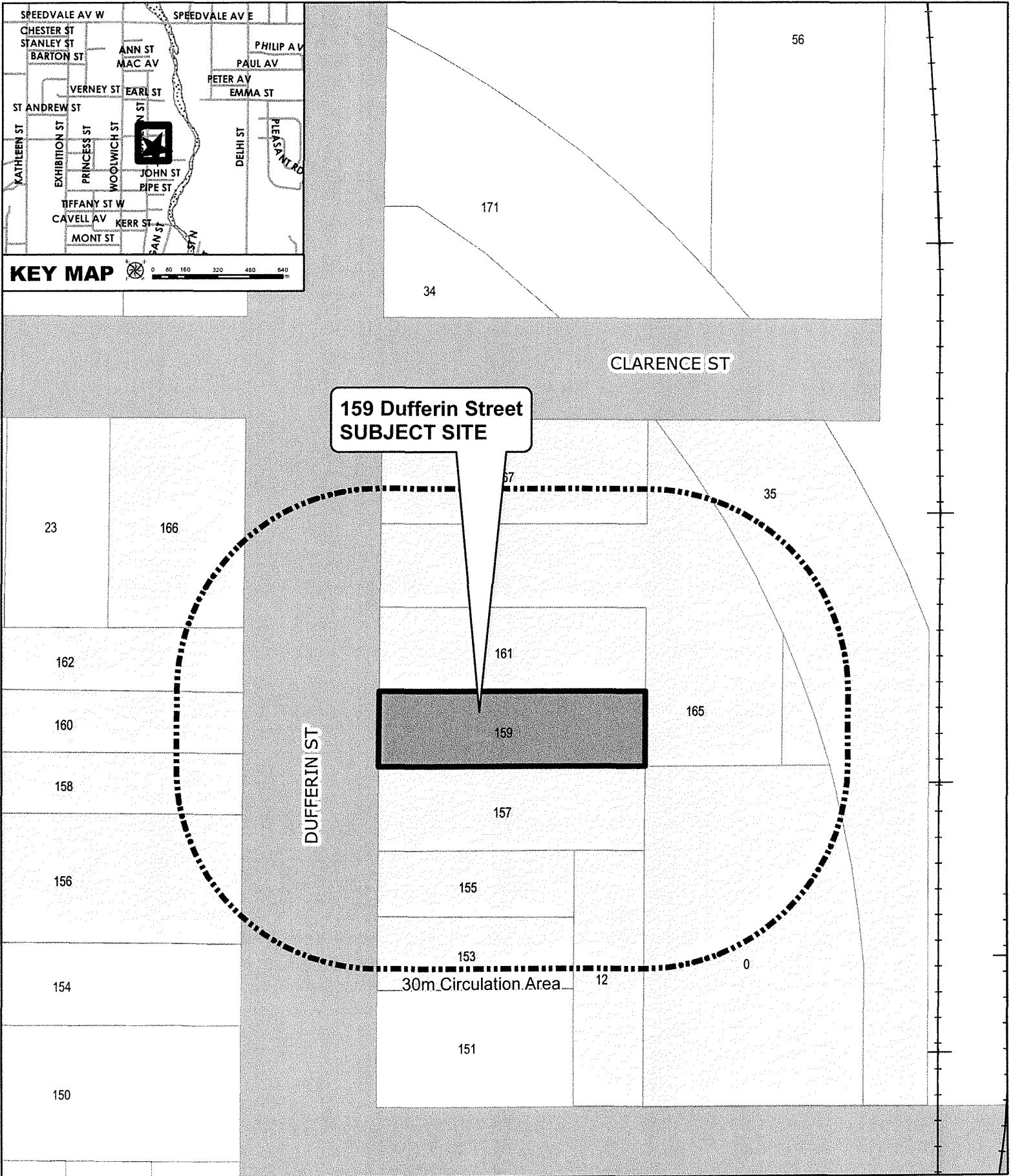
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in

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.

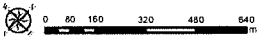
Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 19th day of January, 2018.

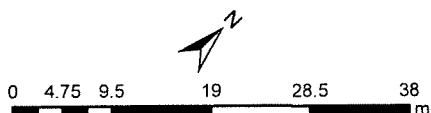


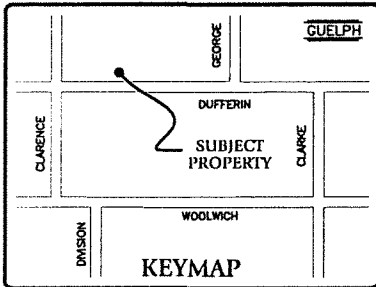
KEY MAP



159 Dufferin Street
SUBJECT SITE

30m CIRCULATION AREA
159 Dufferin Street
File No.: A-15/18

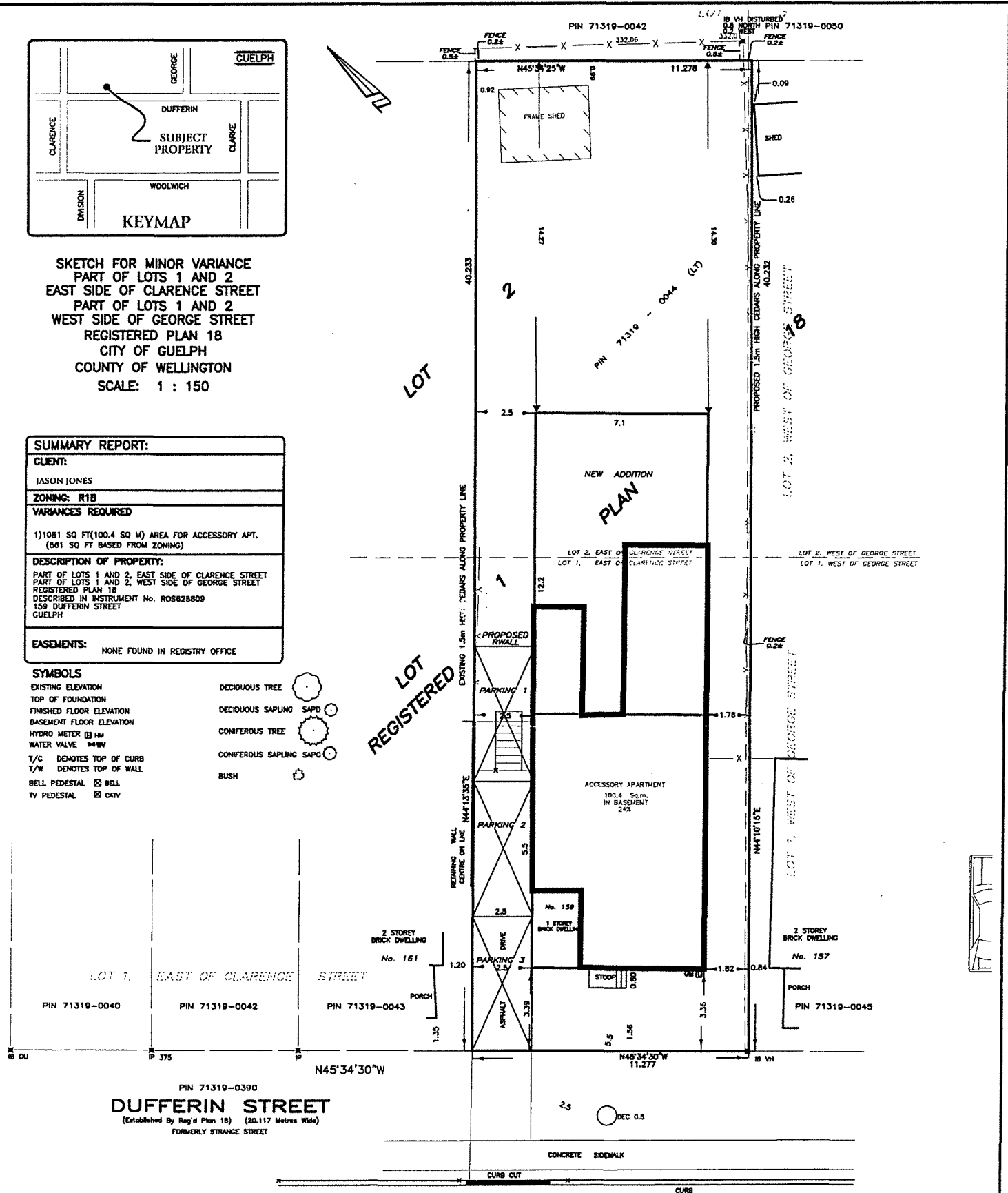




SKETCH FOR MINOR VARIANCE
PART OF LOTS 1 AND 2
EAST SIDE OF CLARENCE STREET
PART OF LOTS 1 AND 2
WEST SIDE OF GEORGE STREET
REGISTERED PLAN 18
CITY OF GUELPH
COUNTY OF WELLINGTON
SCALE: 1 : 150

SUMMARY REPORT:
CLIENT: JASON JONES
ZONING: R1B
VARIANCES REQUIRED 1) 1081 SQ FT (100.4 SQ M) AREA FOR ACCESSORY APT. (861 SQ FT BASED FROM ZONING)
DESCRIPTION OF PROPERTY: PART OF LOTS 1 AND 2, EAST SIDE OF CLARENCE STREET PART OF LOTS 1 AND 2, WEST SIDE OF GEORGE STREET REGISTERED PLAN 18 DESCRIBED IN INSTRUMENT No. ROS628809 159 DUFFERIN STREET GUELPH
EASEMENTS: NONE FOUND IN REGISTRY OFFICE

- SYMBOLS**
- EXISTING ELEVATION
 - TOP OF FOUNDATION
 - FINISHED FLOOR ELEVATION
 - BASEMENT FLOOR ELEVATION
 - HYDRO METER (H)
 - WATER VALVE (W)
 - T/C DENOTES TOP OF CURB
 - T/W DENOTES TOP OF WALL
 - BELL PEDESTAL (B)
 - TV PEDESTAL (TV)
 - DECIDUOUS TREE
 - DECIDUOUS SAPLING (SAPD)
 - CONIFEROUS TREE
 - CONIFEROUS SAPLING (SAPC)
 - BUSH



NOTES:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17. NAD 83-CSR5 (2010) ADJUSTMENT.
- DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9999832.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P3	-0°34'25"
P6	-0°59'55"

METRIC:

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

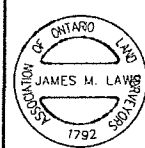
LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
- IB DENOTES .015 x .015 x 0.80 IRON BAR
- SSB DENOTES .025 x .025 x 0.80 SHORT STANDARD IRON BAR
- CC DENOTES CUT CROSS
- WT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- 375 DENOTES BLACK, SHOEMAKER ET AL O.L.S.

NOTE:

BOUNDARY INFORMATION SHOWN ON THIS SKETCH WAS COMPILED FROM A SURVEY COMPLETED BY VANHARTEN SURVEYING DATED OCTOBER 18, 2013.

James M. Laws
JAMES M. LAWS
DATE: DECEMBER 28, 2017.



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3K3
PHONE: 519-821-2783 FAX: 519-821-2770 www.vanharten.com

860 RIDGELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: 519-940-4110 FAX: 519-940-4113 www.vanharten.com

DRAWN BY: JAM CHECKED BY: JHL PROJECT No. 21715-13

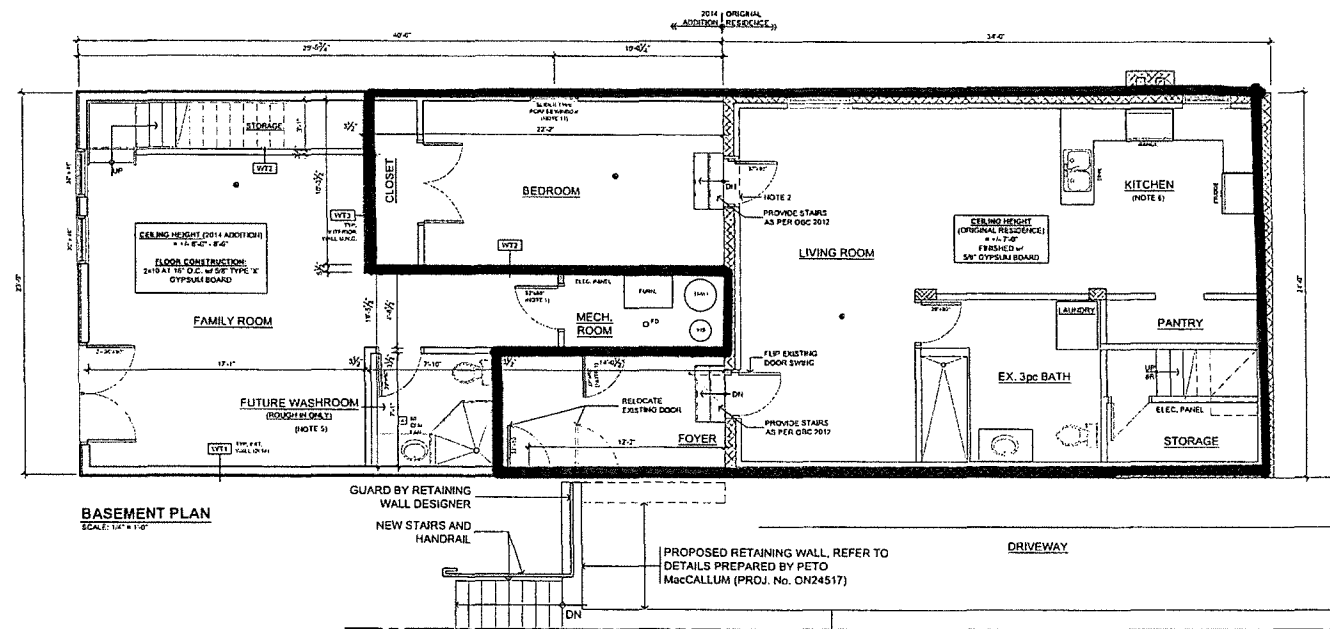
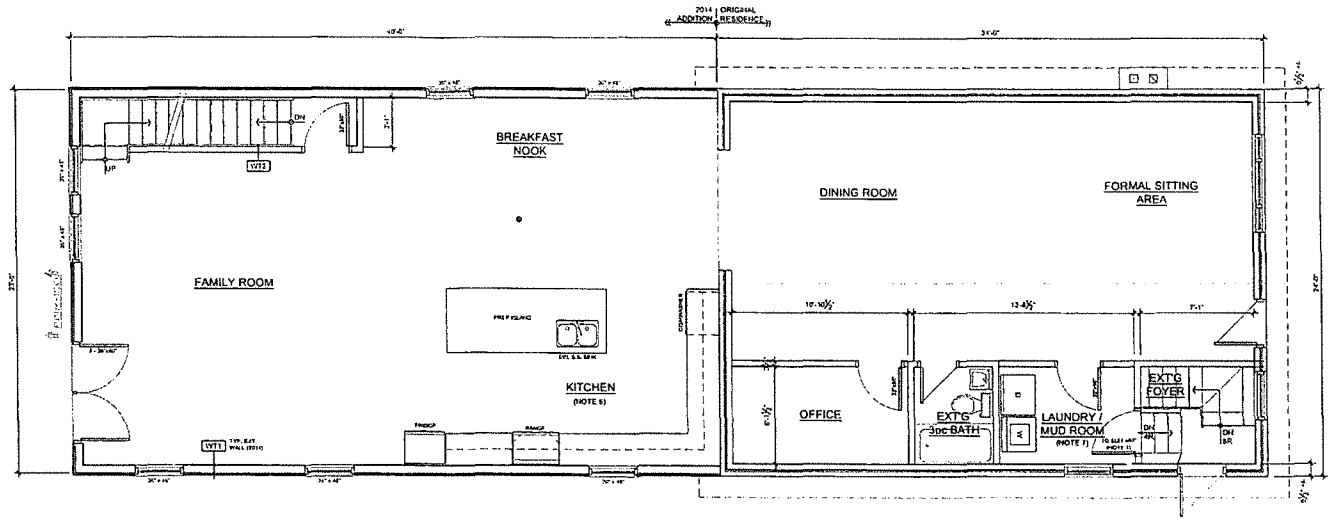
- LEGEND:**
- EXISTING WALLS (SHOWN SHADDED)
 - PROPOSED FIRE SEPARATION (2" P.C. F.I.R.)
 - LOCATION OF HAND YOKES & FIRE-PROTECTED SMOKE & C.O. DETECTOR
 - EXISTING DOOR
 - NEW DOOR (SEE PLAN FOR SIZE)
- FOR SITE PLAN AND PARKING REQUIREMENTS REFER TO VAN HARTEN SURVEYING INC. PROJECT No. 21716-13

- CONSTRUCTION NOTES (AS REFERENCED ON FLOOR PLANS):**
1. PROVIDE SOLID WOOD DOOR (FORM. F.R.G.) OR HOLLOW METAL (w/ SELF-CLOSING DEVICE) AND WEATHER STRIPPING.
 2. SAUCY & REMOVE POSITION OF EXISTING FOUNDATION WALL, BELOW EXISTING WINDOW TO INSTALL NEW DOOR. FRAME BY OPENING AS NOTED TO SURF DOOR SIZE.
 3. WOOD MEMBERS MUST BE SEPARATED FROM CONCRETE THAT CONTACTS INTO CONTACT WITH THE GROUND WITH EITHER 4" POLY VAPOUR BARRIER OR PRESSURE TREATED LUMBER.
 4. A MINIMUM OF 6" CLEARANCE IS REQUIRED BELOW RANGE & BURNERS IN THE ADDITION.
 5. ALL BATHROOM EXHAUST FANS ARE REQUIRED TO VENT TO THE EXTERIOR, TYPICAL (Q.H. 300mm).
 6. 50 CM RANGE HOOD FAN TO VENT DIRECTLY TO EXTERIOR, TYPICAL.
 7. OTHER VENTS TO VENT DIRECTLY TO EXTERIOR.
 8. 50 CM RANGE HOOD FAN TO VENT DIRECTLY TO EXTERIOR.
 9. NEW CEILING FANLIGHTS ARE 2" GYPSUM BOARD INSTALLED ON PRESURIZED CHAIRS w/ (OPTIONAL) ROVAL SOUND BATT INSULATION IN FLOOR JOIST SPACE.
 10. SMOKE ALARMS ARE REQUIRED TO BE FIRE-RATED AND INSTALLED IN EACH SLEEPING ROOM AS PER OBC S.10.13.1(1)(b). SMOKE ALARMS ARE TO BE INSTALLED WITH PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT AND BE EQUIPPED WITH A BATTERY BACKUP THAT CAN PROVIDE POWER FOR A MINIMUM OF 7 DAYS AS PER OBC S.10.14(1).
 11. EXPOSED WINDOW TO PROVIDE MINIMUM 0.35m² (3.77 sq ft) UNOBSTRUCTED AREA WITH NO DIMENSION LESS THAN 300mm (11") WHEN IN THE OPEN POSITION. HAVE A SILL HEIGHT OF 1000mm MAX.
- FLOOR AREAS:**
- BASEMENT FLOOR AREA = 802 SF (EXCLUDES TENANT SPACE)
 - MAIN FLOOR AREA = 1778 SF
 - 2ND FLOOR AREA = 963 SF
 - OWNER SPACE (TOTAL) = 1364 SF
 - TENANT SPACE (ACCESSORY APARTMENT) = 1083 SF (EXCLUDES STAIRS) = 24.5%
 - GROSS FLOOR AREA = 4428 SF

WALL SCHEDULE

MARK	WALL TYPE	THICKNESS
WT1	HANDICAP BOARD SIGNED	125mm
	APR BARRIER (TYVEK OR EQUIV)	
	7/16 OSB SHEATHING	
	2x6 STUDS (SEE SCHEDULE)	
	R15 BATT INSULATION	
	6-MIL POLY VAPOUR BARRIER	
	1/2" GYPSUM WALL BOARD	12.5mm
WT2	2x6 AT 12" O.C. w/ 1/2" GYPSUM WALL BOARD EACH SIDE.	
WT3	2x4 AT 16" O.C. w/ 1/2" GYPSUM WALL BOARD EACH SIDE.	
	(TYPICAL NON-LOAD-BEARING PARTITIONS)	
	ADD SOUND ATTENUATION BATT INSULATION WHERE REQUIRED	

- NOTES:**
1. INSTALL HANDICAP BOARD SIGNED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.



ISSUED ENGINEER'S DRAWING 2201

THE ENGINEER HAS REVIEWED AND TAKEN RESPONSIBILITY AND SHALL BE RESPONSIBLE AND LIABLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO HIM BY THE CLIENT AND THE INFORMATION AND DATA PROVIDED TO HIM BY THE CLIENT AND THE INFORMATION AND DATA PROVIDED TO HIM BY THE CLIENT.

NO.	REVISION / ISSUE	DATE
1	ISSUED FOR PERMIT	04/21/2016
2	ISSUED FOR ACCESSORY APARTMENT PERMIT	04/21/2016
3	ISSUED FOR CLIENT REVIEW	05/17/2016
4	REVISION / ISSUE	DATE

NEW 2nd UNIT ACCESSORY APARTMENT
150 DUFFERIN ST. GUELPH, ONTARIO

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Minor Variance(s) and Permission to Enlarge/Extend a Legal Non-Conforming Use has been filed with the Committee of Adjustment.

LOCATION: 415 Elizabeth Street

PROPOSAL: The subject property contains a temporary building, which is currently being used as office space for the materials recycling facility located on the property. The temporary building status has expired and the applicant proposes to continue use of the building for an additional three years.

BY-LAW

REQUIREMENTS: The property is located in the Industrial (B.4) Zone. A variance from Table 7.3 Row 3 and Section 4.24 of Zoning By-law (1995)-14864, as amended, is being requested.

The property contains an existing temporary building, which is considered to be legal non-conforming. Any additions or changes to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment.

In addition, the By-law requires a minimum front yard setback of 6 metres.

REQUEST:

The applicant is requesting permission to enlarge/extend the legal non-conforming use to permit the existing temporary office building to remain on the property for an additional three years. In addition, the applicant is seeking relief from the By-law requirements to permit a front yard setback of 4.8 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, February 8, 2018
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-16/18

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 **February 1, 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).

PART 1, 61R-879
PIN 71344-0020 (LT)

ZONING :
PIN 71344-0021 (LT)

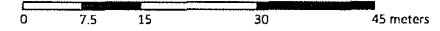
INDUSTRIAL
PIN 71344-0022 (LT)

B.4

PIN 71344-0294 (LT)

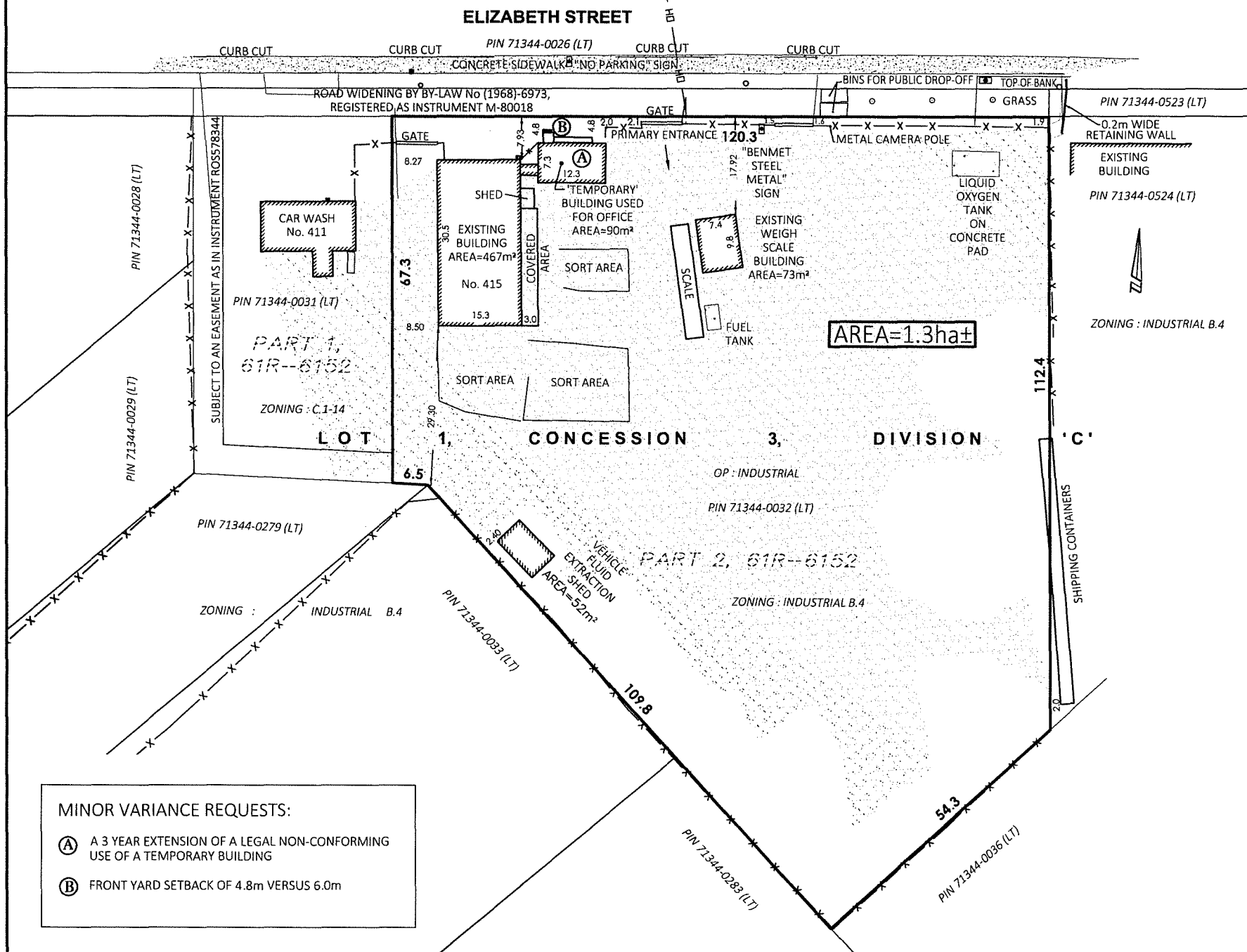
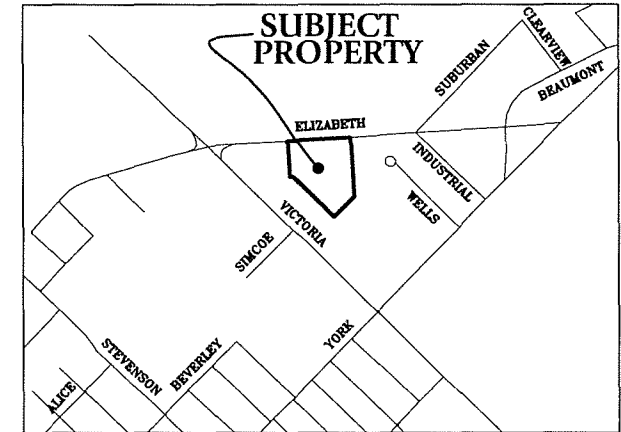
**MINOR VARIANCE SKETCH
PART OF LOT 1, CONCESSION 3
CITY OF GUELPH
COUNTY OF WELLINGTON**

SCALE 1 : 750



VAN HARTEN SURVEYING INC.

KEYMAP



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 INDUSTRIAL B.4.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF INDUSTRIAL.
4. 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.

SURVEYORS CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 9th DAY OF JANUARY 2018.

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

- MINOR VARIANCE REQUESTS:**
- (A) A 3 YEAR EXTENSION OF A LEGAL NON-CONFORMING USE OF A TEMPORARY BUILDING
 - (B) FRONT YARD SETBACK OF 4.8m VERSUS 6.0m



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. 20417-11		
Jan 09, 2018 - 2:10pm G:\GUELPHT\DivC\Con3\ACAD\MV LOT 1 (BENMET STEEL) UTM-2010.dwg		

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 78 Yorkshire Street North

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. A variance from Section 4.15.1.4.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires three parking spaces for the existing dwelling and proposed accessory apartment with no more than two of the required parking spaces in a stacked arrangement.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit three stacked parking spaces for the existing dwelling and accessory apartment.

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, February 8, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-17/18

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 **February 1, 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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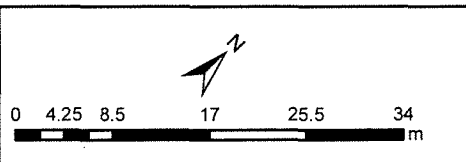
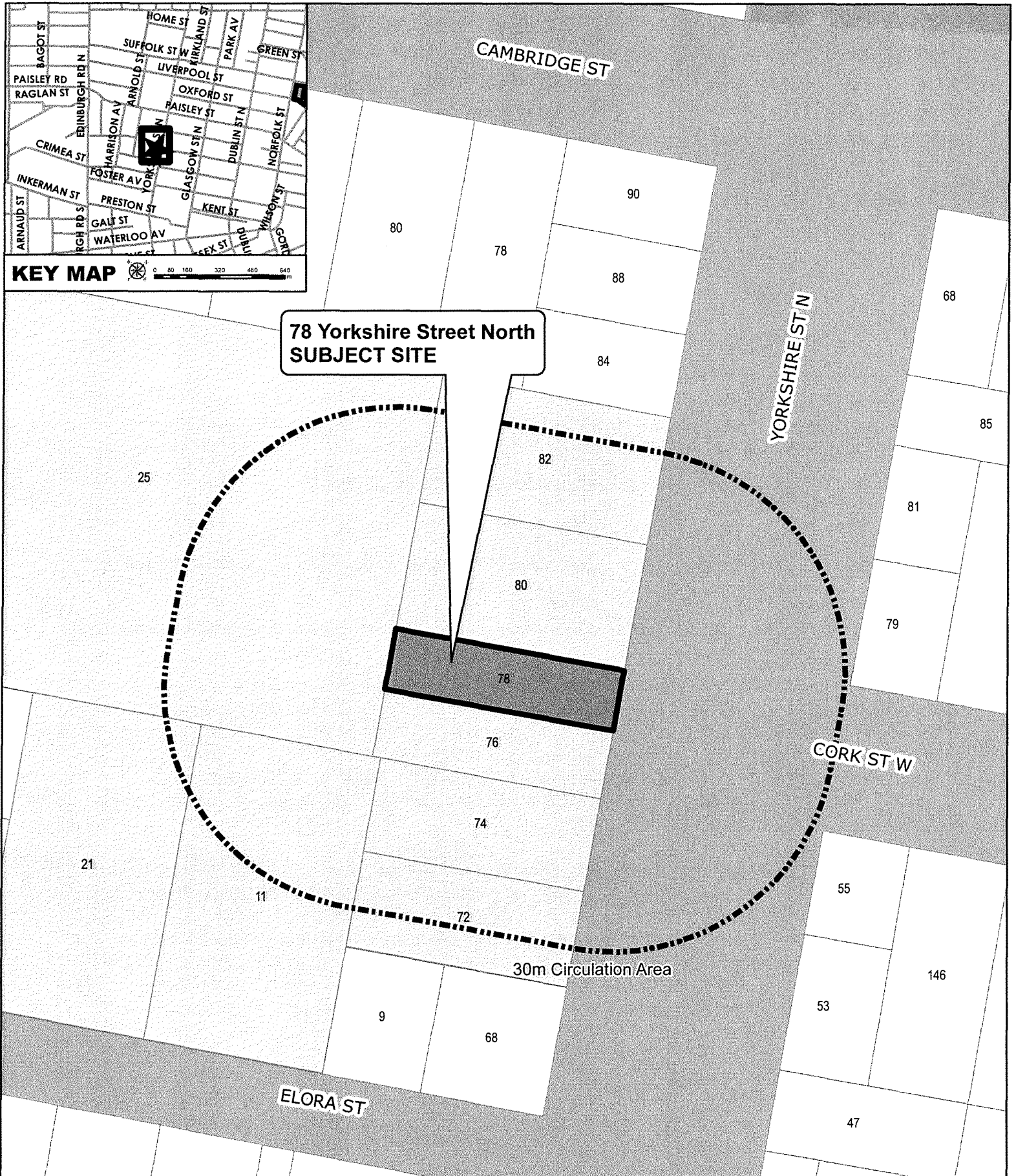
ADDITIONAL INFORMATION

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.

Dated this 19th day of January, 2018.



30m CIRCULATION AREA
78 Yorkshire Street North
File No.: A-17/18



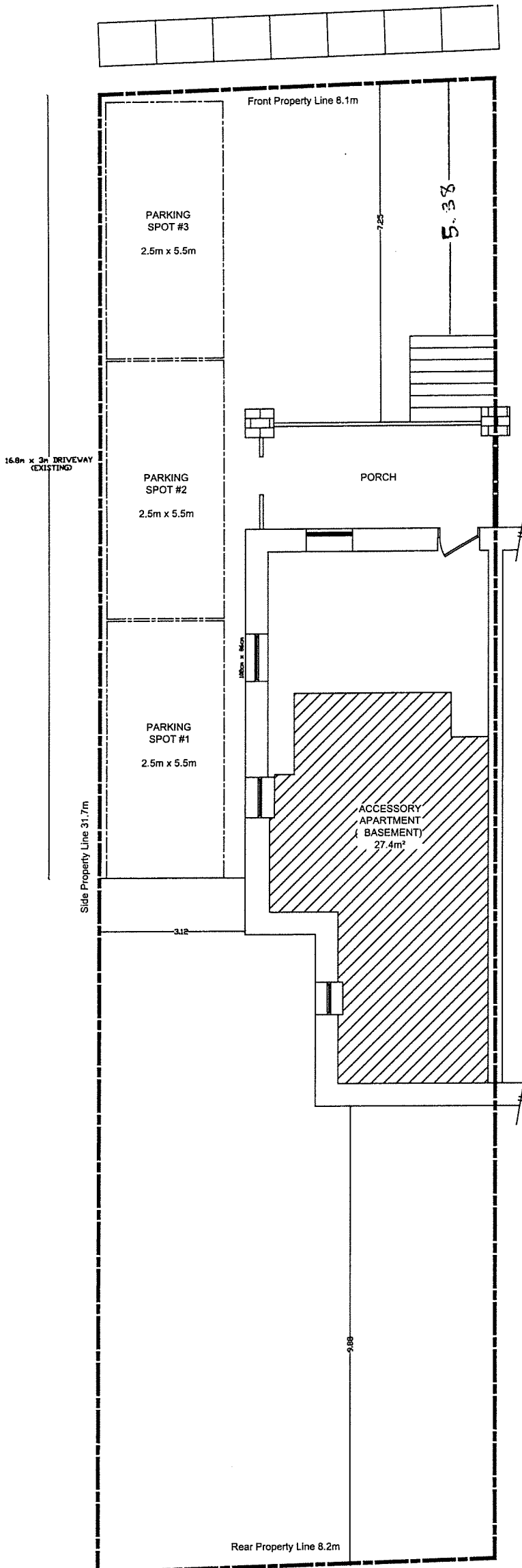
YORKSHIRE ST N

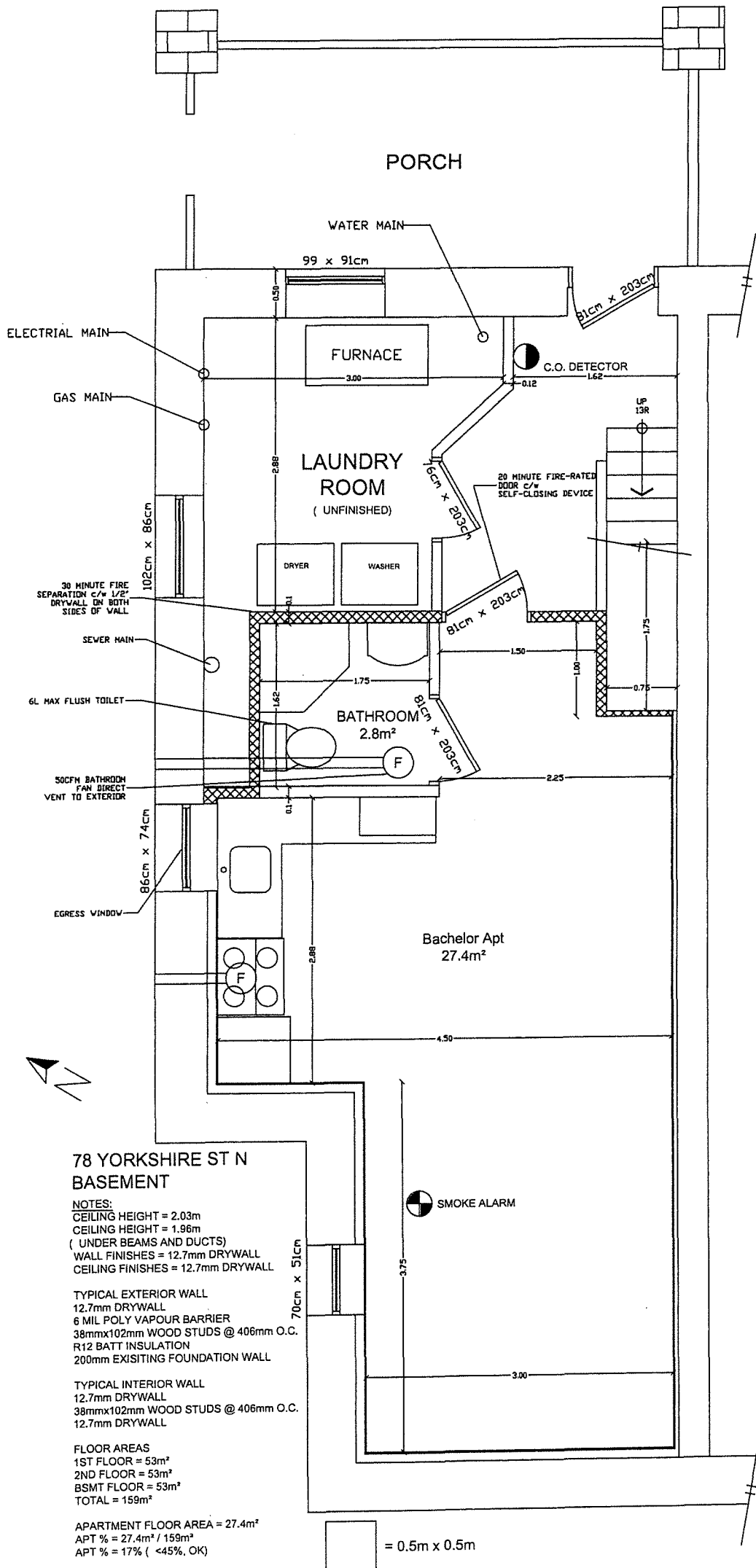
78 YORKSHIRE ST N
APPLICATION FOR ACCESSORY
APARTMENT (BASEMENT)



□ = 0.5m x 0.5m

Property Description: Pt Lot 1 Plan 305, as in
ROS213975; Guelph





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 20 Young Street

PROPOSAL: The applicant is proposing to sever the property to create a new residential lot. The subject property contains an existing dwelling, small shed and chicken coop, which are all proposed to be removed. A new residential dwelling is proposed to be constructed on the severed and retained parcels.

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 Young Street of 14.0 metres, a depth of 33.53 metres and an area of 469 square metres. The retained parcel will have frontage along Young Street of 13.43 metres, a depth of 33.53 metres and an area of 450 square metres.

Minor variances from the requirements of the By-law are being requested for the severed and retained parcels (Files A-1/18 & A-2/18), [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, February 8, 2018**
(Deferred from the January 11, 2018 hearing)

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

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

APPLICATION NUMBER: **B-1/18**

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 **February 1, 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

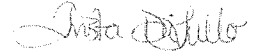
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours 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 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 19th day of January, 2018.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 20 Young Street

PROPOSAL: The applicant is proposing to sever the property to create a new residential lot (File B-1/18). The subject property contains an existing dwelling, small shed and chicken coop, which are all proposed to be removed. A new residential dwelling is proposed to be constructed on the severed and retained parcels.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Rows 3 and 4 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum lot area of 460 square metres; and
- b) a minimum lot frontage of 15.0 metres.

REQUEST:

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

Severed Parcel (File A-1/18)

- a) a minimum lot frontage of 14.0 metres;

Retained Parcel (File A-2/18)

- a) a minimum lot area of 450 square metres; and
- b) a minimum lot frontage of 13.4 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, February 8, 2018**
(Deferred from the January 11, 2018 hearing)

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

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

APPLICATION NUMBERS: **A-1/18 & A-2/18**

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 **February 1, 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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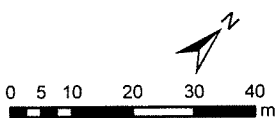
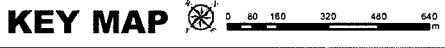
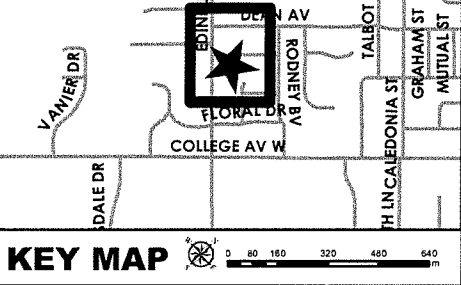
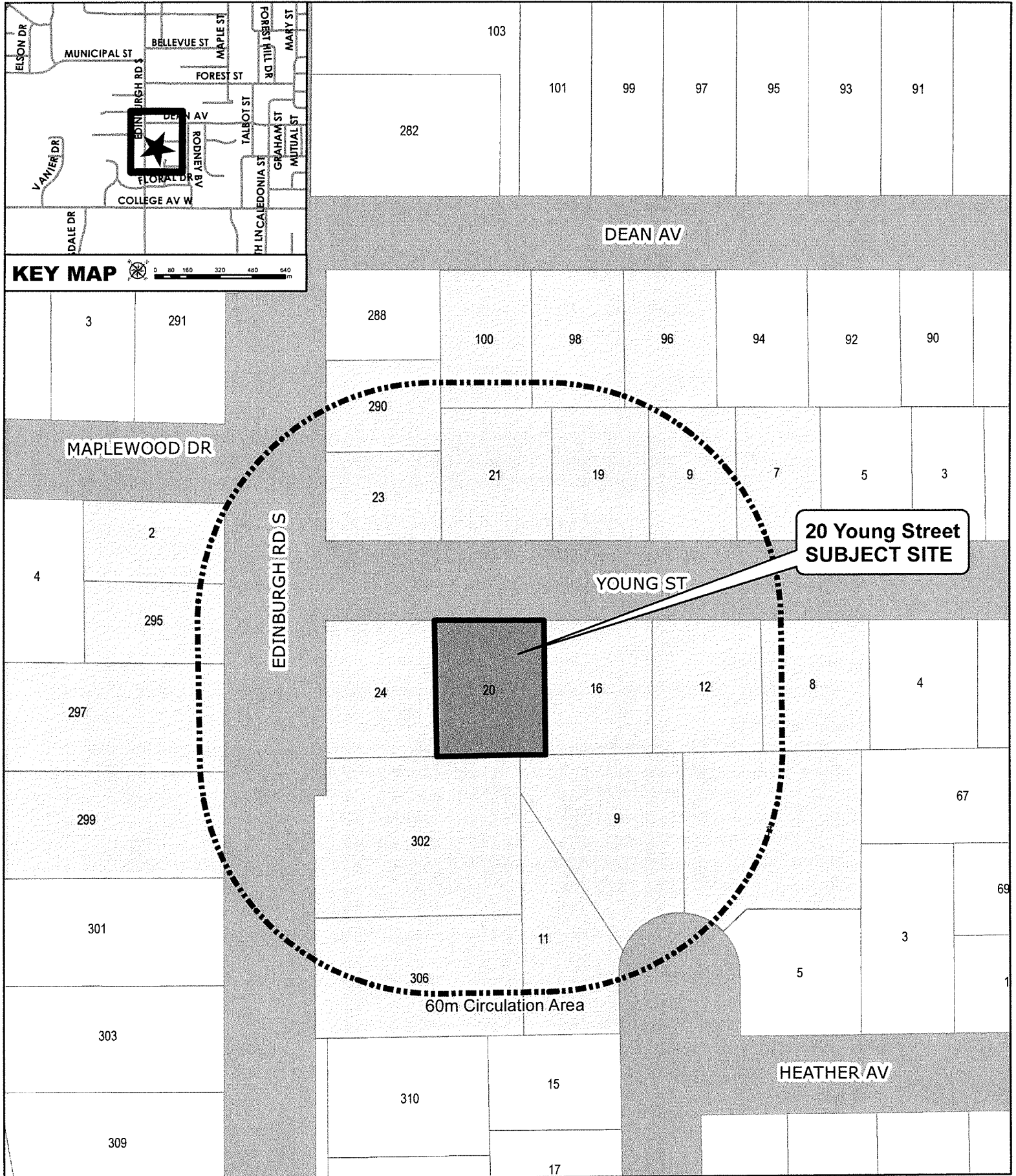
p.m. (Monday to Friday).

NOTICE OF THE DECISION

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

Dated this 19th day of January, 2018.

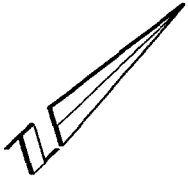


60m CIRCULATION AREA
20 Young Street
File No.: B-1/18, A-1/18, A-2/18

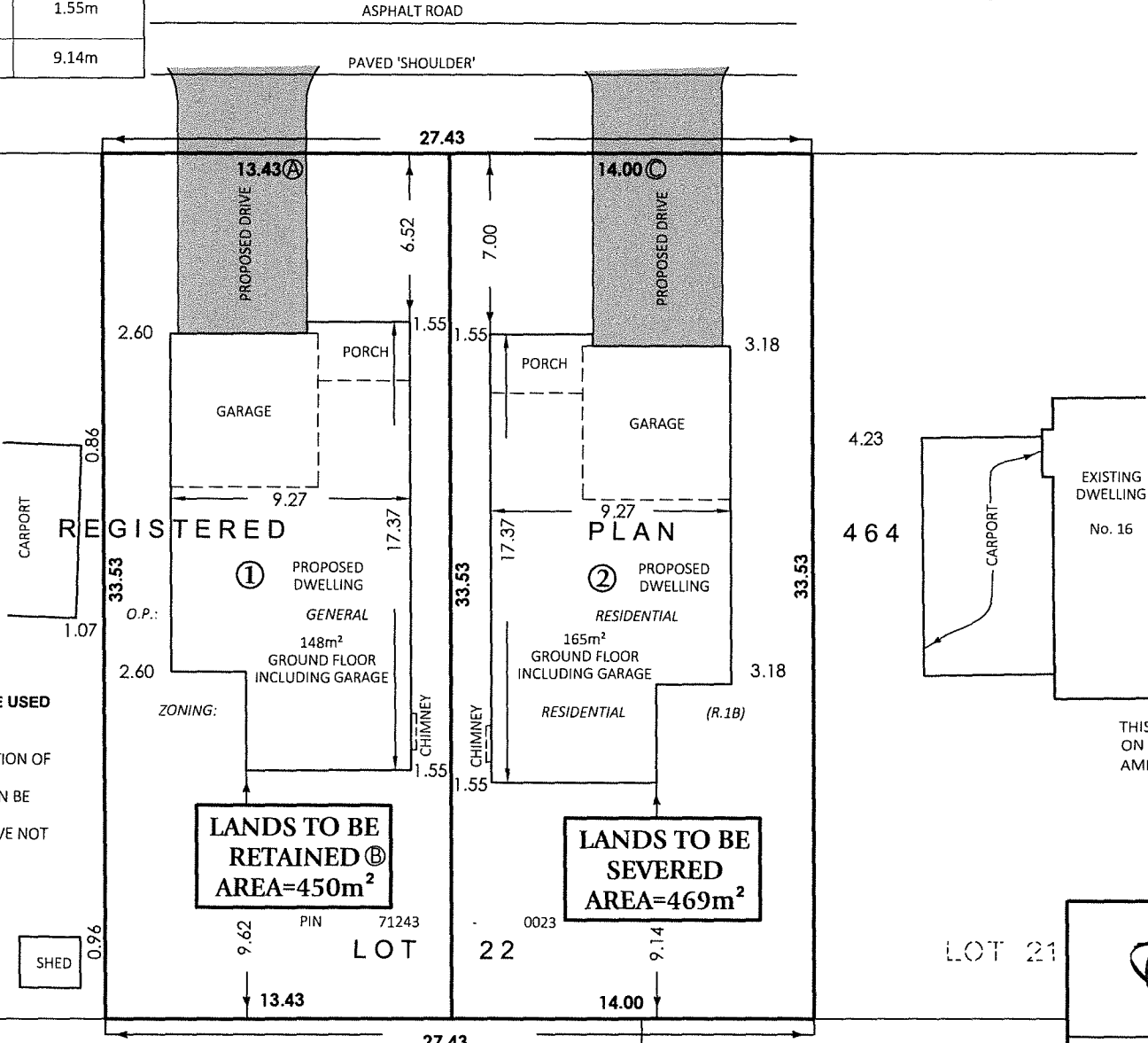
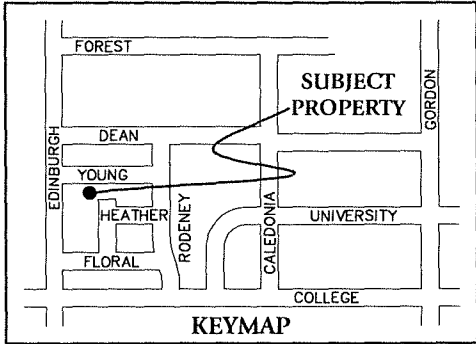
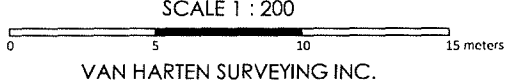


ZONING: RESIDENTIAL (R.1B)			
	REQUIRED	PROPOSED DWELLING 1	PROPOSED DWELLING 2
MINIMUM LOT AREA	460m ²	450m ² (B)	469m ²
MINIMUM LOT FRONTAGE	15m	13.4m (A)	14.0m (C)
MAXIMUM BUILDING HEIGHT	3 STOREYS	2 STOREYS	2 STOREYS
MINIMUM FRONT YARD	6m	6.52m	7.00m
MINIMUM SIDE YARD			
• 1 TO 2 STOREYS	• 1.5m	1.55m	1.55m
• OVER 2 STOREYS	• 2.4m		
MINIMUM REAR YARD			
• 20% LOT DEPTH	• 6.71m	9.62m	9.14m

YOUNG STREET WEST
 ESTABLISHED BY REGISTERED PLAN 464
 (20.12m WIDE)



SEVERANCE SKETCH
LOT 22, REGISTERED PLAN 464
CITY OF GUELPH
COUNTY OF WELLINGTON



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 LOCAL OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL.
3. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
4. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED
 ON THE 16th DAY OF DECEMBER 2017
 AMENDED ON THE 16th DAY OF JANUARY 2018

Jeffrey E. Buisman
 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: ARN	CHECKED BY: JEB	PROJECT No. 24796-17
Jan 16, 2018 - 2:32pm G: \GUELPH\464\Acad\SEV LOT22 (WORTON) UTM.dwg		

LOT 23

LOT 22

LOT 21

REGISTERED PLAN 481

BLOCK A LOT 7