

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, July 13, 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 - JUNE 22, 2017 REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

CURRENT APPLICATIONS

- | | | | |
|----|----------------|-----------|--|
| a) | A-45/17 | Owner: | Brad Flood |
| | | Agent: | N/A |
| | | Request: | Variance for location of pool |
| | | Location: | 16 Jodi Place |
| b) | A-46/17 | Owner: | Mark Campognolo |
| | | Agent: | Mark Enchin |
| | | Request: | Variance for size of accessory apartment |
| | | Location: | 101 Tovell Drive |
| c) | A-47/17 | Owner: | Susan Barber Holdings Limited |
| | | Agent: | Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson |
| | | Request: | Variances for permitted use & parking |
| | | Location: | 155 Suffolk Street West |
| d) | A-48/17 | Owner: | 1822997 Ontario Ltd. |
| | | Agent: | Hans Maden, Labreche Patterson & Associates Inc. |
| | | Request: | Variances for parking spaces, common amenity area and side yard setbacks |
| | | Location: | 12 Brant Avenue |

OTHER BUSINESS

- Update on Downtown Zoning By-law Amendment

ADJOURNMENT – next regular hearing August 10, 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:** 16 Jodi Place
- PROPOSAL:** The applicant proposes to maintain an existing in-ground pool in the rear yard.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.5.5.3 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that every swimming pool or hot tub shall be located a minimum of 1.5 metres from any lot line.

REQUEST:
The applicant is seeking relief from the By-law requirements to permit the existing swimming pool to be located 1.42 metres from the left 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, July 13, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-45/17

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 **July 6, 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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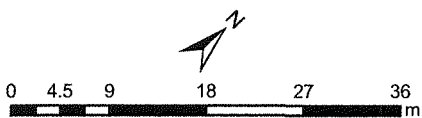
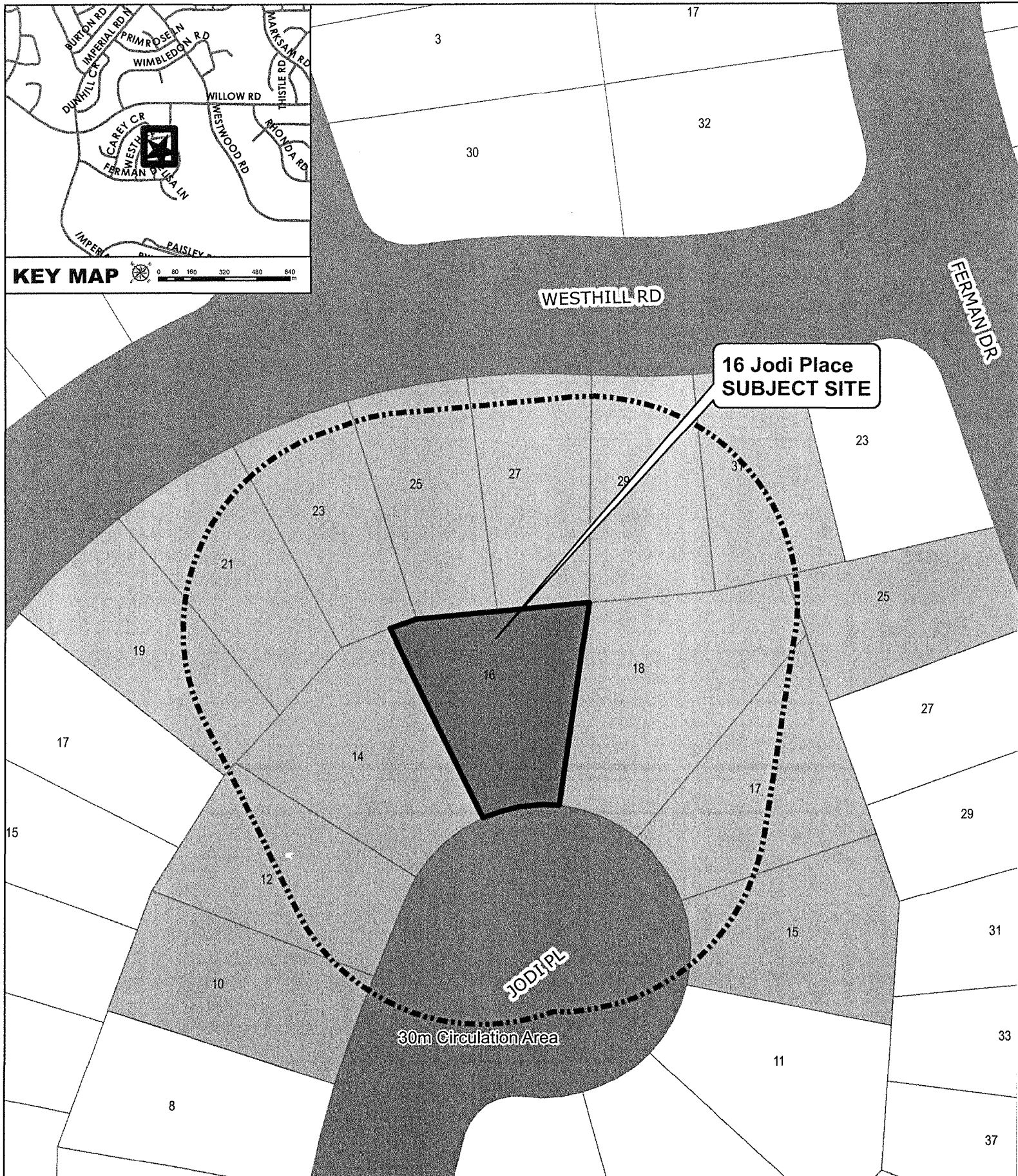
ADDITIONAL INFORMATION
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NOTICE OF THE DECISION
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Trista Di Lullo

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

Dated this 23rd day of June, 2017.



30m CIRCULATION AREA
16 Jodi Place
File No.: A-45/17

CITY OF
Guelph
Making a Difference

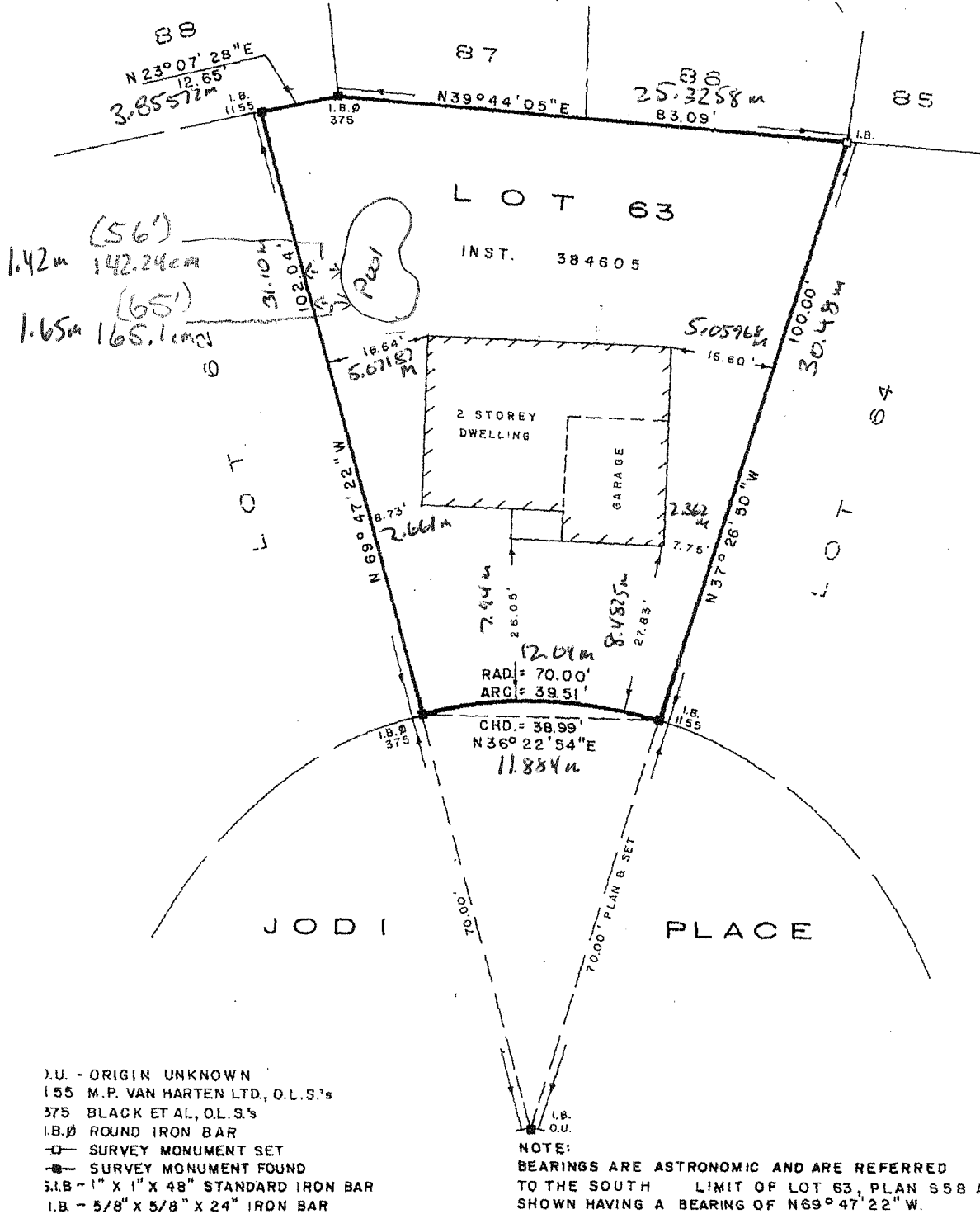
BUILDING LOCATION SURVEY

LOT 63, REG'D PLAN 658

CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE: 1 Inch = 20 Feet

M.P. VAN HARTEN, O.L.S. - 1984



U.U. - ORIGIN UNKNOWN
155 M.P. VAN HARTEN LTD., O.L.S.'s
375 BLACK ET AL., O.L.S.'s
I.B.Ø ROUND IRON BAR
-O- SURVEY MONUMENT SET
-B- SURVEY MONUMENT FOUND
S.I.B. - 1" X 1" X 48" STANDARD IRON BAR
I.B. - 5/8" X 5/8" X 24" IRON BAR

SURVEYOR'S CERTIFICATE: I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 20th DAY OF AUGUST, 1984.

PROJECT NO
84-6428

M.P. VAN HARTEN LIMITED
ONTARIO LAND SURVEYORS
423 WOOLWICH STREET
GUELPH - ONTARIO
519-821-2763

M.P. Van Harten
M.P. VAN HARTEN O.L.S.

DATE: AUG. 20, 1984.

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RECEIVED

MAY 12 2017

IDES

Receipt
copy.
251 pm

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 101 Tovell Drive

PROPOSAL: The applicant is proposing to maintain an existing 98.4 square metre accessory apartment within the single detached 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 size 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 98.4 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, July 13, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-46/17

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 **July 6, 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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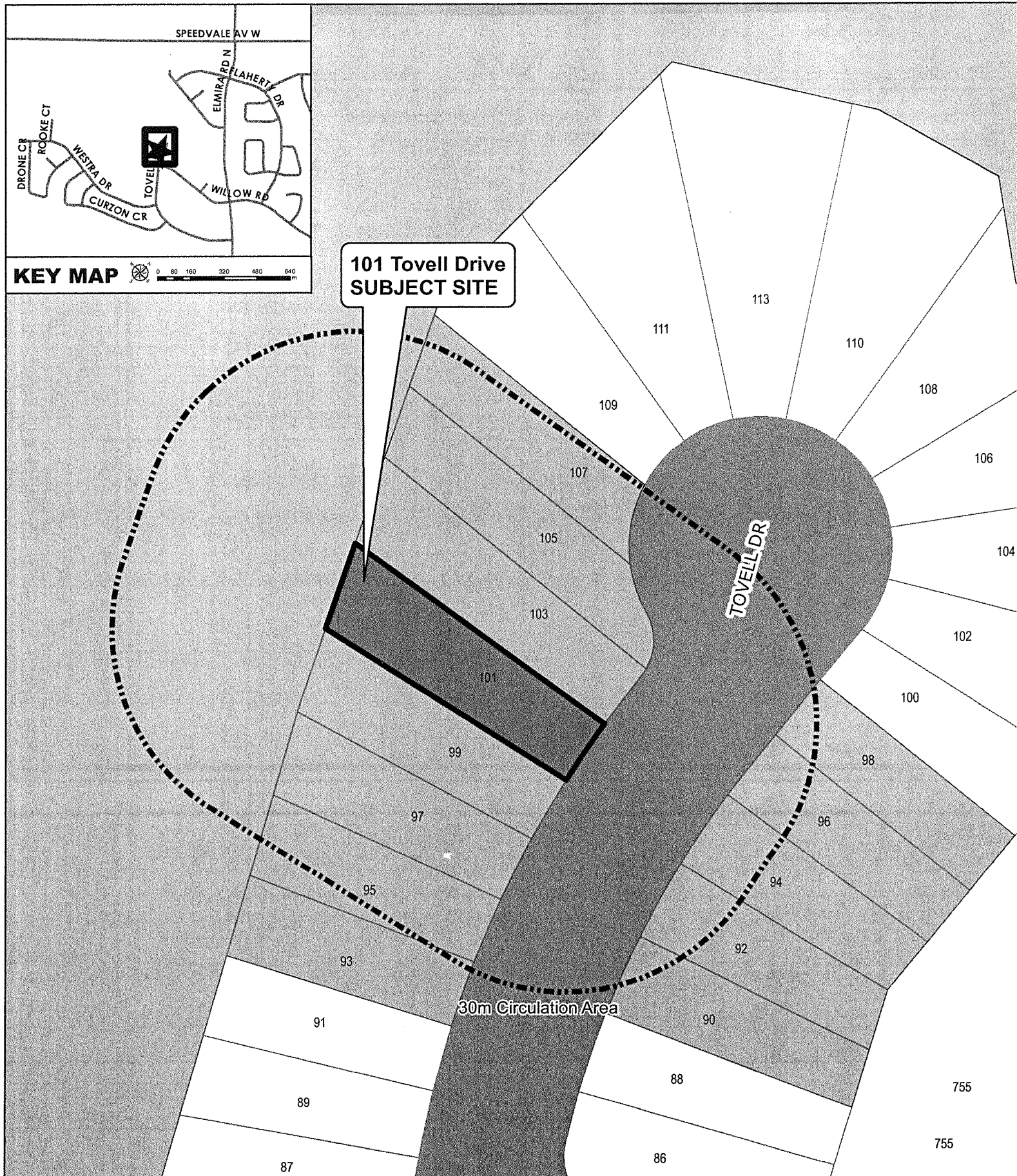
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Trista Di Lullo

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

Dated this 23rd day of June, 2017.



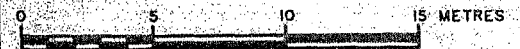
NOTES:

1. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED LOT GRADING PLAN.
2. LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-84 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 HEREON ARE IN ACCORDANCE WITH THE LOT GRADING PLAN FOR REGISTERED PLAN 61M-84 AND ARE PROPOSED.
 - 500.00 DENOTES PROPOSED GRADE BY BSR&D
 - 300.00 DENOTES SPECIFIED HOUSE GRADE
 - 300.00 DENOTES PROPOSED ELEVATION
 - 300.00 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 FOOTING
B.F. DENOTES BASEMENT FLOOR

City of Guelph

NOTE:

2.54 METRES (100 INCHES) ASSUMED FROM TOP OF FOUNDATION TO UNDERSIDE OF FOOTINGS

TOVELL DRIVE

R=150.000
A=9.617
C=9.615
N12°00'40"W



REGISTERED

PLAN 61M-84

30

32

31

R.1 D

ZONE

Date: _____



Municipal Freedom of Information and Protection of Privacy Act
Copyright Notification

Pursuant to the federal Copyright Act, Section 32(1)(a), disclosure of a report 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(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 Acts, we are permitted to provide you with a copy of this plan, survey, drawing or report for the
addressed use of the copy is restricted by

THIS SKETCH WAS PREPARED FOR
2124378 ONTARIO LTD.
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER
PARTIES.

[Signature]
KERRY R. HILLIS
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D

Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

FAX: (519) 822-1220
TEL: (519) 822-4031

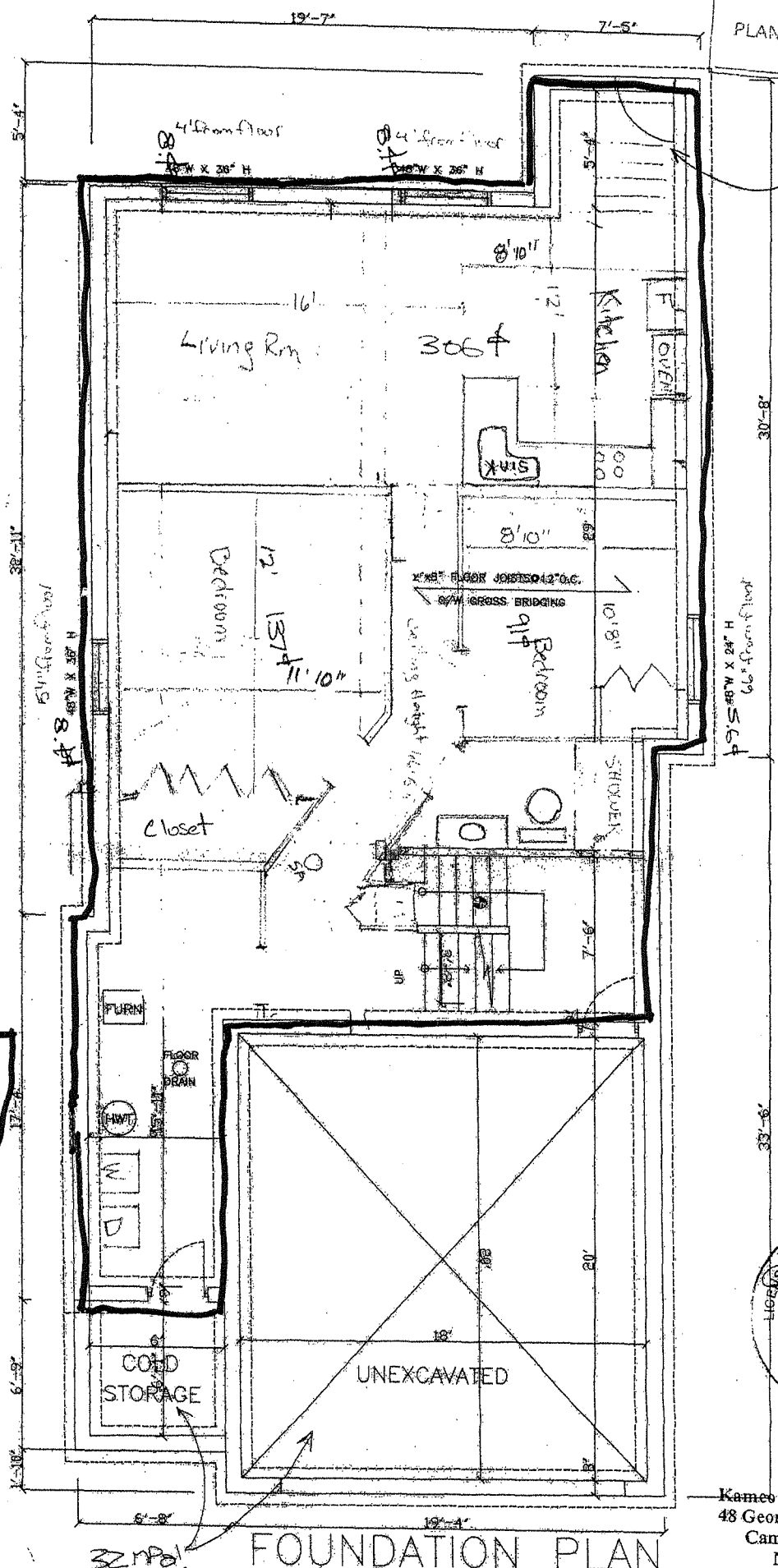
DATE: MAY 7, 2010

DM

PROJECT 10-8477

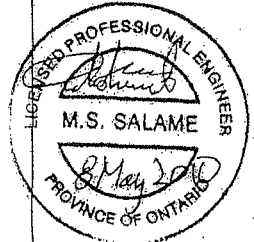
88.5" ceiling height.
 46.5" height (duct) ceiling

Service
 MAY 17 2010
 PLANS REVIEWED BY: *R*



LANDING REQ'D
 INSIDE DOOR.

Accessory Apt
 98.4 sqm.



Kameo Technique Ltée
 48 George ST. N Unit 7
 Cambridge Ont.
 N1S 2M8

FOUNDATION PLAN

88 PINNACLE CRS. GUELPH, ONT. (519)836-4084

DRAWN BY: C.H.
 SCALE: 3/16" = 1'0"
 MAY. 2010

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 223 square metres of office use on the second floor of 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 100 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 minimum total of 84 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, July 13, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-47/17

PROVIDING COMMENTS

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NOTICE OF THE DECISION

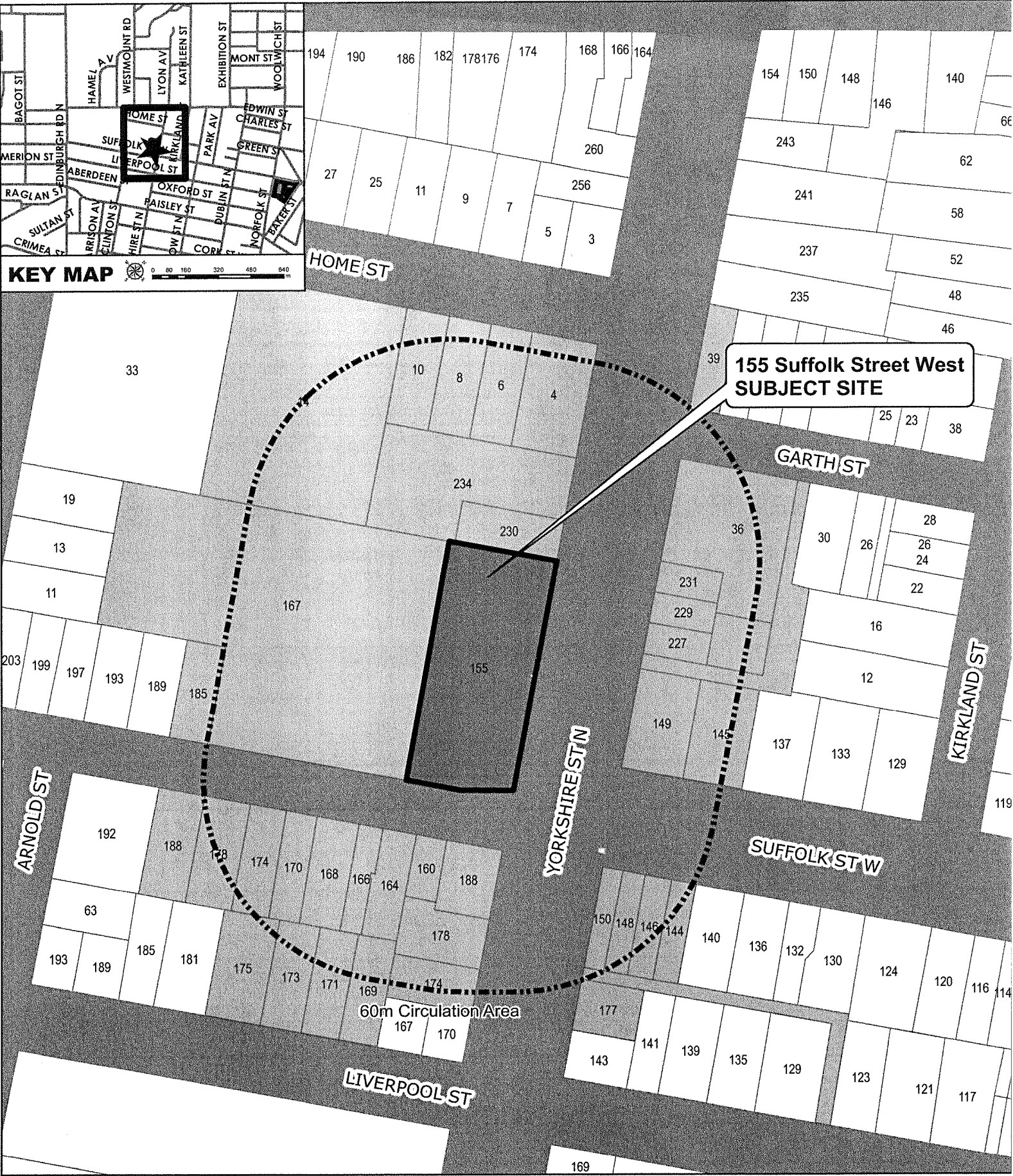
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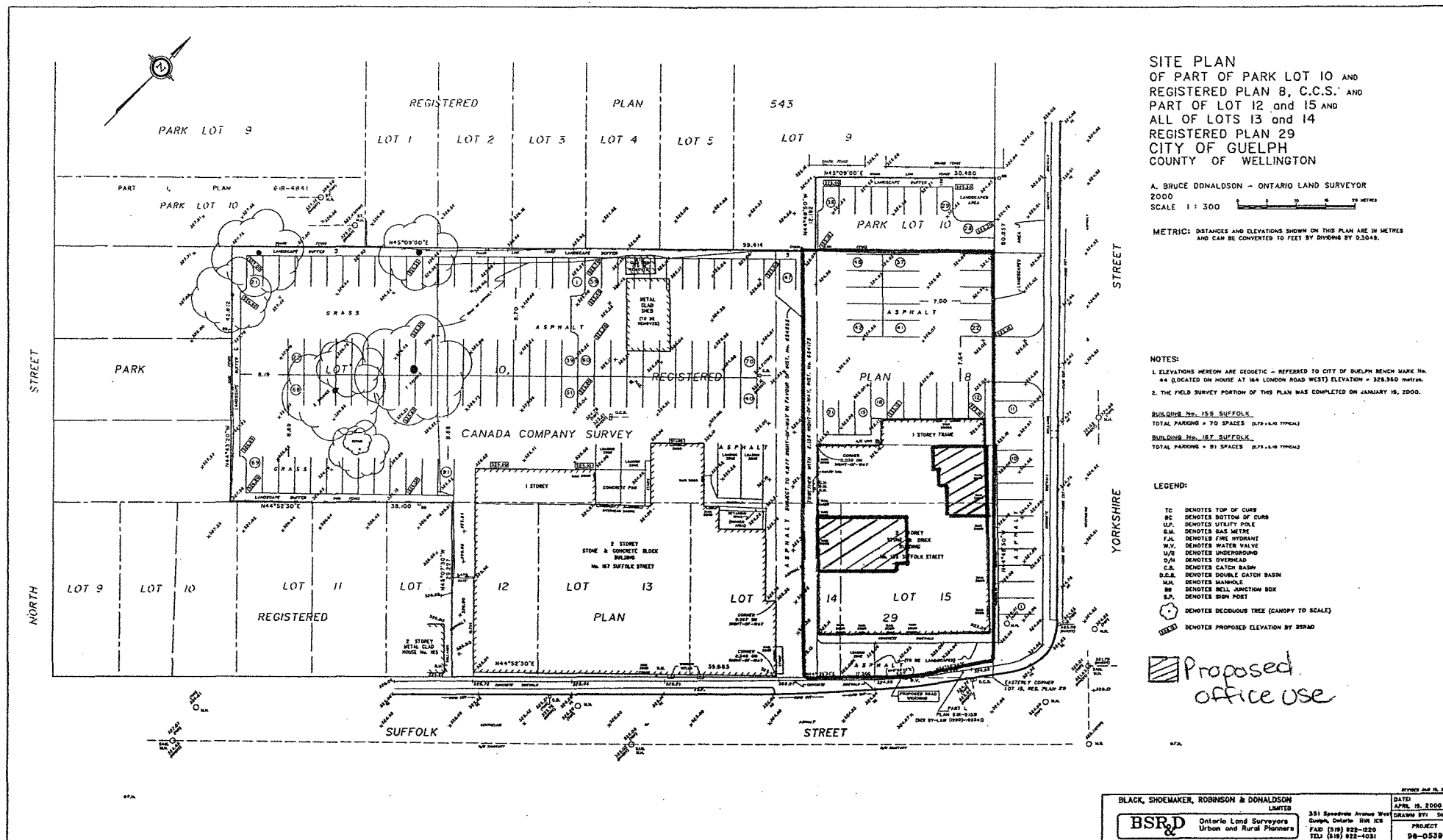
explain the process for appealing a decision to the Ontario Municipal Board.

Trista Di Lullo

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

Dated this 23rd day of June, 2017.





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.

NOTES:
1. ELEVATIONS HEREON ARE GEODETIC - REFERRED TO CITY OF GUELPH BENCH MARK No. 44 (LOCATED ON HOUSE AT 164 LONDON ROAD WEST) ELEVATION = 326.260 metres.
2. THE FIELD SURVEY PORTION OF THIS PLAN WAS COMPLETED ON JANUARY 19, 2000.

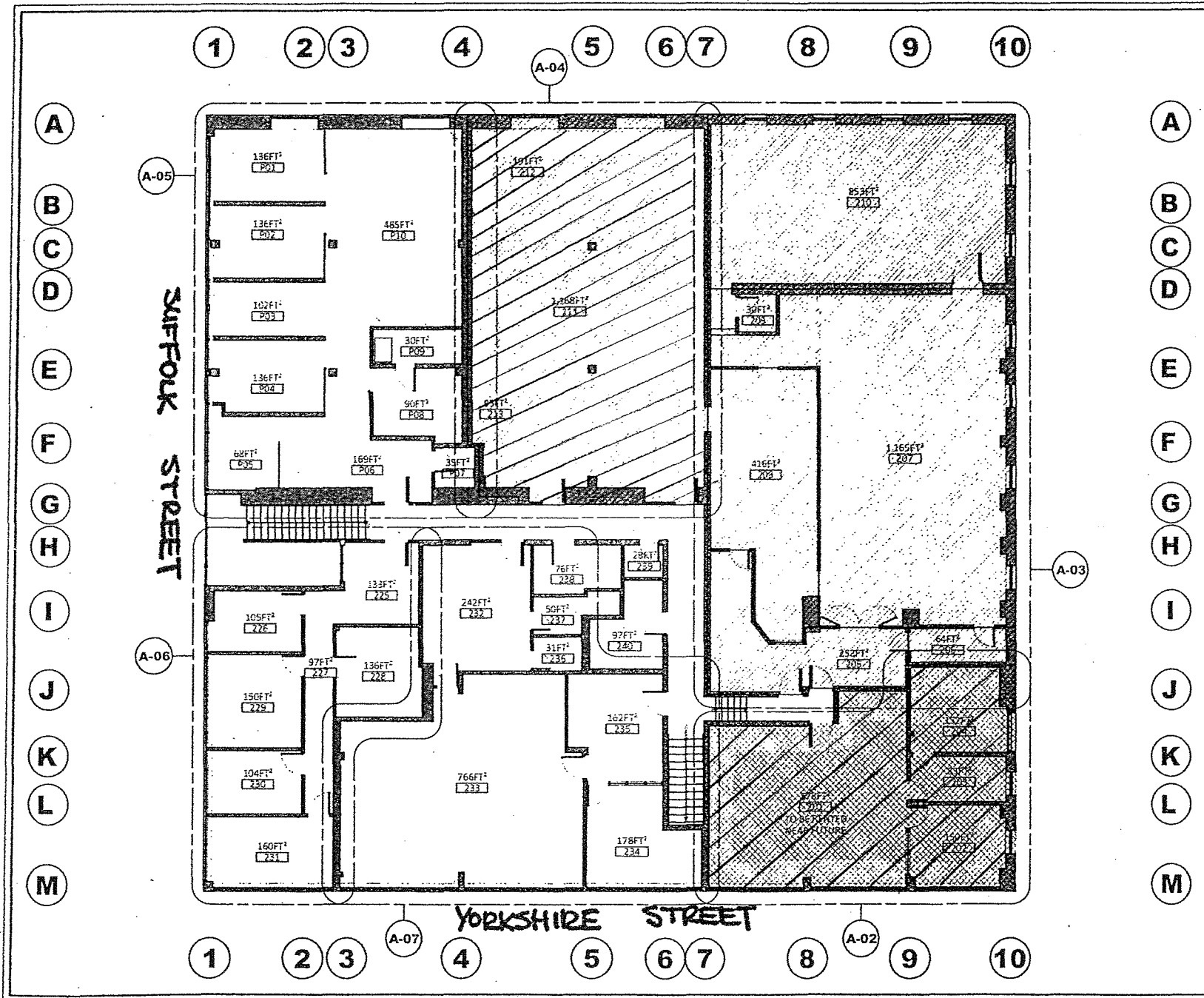
BUILDING No. 155, SUFFOLK
TOTAL PARKING = 70 SPACES (0.75 x 1.00 TYPICAL)
BUILDING No. 167, SUFFOLK
TOTAL PARKING = 91 SPACES (0.75 x 1.00 TYPICAL)

LEGEND:

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

Proposed
office use

BLACK, SHOEMAKER, ROBINSON & DONALDSON		REVISED APR 18, 2001	
BSRD & Ontario Land Surveyors Urban and Rural Planners		351 Speedvale Avenue West Guelph, Ontario N1H 1C5 FAX (519) 822-1220 TEL (519) 822-4031	
DATE: APRIL 18, 2000		PROJECT: 96-0539	
DRAWN BY: DM		LIMITED	



LEGEND

XXXFT² ROOM TAG
2XX GRID TAG

X GRID TAG

EXISTING GLAZED DOOR

EXISTING SOLID DOOR

A-XX DRAWING # REFERENCE

VACANT SPACE

NOTES

1. THIS DRAWING IS A REPRODUCTION OF THE BUILDING LAYOUT AND NOT A CONSTRUCTION DOCUMENT.

2. DESPITE BEST EFFORTS, DUE TO THE NATURE OF THE BUILDING'S MEASUREMENTS, SOME ROOMS MAY BE SLIGHTLY DIFFERENT FROM THE ACTUAL ROOMS.

TRUE NORTH

PROJECT NORTH

CLIENT: SUSAN BARBER HOLDINGS LTD.
PROJECT: 155 SUFFOLK STREET
LOCATION: GUELPH ON, N1H 2J7

DRAWN BY: JMM
CHECKED BY: JMM
DATE: 2014-01-01

DWG A-01 01

Proposed office use

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 12 Brant Avenue

PROPOSAL: The applicant is proposing to construct a 980 square metre addition to the existing residential apartment building, resulting in a total of 27 units for the entire building. The property is currently subject to an application for site plan approval (File SP16A015).

BY-LAW

REQUIREMENTS: The property is located in the General Apartment (R.4A) Zone. Variances from Sections 4.13.2.2, 4.13.4.3, 5.4.2.4.1, 5.4.2.1 and Table 5.4.2 Row 8 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that in a R.3A or R.4 Zone, every parking space shall be located in the side or rear yard provided that no parking space is located within 3 metres of any lot line;
- b) a minimum total of 39 parking spaces;
- c) that the minimum common amenity area be no less than 30 square metres per dwelling unit for up to 20 units, and 20 square metres for each additional dwelling unit [requires 740 square metres total];
- d) where windows of a habitable room face on a side yard, such side yard shall have a minimum width of not less than 7.5 metres; and
- e) a minimum side yard equal to one-half the building height, being 7 metres, but not less than 2 metres.

REQUEST:

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

- a) parking spaces to be located 0.3 metres from the side lot line;
- b) a minimum total of 28 parking spaces;
- c) a minimum common amenity area of 520 square metres;
- d) a side yard of 4 metres where windows of a habitable room face on the side yard; and
- e) a side yard of 1.4 metres.

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DATE: Thursday, July 13, 2017

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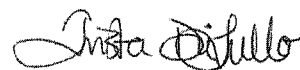
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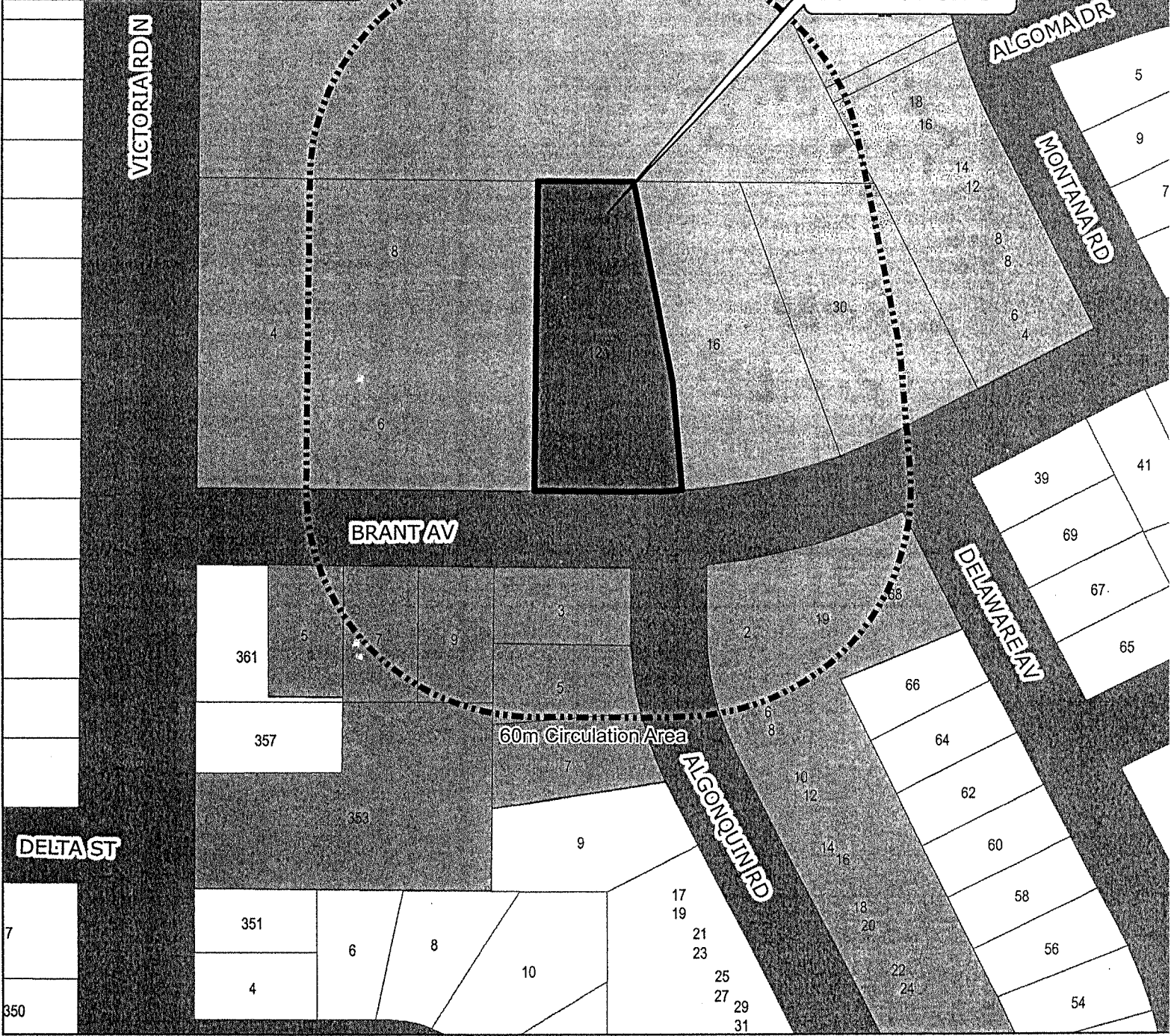
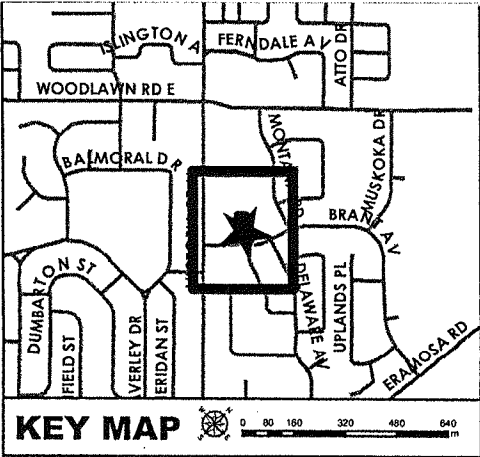
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Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 23rd day of June, 2017.



60m CIRCULATION AREA
12 Brant Avenue
File No.: A-48/17



Produced by the City of Guelph
Committee of Adjustment

Existing School (I.1)

BLOCK G. R. P. 589

MINOR VARIANCE REQUIRED FOR RELIEF FROM SECTION 5.4.2.1 REQUIRING INTERIOR SIDE YARD SETBACK OF 7.5m SETBACK TO HABITABLE WINDOWS; WHEREAS 4.0m IS PROVIDED

MINOR VARIANCE REQUIRED FOR RELIEF FROM 5.4.2 (ROW 8) REQUIRING INTERIOR SIDE YARD SETBACK OF 7.0m (HALF OF BUILDING HEIGHT); WHEREAS 1.4m IS PROVIDED

MINOR VARIANCE REQUIRED FOR RELIEF FROM SECTION 5.4.2.4.1 REQUIRING MINIMUM COMMON AMENITY AREA OF 740m²; WHEREAS 520m² IS PROVIDED

Existing Residential (R.4A)

ALGONQUIN ROAD

BRANT AVENUE

Existing Residential (R.4A)

BLOCK

MINOR VARIANCE REQUIRED FOR RELIEF FROM SECTION 4.13.2.2 REQUIRING 3.0m SETBACK FROM PARKING SPACES TO A SIDE OR REAR LOT LINE; WHEREAS 0.3m IS PROVIDED

MINOR VARIANCE REQUIRED FOR RELIEF FROM SECTION 4.13.4.3 REQUIRING TOTAL PARKING OF 39 SPACES; WHEREAS 28 SPACES ARE PROVIDED

MINOR VARIANCE SKETCH
12 BRANT AVENUE
CITY OF GUELPH

SCALE 1:300 (PAPER SIZE: 11x17)

PROJECT No. P-874



Labreche Patterson & Associates Inc.
Professional Planners, Development Consultants, Project Managers
330-F Trillium Drive
Kitchener, Ontario
N2E 3J2
P - (519) 896-5955
F - (519) 896-5355