

COMMITTEE OF ADJUSTMENT AGENDA



Room 112, Guelph City Hall, 1 Carden Street

DATE Thursday, June 14, 2018 – 4:00 p.m.

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

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

**DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
APPROVAL OF MINUTES - MAY 10, 2018
REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS**

CURRENT APPLICATIONS

- | | | | |
|----|----------------|-----------|---|
| a) | A-40/18 | Owner: | Ajay and Reena Sharma |
| | | Agent: | N/A |
| | | Request: | Variance for driveway width |
| | | Location: | 25 Breesegarden Lane |
| | | | |
| b) | A-41/18 | Owner: | Terra View Custom Homes Ltd. |
| | | Agent: | Jim Fryett, James Fryett Architect Inc. |
| | | Request: | Variance for exterior side yard setback |
| | | Location: | 728 Eramosa Road |
| | | | |
| c) | A-42/18 | Owner: | Ryan Avery |
| | | Agent: | Jamie Baker, Earthscape |
| | | Request: | Variances for location and setback of accessory structures in exterior side yard |
| | | Location: | 48 Whetstone Crescent |
| | | | |
| d) | A-43/18 | Owner: | Annia Kycia and Stan Lipkowski |
| | | Agent: | N/A |
| | | Request: | Variance for driveway width |
| | | Location: | 24 Ridgeway Avenue |
| | | | |
| e) | A-44/18 | Owner: | Shannon Scott and Adam Williamson |
| | | Agent: | N/A |
| | | Request: | Variances for rear yard setback for proposed addition, location and screening of off-street parking space |
| | | Location: | 20 Powell Street East |
| | | | |
| f) | A-45/18 | Owner: | Brad Barrett |
| | | Agent: | N/A |
| | | Request: | Variance for height of proposed detached garage |
| | | Location: | 24 Dumbarton Street |
| | | | |
| g) | A-46/18 | Owner: | 1626711 Ontario Inc. |
| | | Agent: | Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited |
| | | Request: | Variance for height of dust collector for proposed woodworking operation |
| | | Location: | 1123 York Road |
| | | | |
| h) | A-47/18 | Owner: | 2606657 Ontario Inc. |
| | | Agent: | Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited |
| | | Request: | Variance to permit storage facility |
| | | Location: | 70 Kirkby Court |

- | | | | |
|----|--------------------------------|-----------|---|
| i) | B-15/18
and B-16/18 | Owner: | John and Helen Drolc |
| | | Agent: | Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited |
| | | Request: | Consent for severance to create two new residential lots |
| | | Location: | 745 Stone Road East |
| j) | A-48/18 | Owner: | Eric Small and Lauren Hill |
| | | Agent: | N/A |
| | | Request: | Variance for setback of existing detached garage |
| | | Location: | 48 Mont Street |
| k) | A-49/18 | Owner: | Second Chance Employment Counselling (Wellington) Inc. |
| | | Agent: | Jeff Buisman, Van Harten Surveying Inc. |
| | | Request: | Variances for setback of exterior stairs and height of proposed fence |
| | | Location: | 177 Norfolk Street |

OTHER BUSINESS

ADJOURNMENT – next regular hearing July 12, 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: 25 Breesegarden Lane

PROPOSAL: The applicant is proposing to widen the existing driveway to accommodate two vehicles parked side-by-side.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Semi-Detached/Duplex (R.2-6) Zone. A variance from Section 4.13.7.2.3 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that a driveway (residential) in a R.2 Zone shall have a maximum driveway width of 3.5 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a maximum driveway width of 4.52 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, June 14, 2018

TIME: 4:00 p.m.

LOCATION: Room 112, City Hall, 1 Carden Street

APPLICATION NUMBER: A-40/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **June 7, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

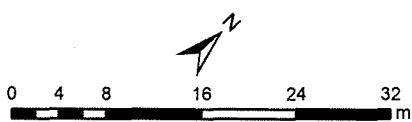
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ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

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CITY OF
Guelph
Making a Difference

PART
1
2

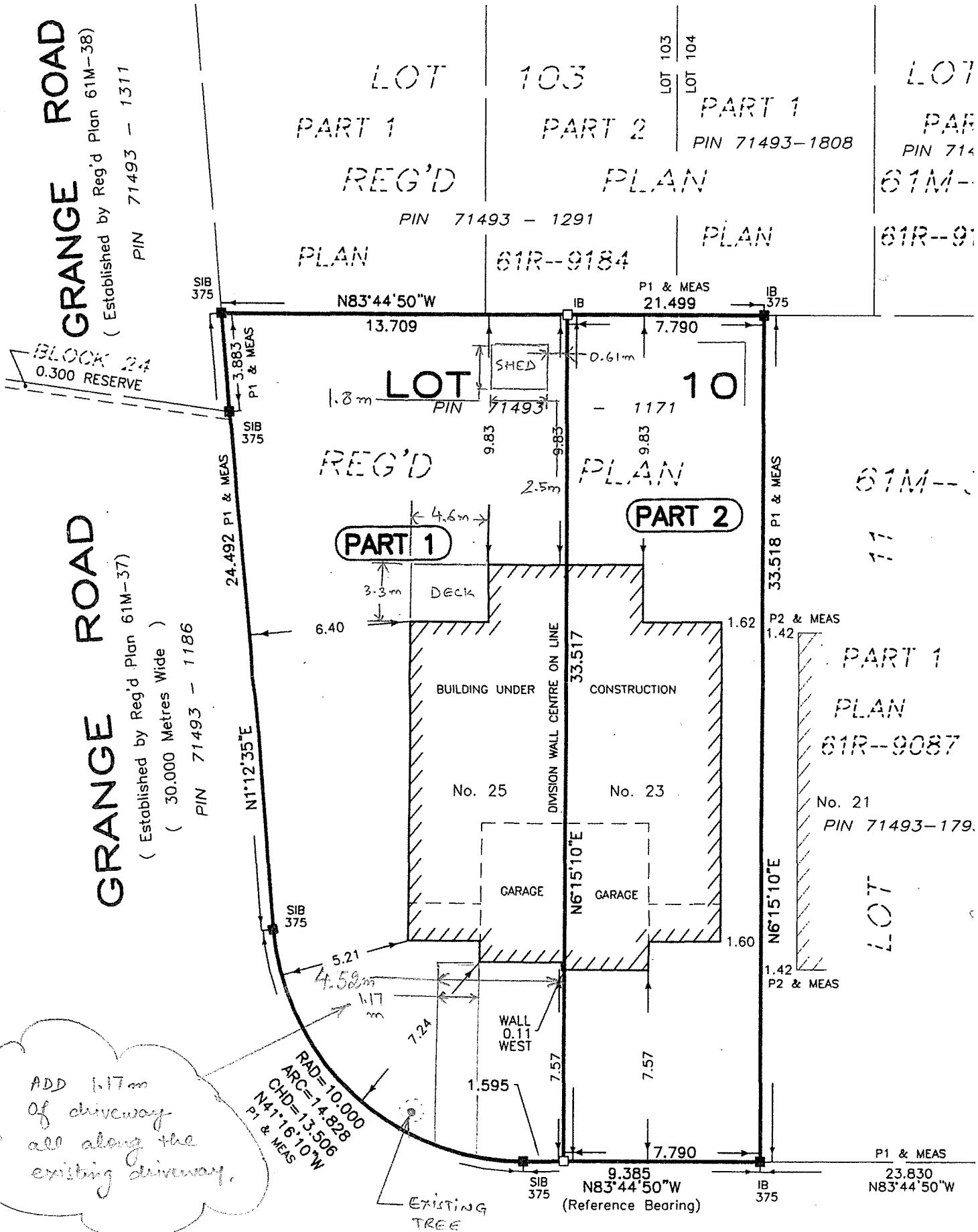
GRANGE ROAD
(Established by Reg'd Plan 61M-38)
PIN 71493 - 1311

GRANGE ROAD
(Established by Reg'd Plan 61M-37)
(30.000 Metres Wide)
PIN 71493 - 1186

ADD 1.17m
of driveway
all along the
existing driveway.

RAD=10.000
ARC=14.828
CHD=13.506
N41°16'10"W
P1 & MEAS

PROPOSED



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 728 Eramosa Road

PROPOSAL: The applicant is proposing to construct a four storey apartment building with commercial and office uses on the main floor. A small portion of the north side of the proposed apartment building projects into the exterior side yard. The lands are currently subject to an application for site plan approval (File SP18-011).

BY-LAW

REQUIREMENTS: The property is located in the Specialized Commercial-Residential (CR-13) Zone. A variance from Section 6.6.3.13.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that a minimum exterior side yard of 3 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a minimum exterior side yard of 1.7 metres for the proposed four storey 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.

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TIME: 4:00 p.m.

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APPLICATION NUMBER: A-41/18

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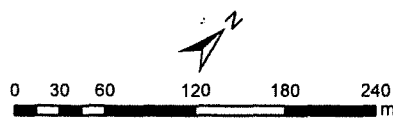
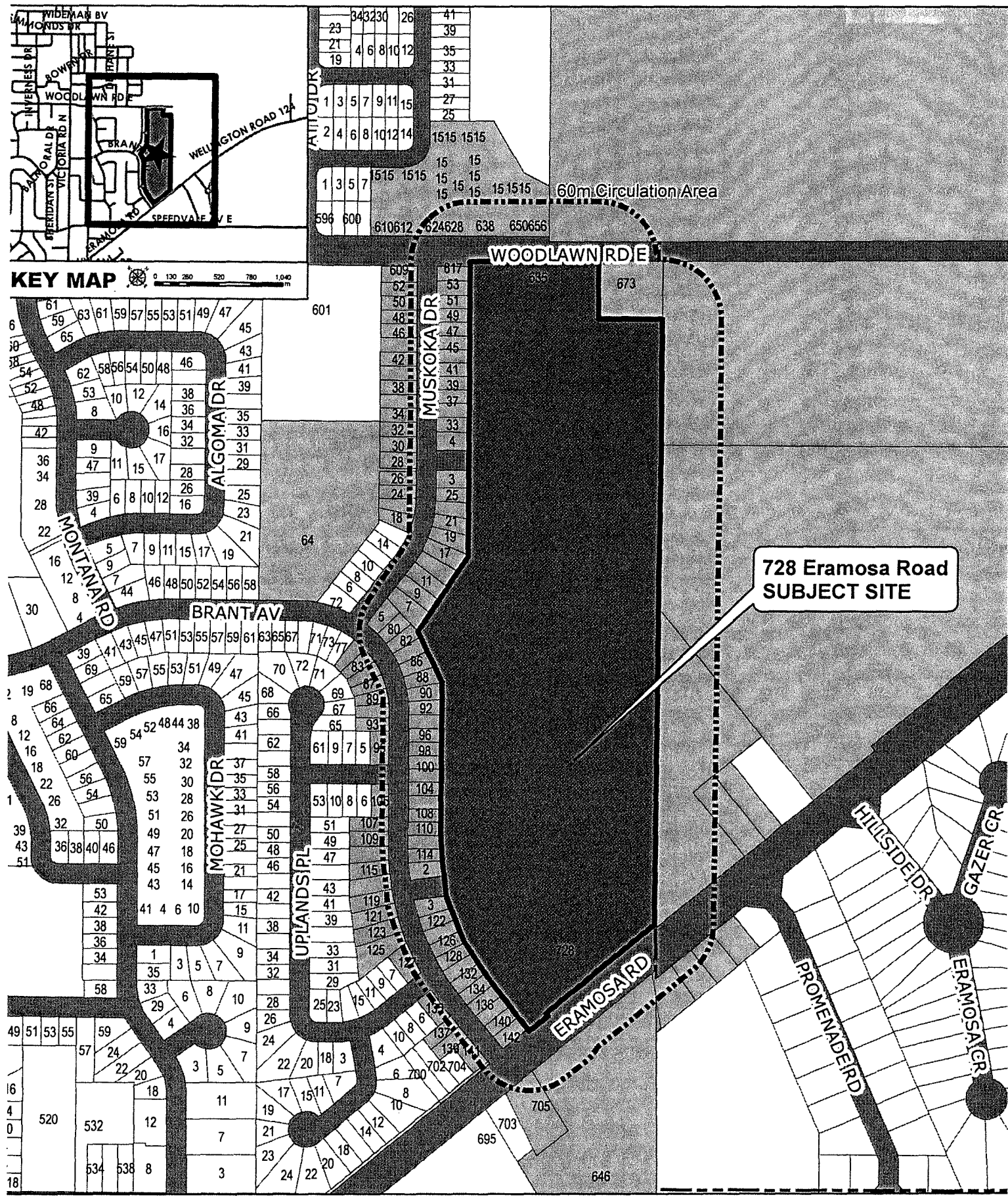
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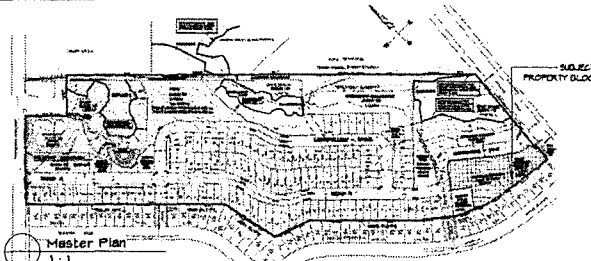
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Dated this 25th day of May, 2018.



60m CIRCULATION AREA
728 Eramosa Road
File No.: A-41/18



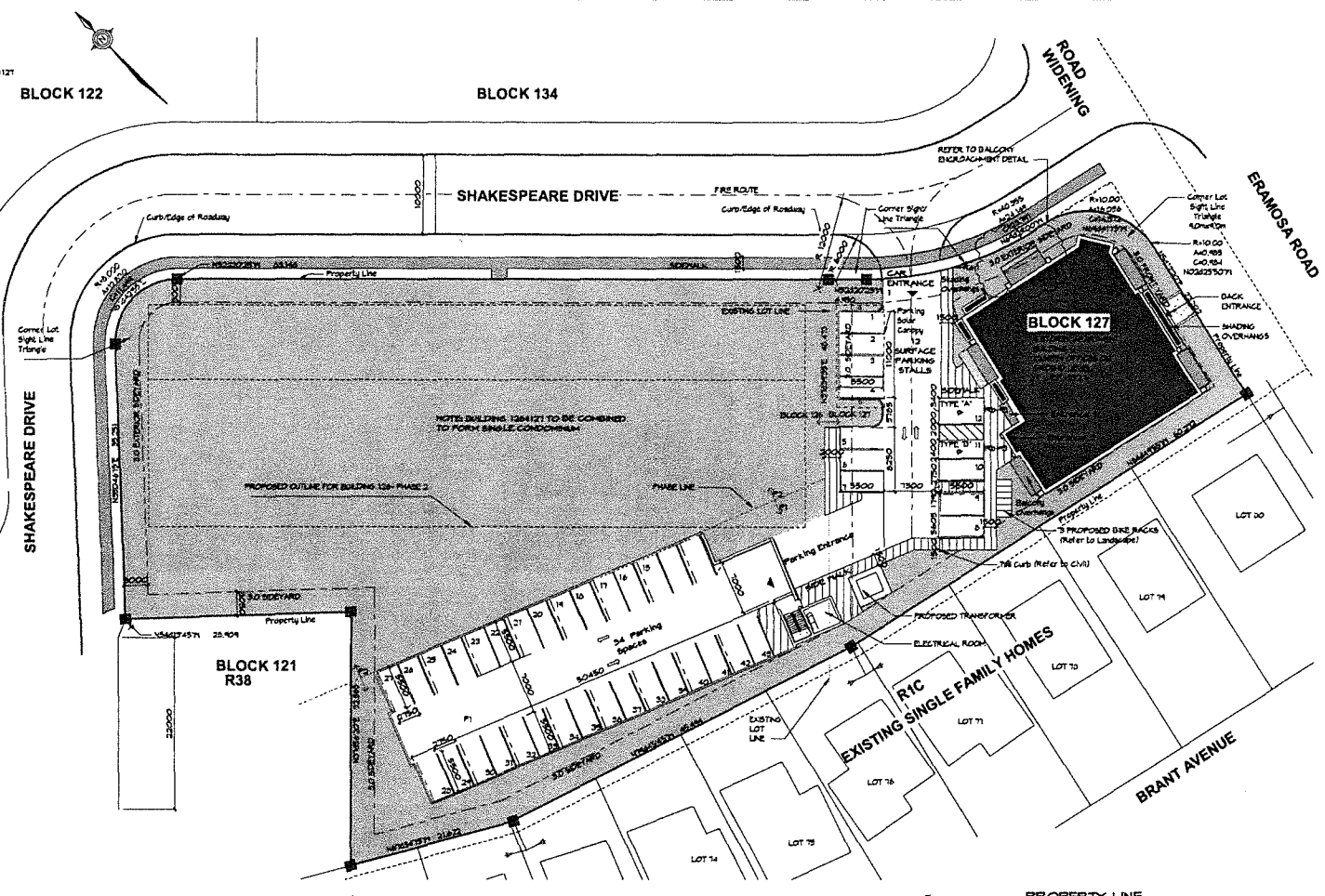
Zoning- 6.6.3.13 CR-13
TABLE 6.6.3 - REGULATIONS GOVERNING THE CR ZONE

CR ZONE	REQUIRED	PROVIDED	CONFORMS
1 Commercial Type	Commercial/Residential	CR-13 6.6.3.13 CR-13	YES
2 Minimum Lot Area	550 m ²	450.72 (6.6.3.13 CR-13)	YES
3 Minimum Lot Frontage	10 m	22.202 (Woodlawn Road)	YES
4 Minimum Front or Side Yard	Despite Table 6.6.2, Row 4, the minimum front or side yard shall be 3 meters.	3.0 meters	YES
5 Minimum Side Yard	Despite Table 6.6.2, Row 5, the minimum side yard shall be 3 meters.	3.0 meters	YES
6 Minimum Rear Yard	20% of the Lot Depth to a maximum of 1.5 meters.	Not Applicable	-
7 Maximum Building Height	Despite Table 6.6.2, Row 7, and Section 4.10 the maximum building height shall be 4 stories.	4 stories	YES
8 Maximum Gross Floor Area (G.F.A.)	Despite Table 6.6.2, Row 8, the maximum gross floor area shall be 4500 sq m or 10% of the total building area, whichever is greater.	Block 126 + 450 m ² Block 127 + 450 m ² TOTAL = 900 m ²	YES
9 Accessory Buildings	In accordance with Section 4.3	Not Applicable	-
10 Fences	In accordance with Section 4.20	Refer to Landscape Drawings	YES
11 Planting Area	None Required	-	-
12 Off-Street Parking	Despite Table 6.6.2, Row 12, and Section 4.15, the minimum commercial off-street parking shall be 1 parking space per 25m ² of commercial gross floor area.	Refer to Parking Schedule	YES
13 Enclosed Operations	Despite Table 6.6.2, Row 13, and Section 4.32, an outdoor patio shall be permitted and shall be located at a minimum distance of 10m from the existing residential lots located on Brant Avenue.	-	-
14 Off-Street Loading	In accordance with Section 4.19	Not Applicable	-
15 Outdoor Storage	No outdoor storage or display of goods and materials shall be permitted in the CR-Zone.	Not Applicable	-
16 Storage, Refuse Storage and Composters	In accordance with Section 4.4	Private Garbage Pickup	YES
17 Buffer Strips	Where a CR Zone abuts any Residential, Institutional, Park, Industrial, or Urban Reserve Zone, a buffer strip shall be developed.	Refer to Landscape Drawings	YES

Building Code Matrix Block 127
1:1

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 4	CR ZONE	CR ZONE
1	PROJECT DESCRIPTION	4 SECRET WIRE USE COMMERCIAL AND 12 UNIT RESIDENTIAL BUILDING	CR ZONE
2	MAJOR OCCUPANCIES	COMMERCIAL (C) OCCUPANCY	CR ZONE
3	BUILDING AREA (M ²)	EXISTING 0 m ² NEW 500 m ² TOTAL 500 m ²	CR ZONE
4	GROSS AREA	EXISTING 0 m ² NEW 2247 m ² TOTAL 2247 m ²	CR ZONE
5	NUMBER OF STORIES	ABOVE GRADE 4 BELOW GRADE 0	CR ZONE
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS	1	CR ZONE
7	BUILDING CLASSIFICATION	Part 3: Group C, Div 4: Multiple Dwelling	CR ZONE
8	SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING	CR ZONE
9	STANDPIPE REQUIRED	YES	CR ZONE
10	FIRE ALARM REQUIRED	YES	CR ZONE
11	WATER SERVICE / SUPPLY IS ADEQUATE	YES	CR ZONE
12	NON-BUILDING	YES	CR ZONE
13	PERMITTED CONSTRUCTION	CONCRETE NON-COMBUSTIBLE	CR ZONE
14	ACTUAL CONSTRUCTION	CONCRETE NON-COMBUSTIBLE	CR ZONE
15	MEZZANINE AREA (M ²)	0	CR ZONE
16	TOTAL OCCUPANCY LOAD BASED ON	PERSONS	CR ZONE
17	1ST FLOOR OCCUPANCY LOAD	PERSONS	CR ZONE
18	2ND FLOOR OCCUPANCY LOAD	PERSONS	CR ZONE
19	3RD FLOOR OCCUPANCY LOAD	PERSONS	CR ZONE
20	4TH FLOOR OCCUPANCY LOAD	PERSONS	CR ZONE
21	5TH FLOOR OCCUPANCY LOAD	PERSONS	CR ZONE
22	BARRIER-FREE DESIGN	YES	CR ZONE
23	HAZARDOUS SUBSTANCES	YES	CR ZONE
24	REQUIRED FIRE RESISTANCE RATINGS (FRR)	LISTED DESIGN NO. OR DESCRIPTION (R6-2)	CR ZONE
25	REQUIRED FIRE RESISTANCE RATINGS (FRR)	LISTED DESIGN NO. OR DESCRIPTION (R6-2)	CR ZONE
26	REQUIRED FIRE RESISTANCE RATINGS (FRR)	LISTED DESIGN NO. OR DESCRIPTION (R6-2)	CR ZONE
27	REQUIRED FIRE RESISTANCE RATINGS (FRR)	LISTED DESIGN NO. OR DESCRIPTION (R6-2)	CR ZONE
28	REQUIRED FIRE RESISTANCE RATINGS (FRR)	LISTED DESIGN NO. OR DESCRIPTION (R6-2)	CR ZONE
29	REQUIRED FIRE RESISTANCE RATINGS (FRR)	LISTED DESIGN NO. OR DESCRIPTION (R6-2)	CR ZONE
30	OTHER - DESCRIBE		CR ZONE

Building Code Matrix Block 127
1:1



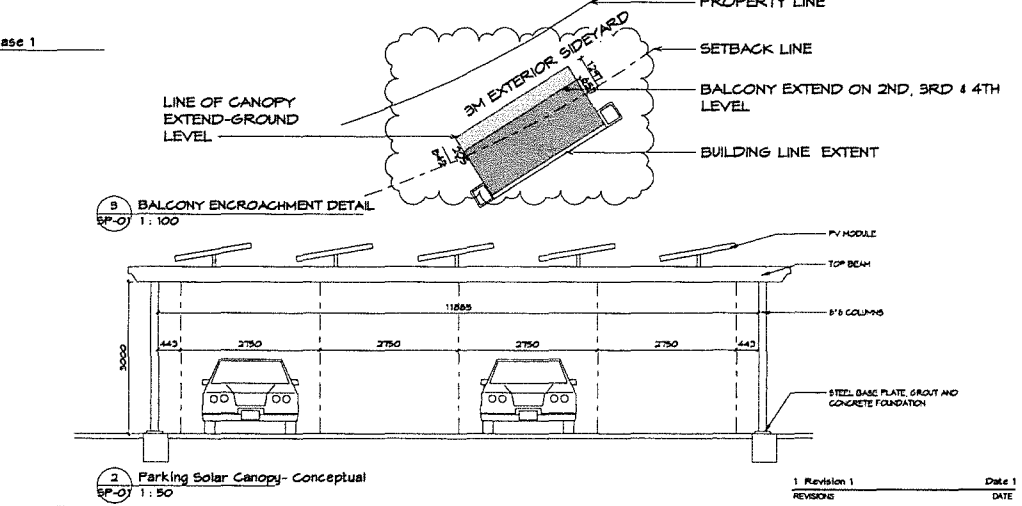
Site Plan File Number: PRE-0205
SUBJECT SITE:
126 ERASMUS ROAD
BLOCK 126 & 127
PART OF LOT 2 CONCESSION & DIVISION 'C'
GEOGRAPHIC TOWNSHIP OF GUELPH
CITY OF GUELPH

Site Location
1:1

Parking Schedule
1:1

ITEM	DESCRIPTION	REMARKS
1	Block 127 Ground Floor - Office Space + 500 m ²	Required Parking in accordance with 4.13.4.2 + 1 space per 25m ² G.F.A.
2	Block 127 - 12 Dwelling Units	Required Parking in accordance with 4.13.4.3, For the first 20 units + 1.5 per unit, and for each unit in excess of 20, 1.25 per unit.
3	13 x 1.5 = 19.5	Total Required Parking Space for Residential
4	19.5 + 1.5 = 21.0	Total Required Parking Space for Office Space
5	21.0 + 1.0 = 22.0	Total Required Parking
6	4.13.5.1 - Number of Required Designated Accessible Parking Spaces = 1	
7	11 Surface Parking + 34 Temporary Parking Spaces + 1 Barrier Free = 46 Spaces	

Parking Schedule
1:1

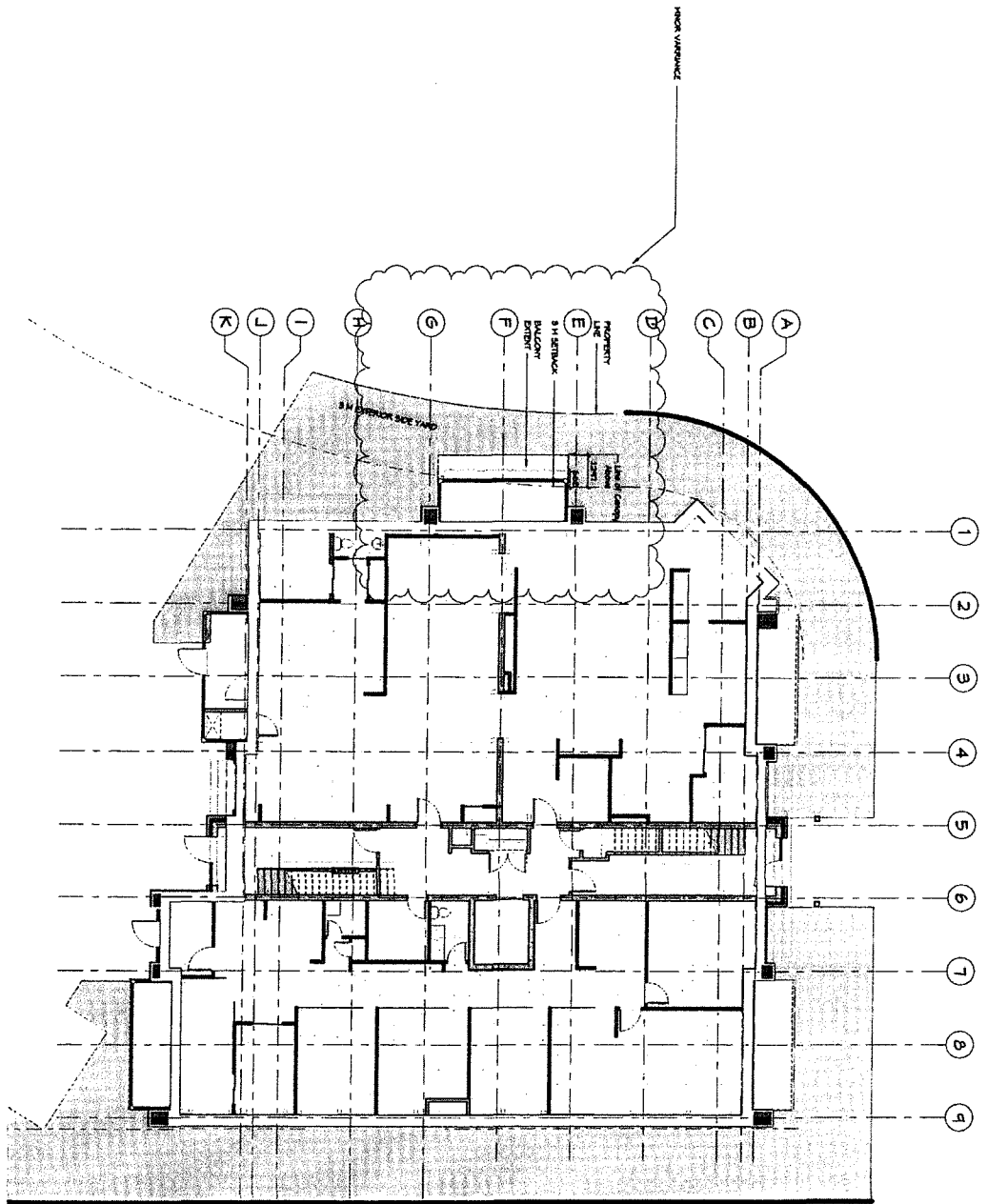


JAMES FRYETT ARCHITECT INC.
115 Metcalfe Street
Eramosa, Ontario N0B 5S0
Tel: 519-846-1201
Fax: 519-846-0143
www.fryettarchitect.com

Nima Trails Apartments
126 ERASMUS ROAD, GUELPH
Phase 1 Site Plan Bldg 126#127

SP-O1

1 MINOR VARIANCE
SP-02 1:100



1. Revision
DATE

SP-02

STATUS SPA
PROJECT # 16011
CROD Checker
DRAWN Author
SCALE 1:100
DATE DWN 05/15/18
ISSUED MAY, 18 2018

Nima Trails Apartment Block 127
728 ERAMOSA DRIVE- GUELPH
MINOR VARIANCE DETAIL

PROJECT
NORTH

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PROVIDED BY THE ARCHITECT ARE HIS PROPERTY AND INSTRUMENTS OF HIS SERVICE, AND ARE TO BE RETURNED AT HIS REQUEST.
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JAMES FRYETT
ARCHITECT INC.

115 Metcalfe Street
Elora, Ontario N0B 1S0
www.fryettarchitect.com

Tel: 519-846-2201
Fax: 519-846-0343

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 48 Whetstone Crescent
- PROPOSAL:** The applicant is proposing to construct a 23.4 square metre accessory building (cabana) in the rear yard.
- BY-LAW REQUIREMENTS:** The property is located in the Specialized Residential Single Detached (R.1C-16) Zone. Variances from Sections 4.5.1 and 5.1.3.3.16.1.1 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law:

- a) permits an accessory building or structure to occupy a yard other than a front yard or required exterior side yard on a lot; and
- b) requires a minimum exterior side yard of 4.5 metres.

REQUEST:

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

- a) the existing shed to be located in the exterior side yard with a setback of 0.6 metres; and
- b) the proposed cabana to be located in the exterior side yard with a setback of 0.91 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, June 14, 2018
- TIME:** 4:00 p.m.
- LOCATION:** Room 112, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-42/18

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

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ADDITIONAL INFORMATION

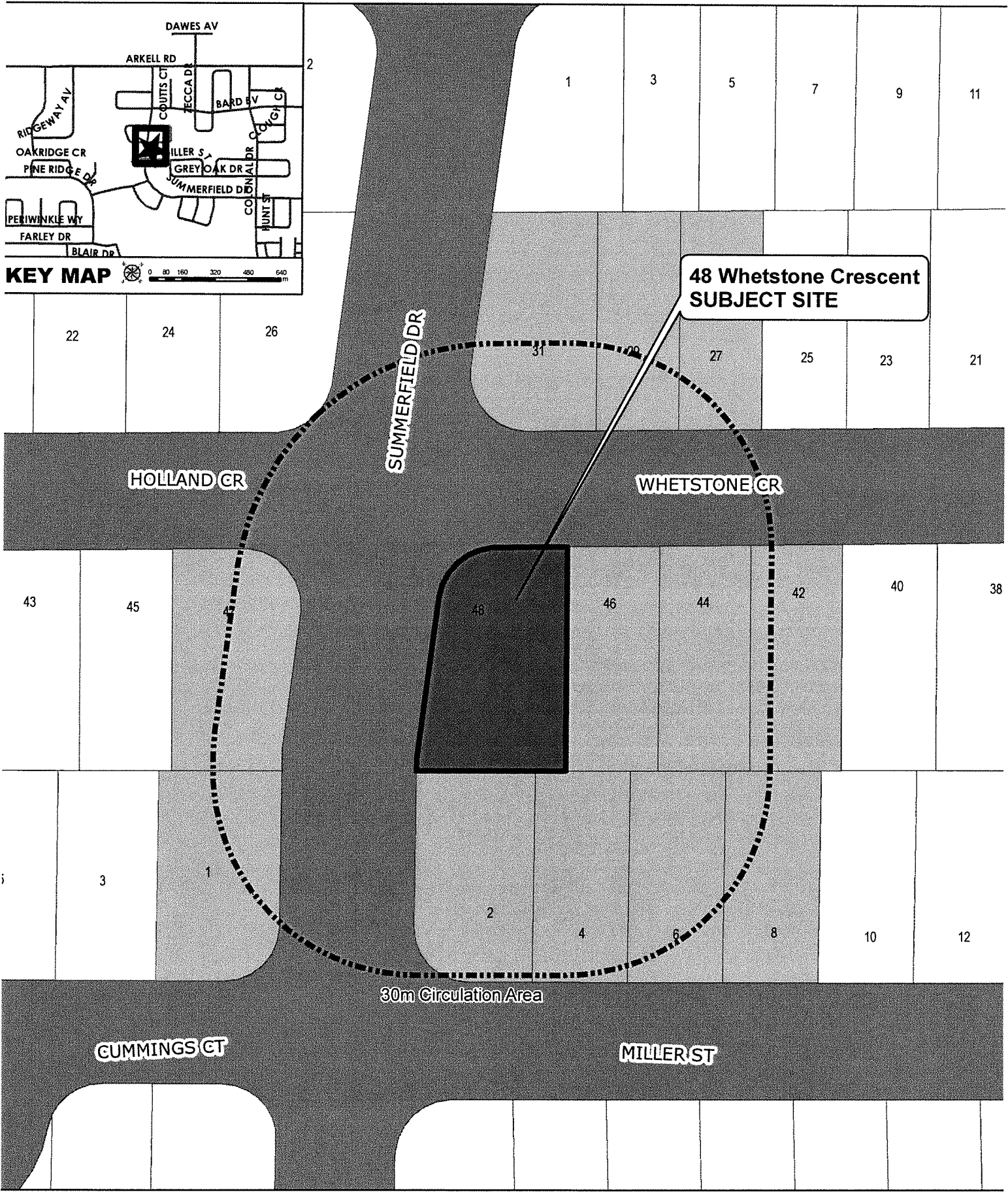
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Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 25th day of May, 2018.



30m CIRCULATION AREA
48 Whetstone Crescent
File No.: A-42/18



(Reference Bearing)
N43°59'20"E

10.920

RAD=8.000
ARC=11.491
CHD=10.528
N2°50'25"E

Existing
Driveway

5.6m

TOP OF
FOUND.
ELEV.=
337.81

32.140

Area of Lot
625 sm.

PORCH

GARAGE

Area of Lot
35.28 sm

Existing
Residence
121.1 sm gross footprint
No. 48

Existing
Landing

Existing
Landing

LOT 44

PIN 71186-2150

Area Backyard
19.12 sm

Future Vinyl Pool Location

REGISTERED PLAN

Proposed
Cabana
23.40 sm

BOARD
FENCE ON
LINE

N43°46'21"E

20.293

625.00 sm Total Lot Area
121.10 sm Gross House Footprint
35.28 sm Garage Footprint
19.12 sm Backyard Area
23.40 sm Proposed Cabana - 12.18%

**all grades to remain intact
within 0.6m of property lines

Avery Residence
48 Whetstone Crescent,
Guelph, ON

Scale 1:100 metric Date April 11th, 2018
Drawing Application for Minor Variance

SUMMERFIELD DRIVE - public road

Residential Property

N42°56'35"W

N38°18'45"W

STRUCTURE TO
BE REMOVED

5°30'55"W
1.960

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 24 Ridgeway Avenue

PROPOSAL: The applicant is proposing to construct an addition to the existing dwelling, including an attached double car garage along with a single car garage.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.13.7.2.1 (ii) of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that a driveway (residential) in a R.1B Zone shall have a maximum width of 6.5 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a maximum driveway width of 8.5 metres.

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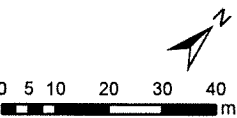
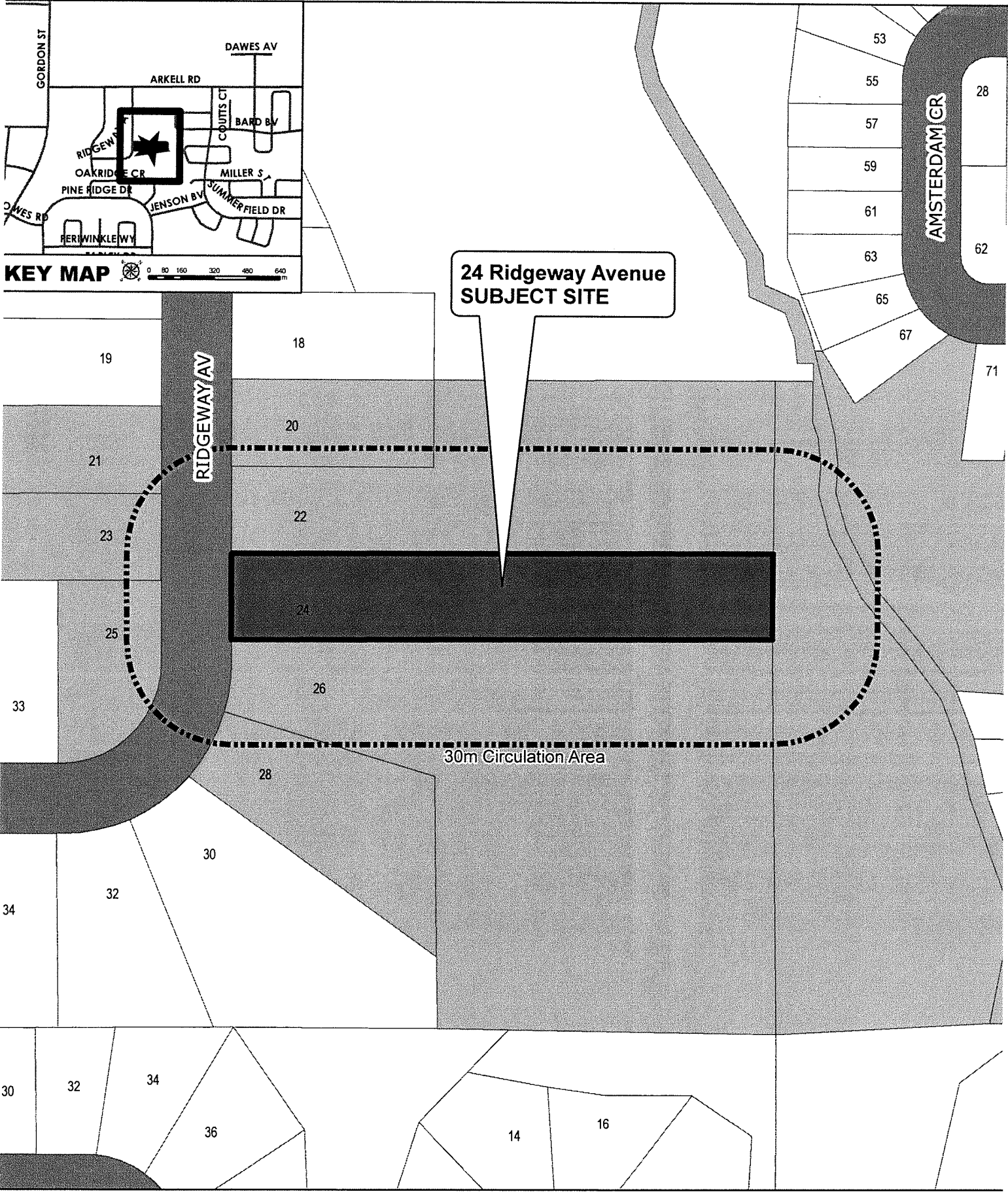
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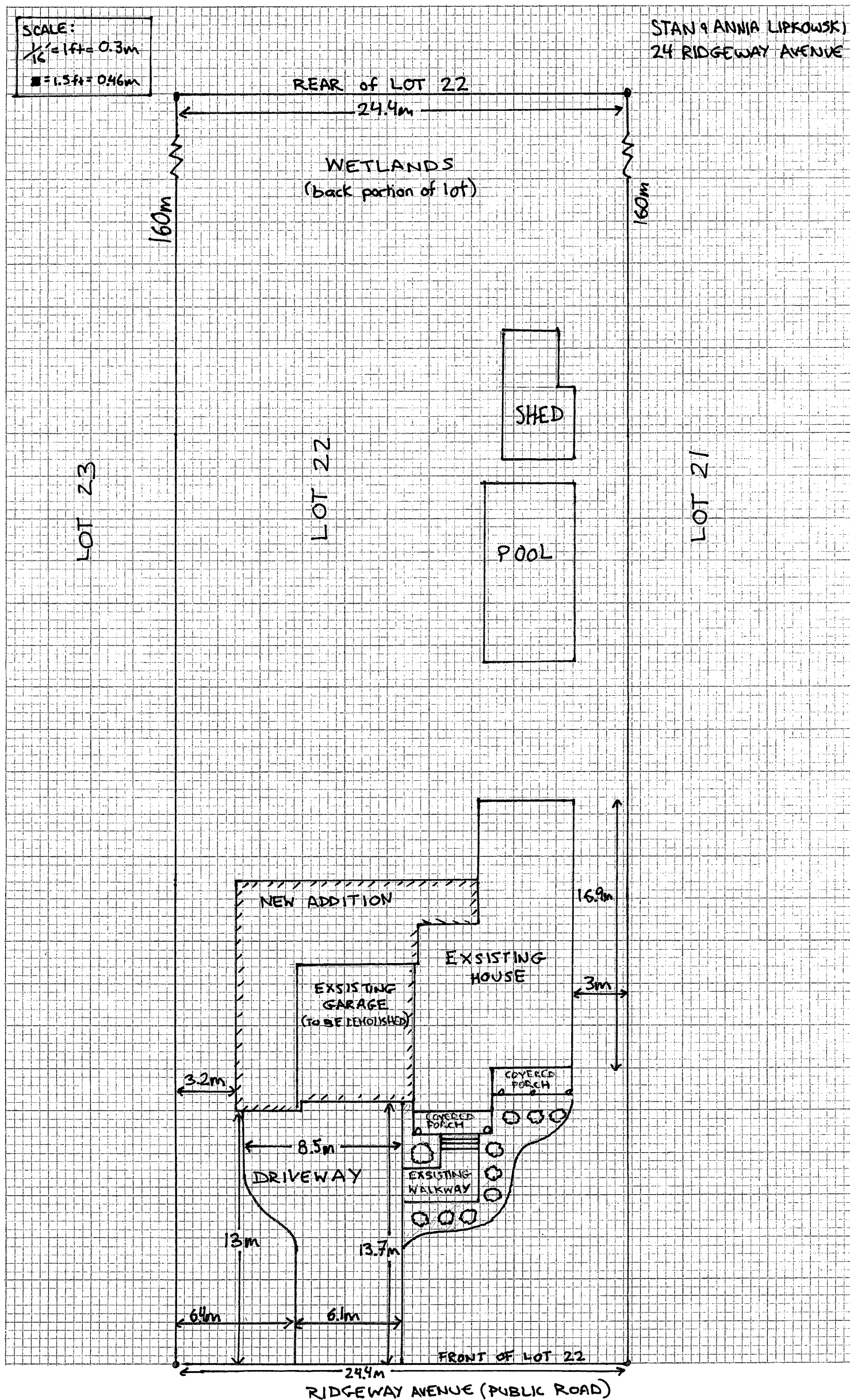


30m CIRCULATION AREA
24 Ridgeway Avenue
File No.: A-43/18



SCALE:
 $\frac{1}{16}'' = 1\text{ft} = 0.3\text{m}$
 $\blacksquare = 1.5\text{ft} = 0.46\text{m}$

STAN & ANNIA LIPKOWSKI
24 RIDGEWAY AVENUE



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 20 Powell Street East
- PROPOSAL:** The applicant is proposing to construct a single storey addition to the rear of the existing dwelling.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Row 8, Sections 4.13.2.1 and 4.13.7.6 of Zoning By-law (1995)-14864, as amended, are being requested.

- The By-law requires:
- a) a minimum rear yard setback of 7.5 metres or 20% of the lot depth [being 4.08 metres], whichever is lesser;
 - b) in a R.1 Zone, 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; and
 - c) in a R.1 Zone where the parking 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.

- REQUEST:**
- The applicant is seeking relief from the By-law requirements to permit:
- a) a rear yard setback of 1.42 metres for the proposed single storey addition;
 - b) the required parking space to be located within 6 metres of the street line and to the front of the front wall of the main building; and
 - c) the parking area located within the rear yard to be screened from adjacent properties with a 1.24 metre high fence.

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, June 14, 2018
- TIME:** 4:00 p.m.
- LOCATION:** Room 112, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-44/18

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

PROVIDING COMMENTS

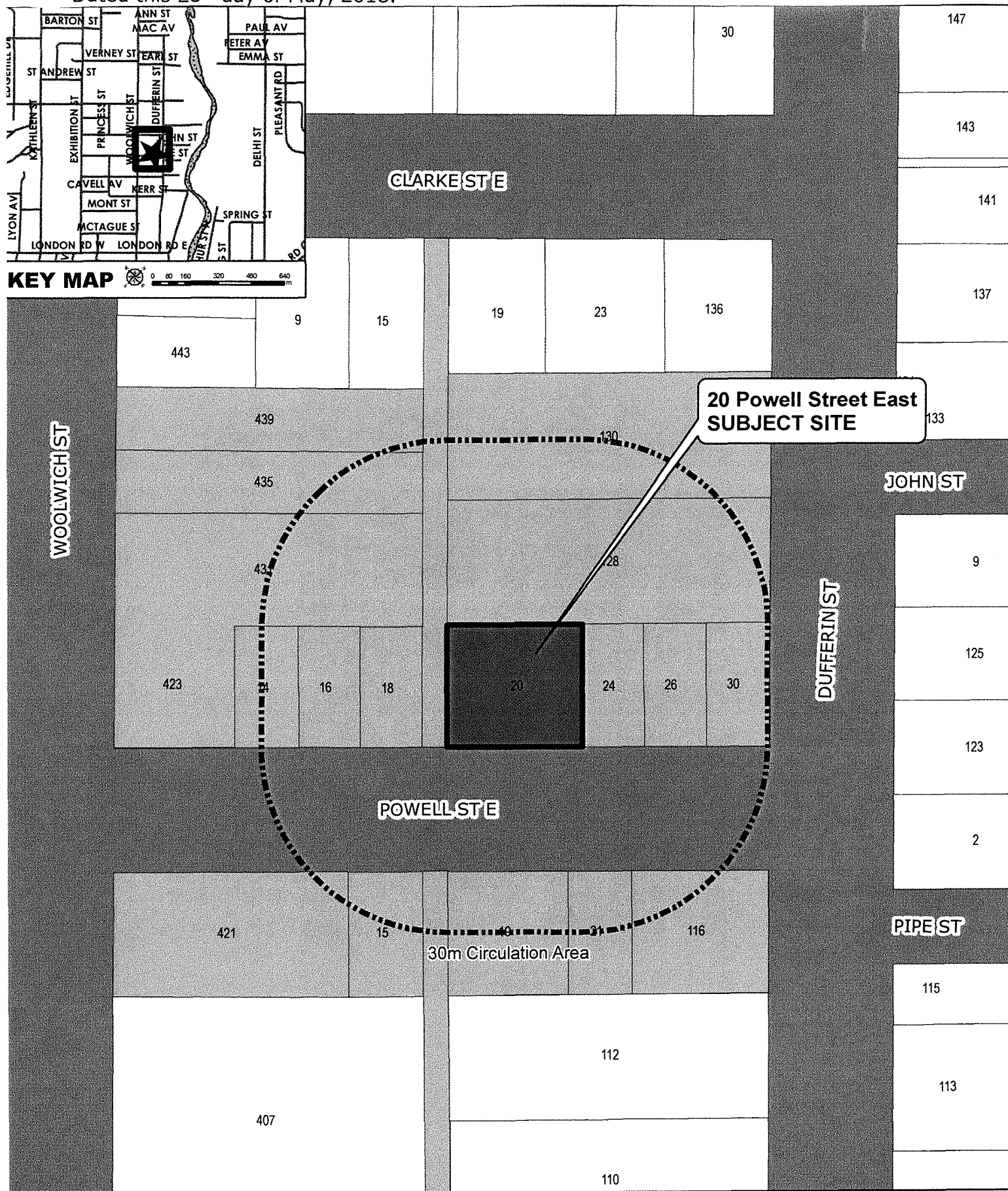
Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **June 7, 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.

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).

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

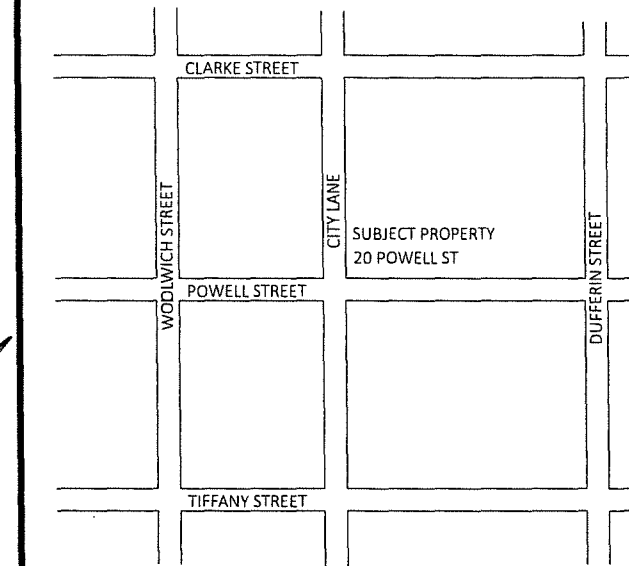
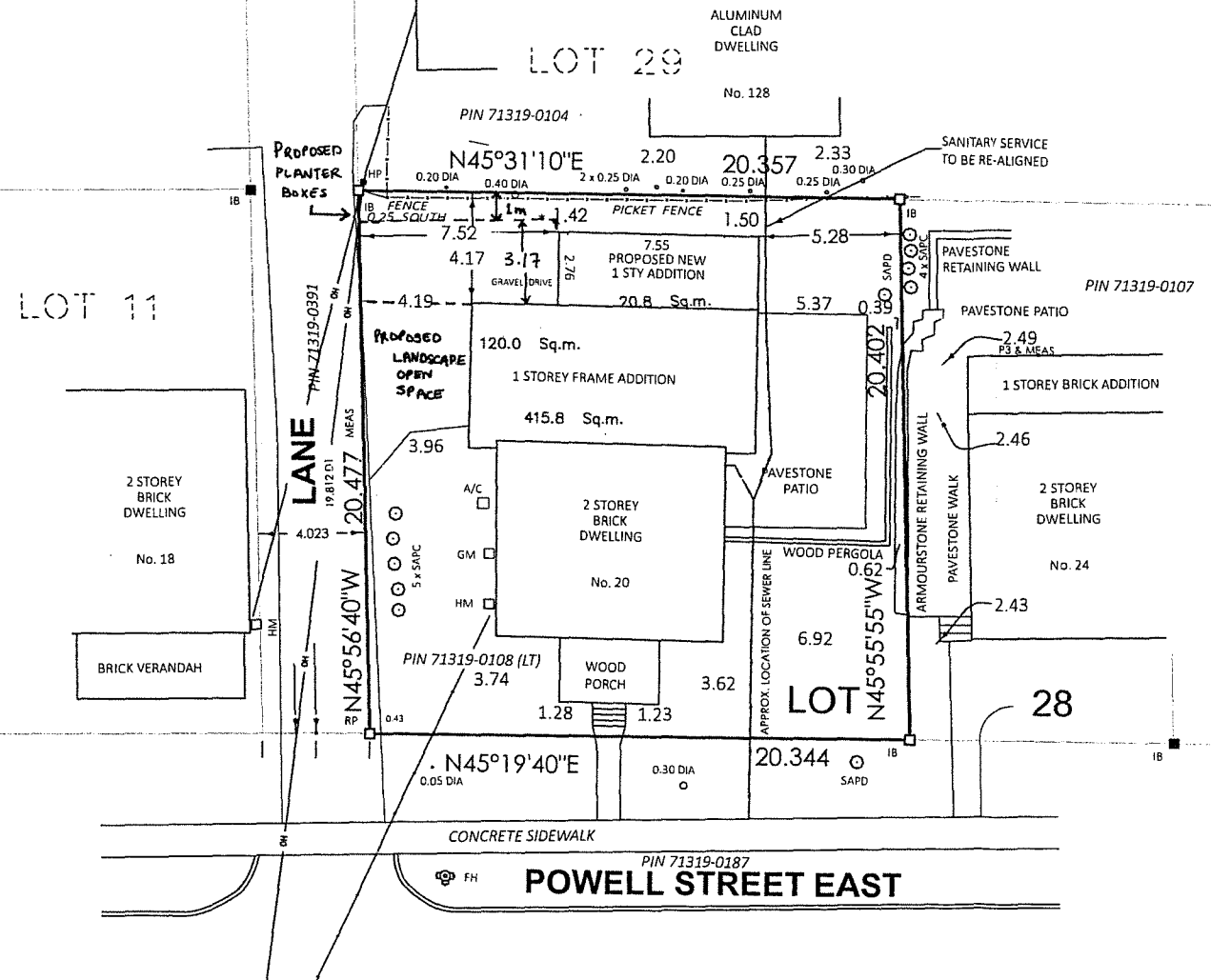
Dated this 25th day of May, 2018.



**MINOR VARIANCE SKETCH OF
PART OF LOT 28, REGISTERED PLAN 18
CITY OF GUELPH, COUNTY OF WELLINGTON**

SCALE 1 : 200

VAN HARTEN SURVEYING INC.



KEY PLAN:

METRIC:

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

ADDITIONAL INFORMATION:

1. CURRENT ZONING R1B, REQUESTING A VARIANCE OF 1.42m REAR YARD SETBACK INSTEAD OF THE ZONING SETBACK OF 4.08m (BASED ON 20% OF LOT DEPTH)
2. INFORMATION OUTLINED ON THIS PLAN WAS COMPILED FROM A SURVEY COMPLETED BY VH AUGUST 8, 2017.
3. AREA OF ADDITION 20.8 Sqm.; AREA OF EXISTING HOUSE 120.0 Sqm.; AREA OF LOT AREA OF ADDITION 415.8 Sqm

NOTE:

THIS SKETCH WAS COMPLETED ON THE 3rd DAY OF APRIL, 2017

JAMES LAWS, O.L.S.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

ELMIRA GUELPH ORANGEVILLE
519-669-5070 519-821-2763 519-940-4110

www.vanharten.com info@vanharten.com

PROJECT No. 24988-17

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 24 Dumbarton Street

PROPOSAL: The applicant is proposing to construct a 35.7 square metre detached garage on the subject property.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.5.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that an accessory building or structure in a residential Zone shall not exceed 3.6 metres in height.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a height of 5 metres for the proposed detached garage.

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, June 14, 2018

TIME: 4:00 p.m.

LOCATION: Room 112, City Hall, 1 Carden Street

APPLICATION NUMBER: A-45/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **June 7, 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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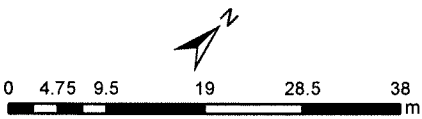
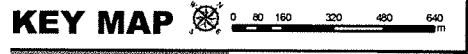
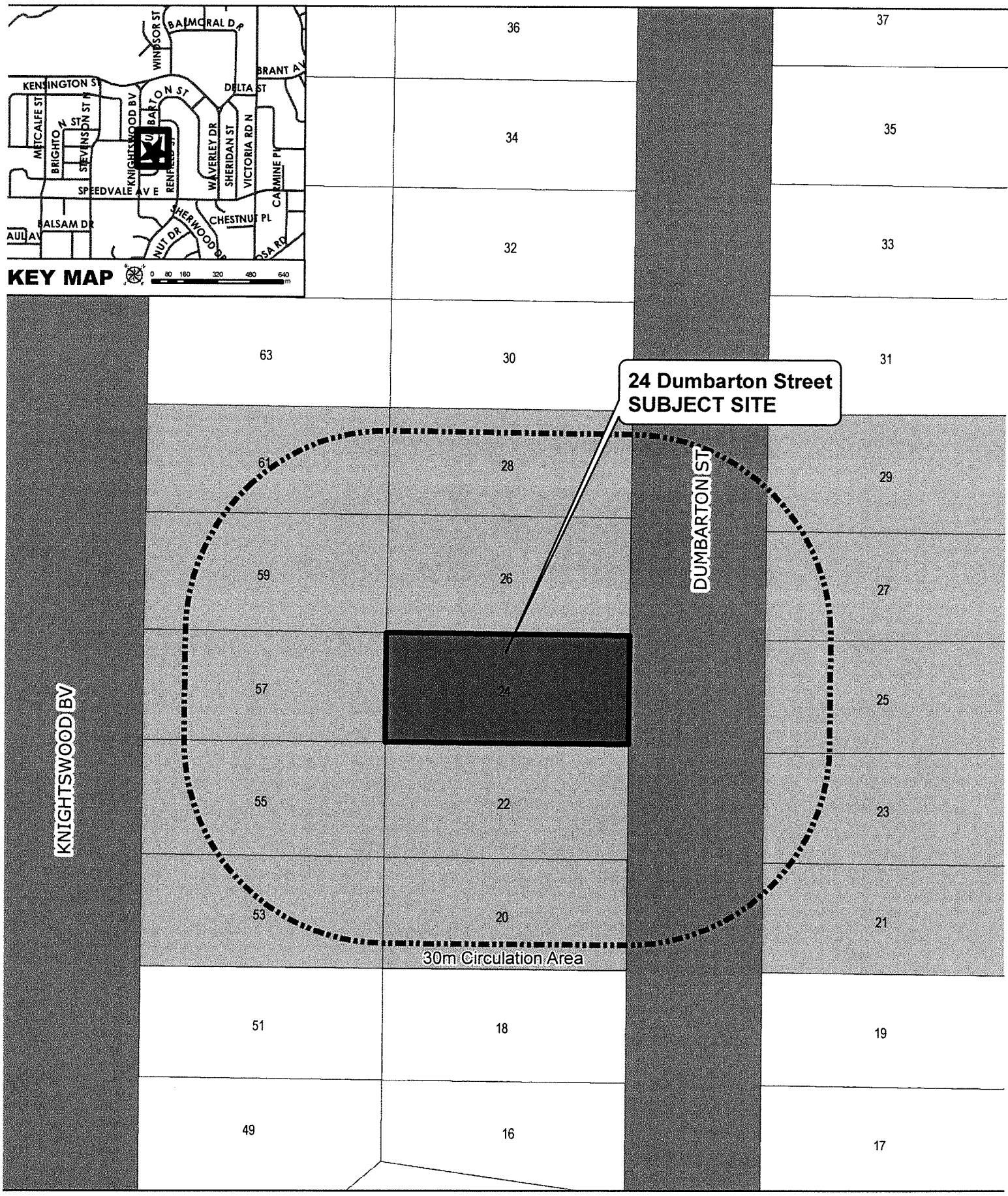
ADDITIONAL INFORMATION

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

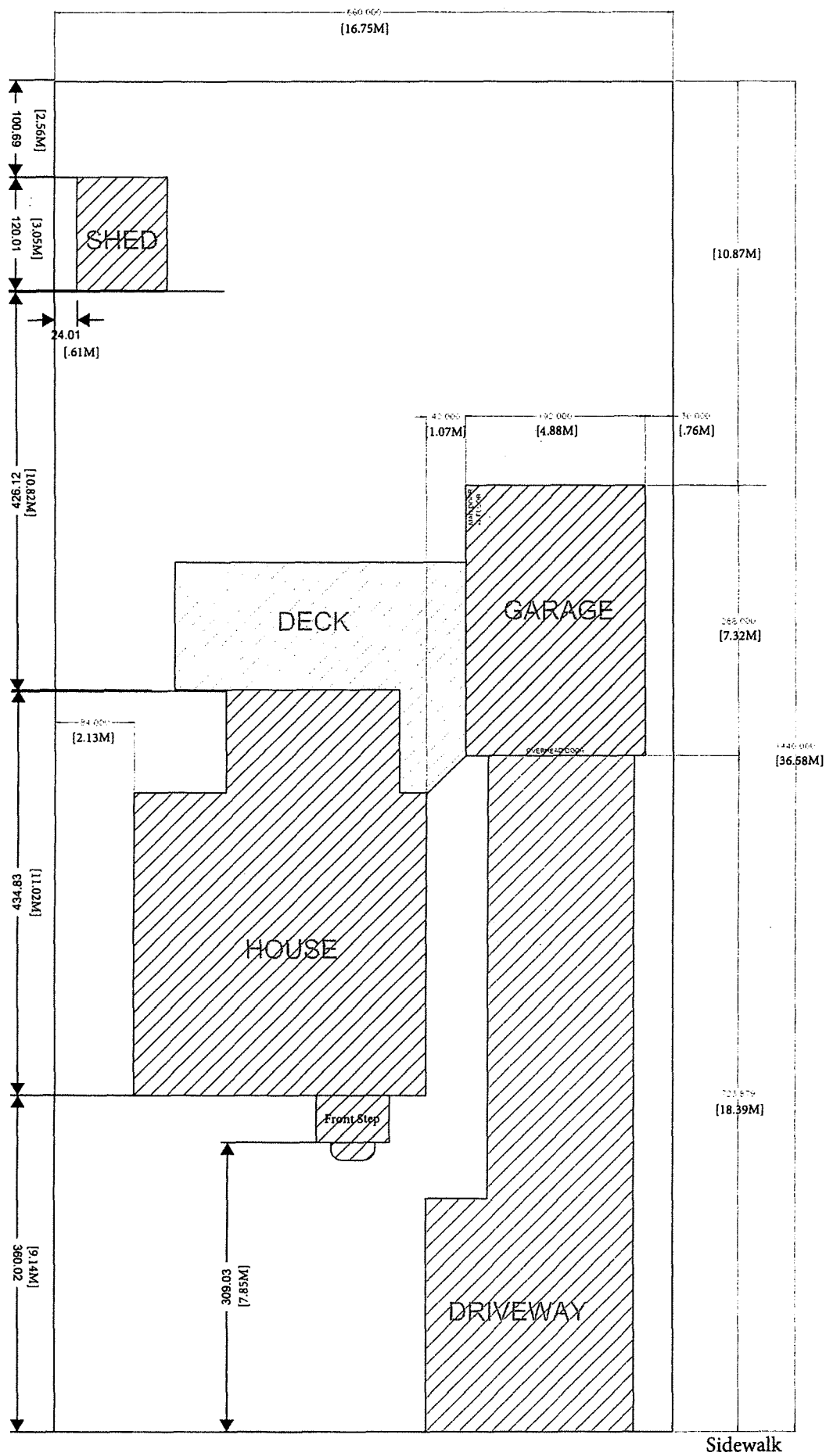
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

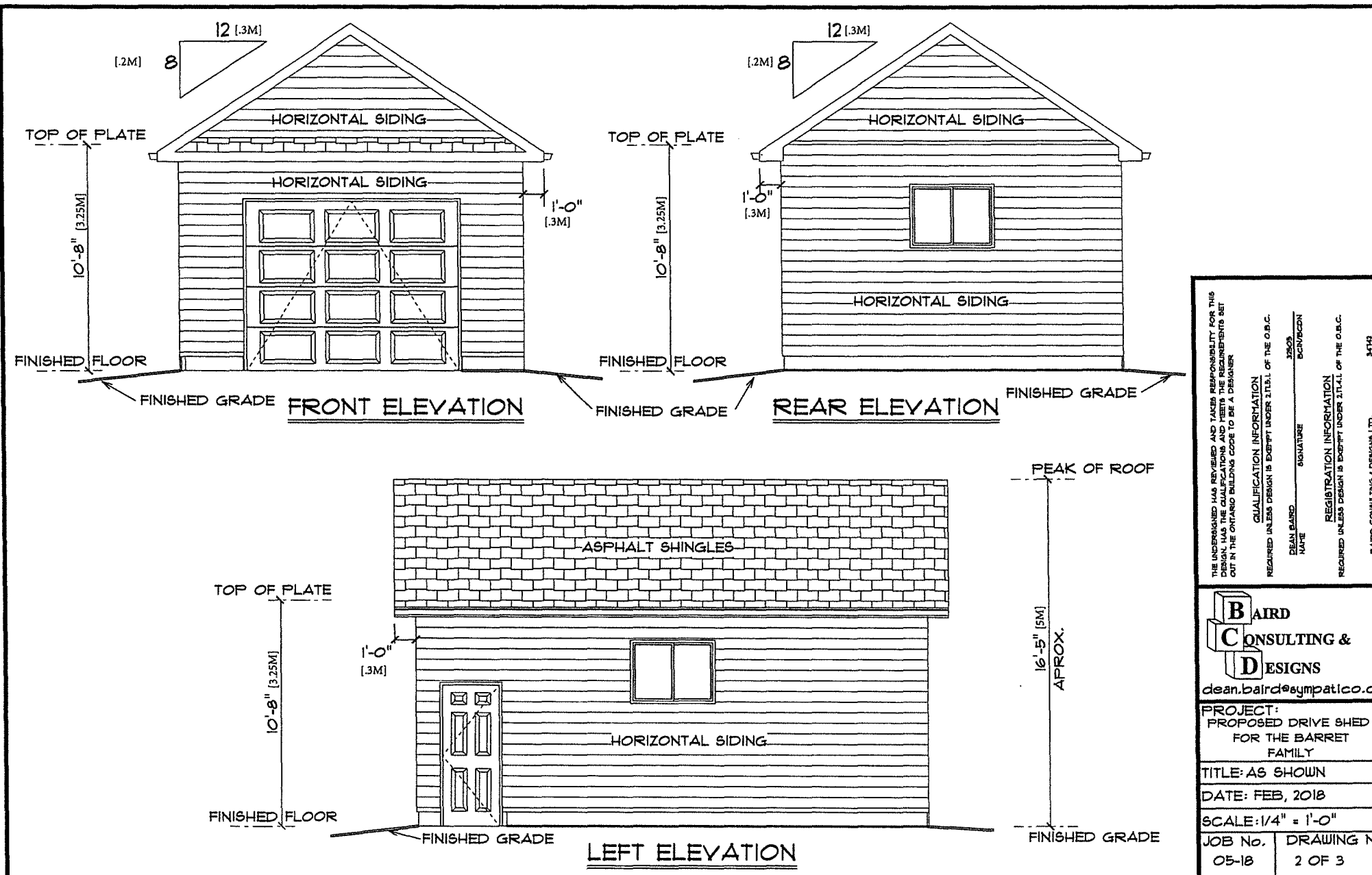
Dated this 25th day of May, 2018.



30m CIRCULATION AREA
24 Dumbarton Street
File No.: A-45/16







<small>THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN. HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.</small>			
		<small>QUALIFICATION INFORMATION</small>	
		<small>REQUIRED UNLESS DESIGN IS EXEMPT UNDER 21(1)1.1 OF THE O.B.C.</small>	
		<small>DEAN BAIRD NAME SIGNATURE JSD/2018 BC/ARCH/2018</small>	
<small>REQUIRED UNLESS DESIGN IS EXEMPT UNDER 21(1)1.1 OF THE O.B.C.</small>			
		<small>REGISTRATION INFORMATION</small>	
		<small>REQUIRED UNLESS DESIGN IS EXEMPT UNDER 21(1)1.1 OF THE O.B.C.</small>	
		<small>BAIRD CONSULTING & DESIGNS LTD. FIRM NAME BAIRD DESIGNER</small>	
BAIRD CONSULTING & DESIGNS dean.baird@sympatico.ca			
PROJECT: PROPOSED DRIVE SHED FOR THE BARRET FAMILY			
TITLE: AS SHOWN			
DATE: FEB, 2018			
SCALE: 1/4" = 1'-0"			
JOB No. 05-18	DRAWING No. 2 OF 3		

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 1123 York Road

PROPOSAL: The applicant is proposing to establish a woodworking operation in the industrial mall currently under construction on the subject property.

BY-LAW

REQUIREMENTS: The property is located in the Industrial (B.1) Zone. A variance from Section 7.3.7 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that buildings or structures more than 133.2 metres north-east of the Watson Road street allowance as shown on Defined Area Map Number 58 shall not exceed a height of 9 metres, and rooftop appurtenance thereto shall not exceed a height of 3 metres above the roof line.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a dust collector for the proposed woodworking operation with a maximum height of 15 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, June 14, 2018

TIME: 4:00 p.m.

LOCATION: Room 112, City Hall, 1 Carden Street

APPLICATION NUMBER: A-46/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **June 7, 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).

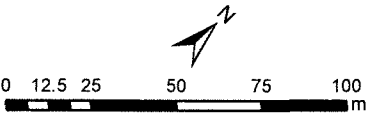
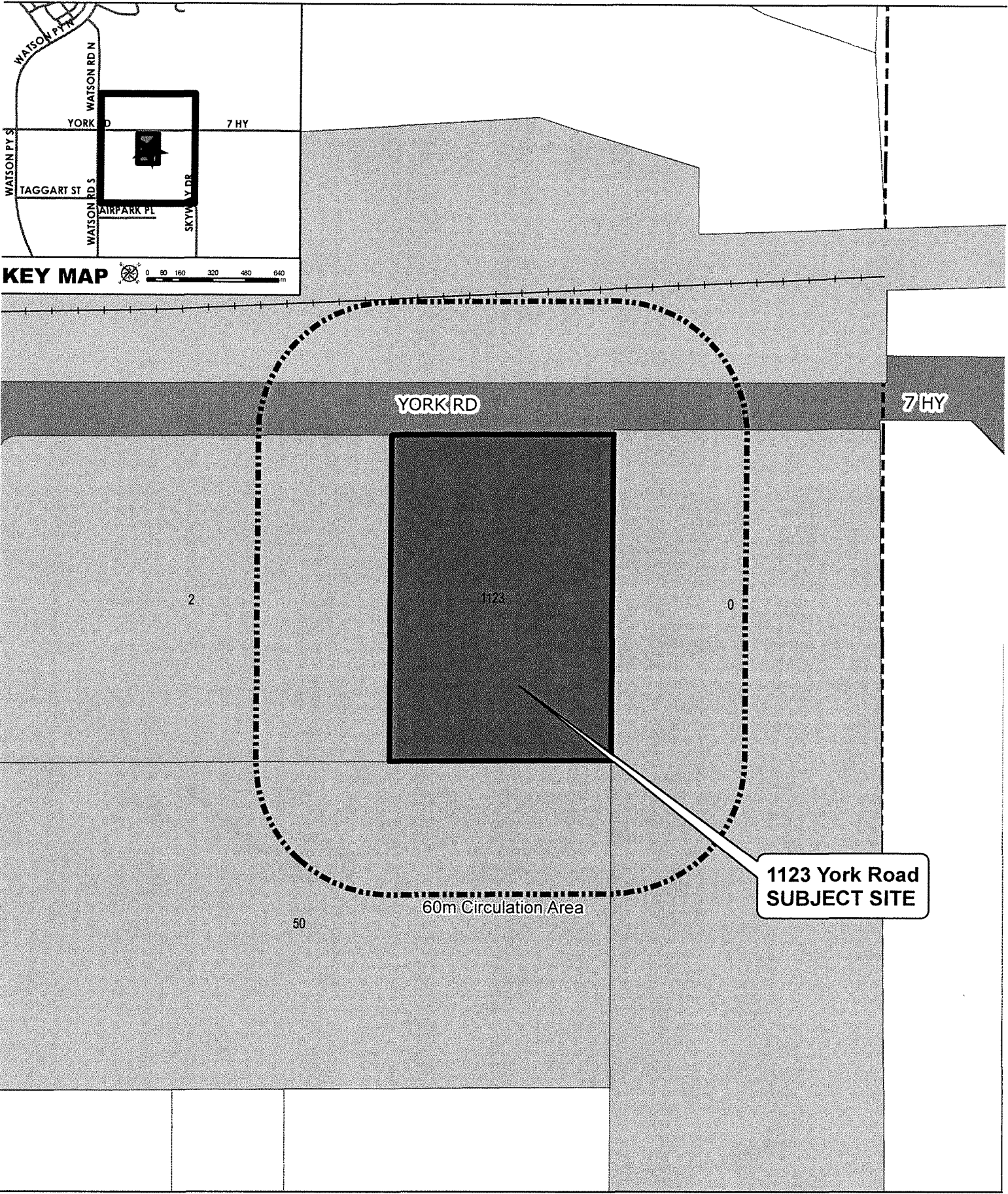
NOTICE OF THE DECISION

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 Local Planning Appeal Tribunal.

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

Dated this 25th day of May, 2018.



60m CIRCULATION AREA
1123 York Road
File No.: A-46/18



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 70 Kirkby Court

PROPOSAL: The applicant is proposing to expand the existing storage facility located on an adjacent property (56 Kirkby Court) onto the subject property, as well as to construct a warehouse.

BY-LAW

REQUIREMENTS: The property is located in the Industrial (B.1) Zone. A variance from Section 7.1.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses in the B.1 Zone, including a warehouse, but does not currently permit a storage facility.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a storage facility as an additional permitted use on the subject 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, June 14, 2018

TIME: 4:00 p.m.

LOCATION: Room 112, City Hall, 1 Carden Street

APPLICATION NUMBER: A-47/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **June 7, 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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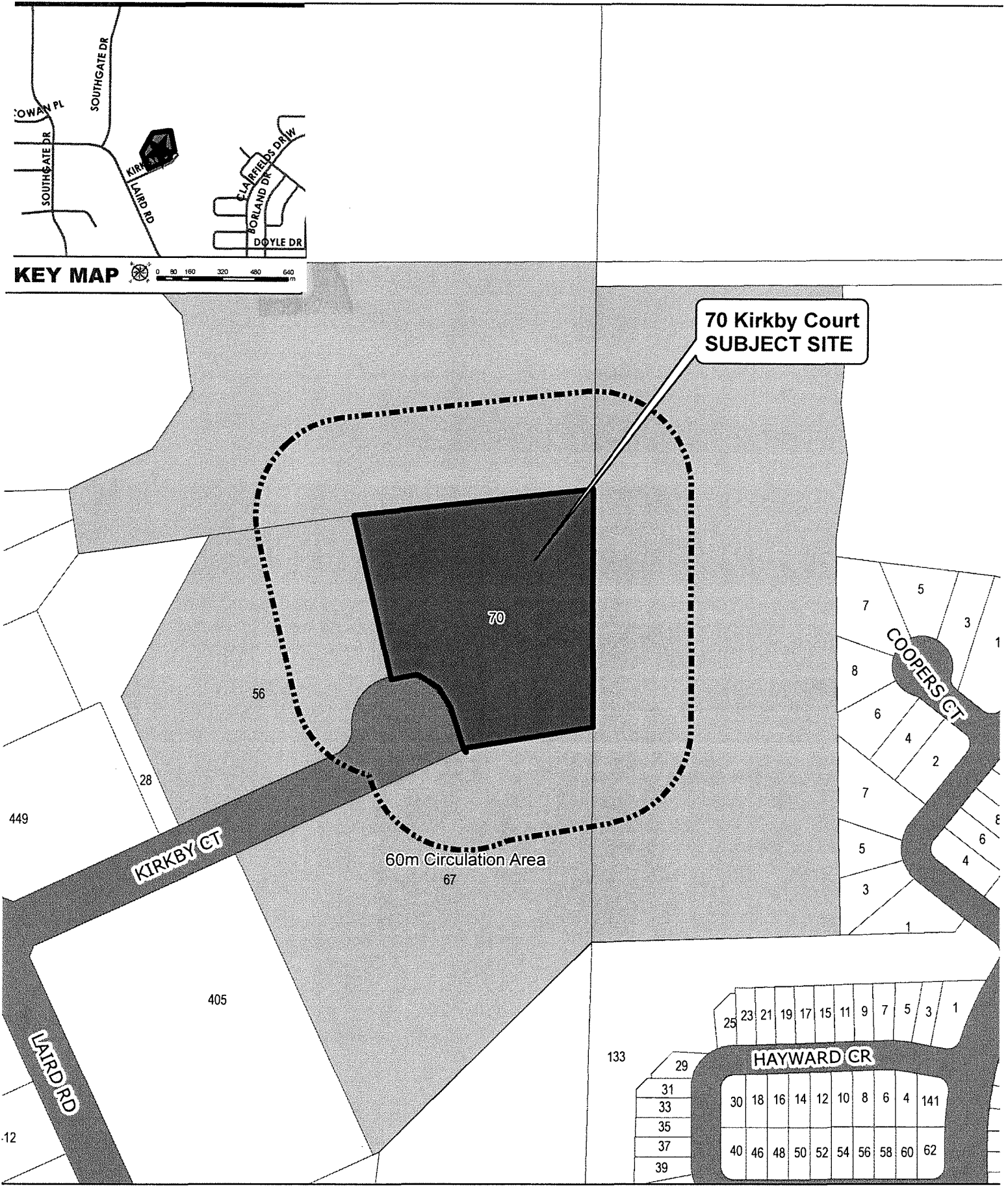
ADDITIONAL INFORMATION

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

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Dated this 25th day of May, 2018.



60m CIRCULATION AREA
70 Kirkby Court
File No.: A-47/18



PRELIMINARY BLOCK C, REGISTERED PLAN 080

PROPOSED BUILDING 1
BUILDING AREA= 1,486 sq. m.
(16,000 sq. ft.)

PROPOSED BUILDING 2
BUILDING AREA= 402.80 sq. m. (4,317 sq. ft.)

PROPOSED BUILDING 3
BUILDING AREA= 402.80 sq. m. (4,317 sq. ft.)

PROPOSED BUILDING 4
BUILDING AREA= 402.80 sq. m. (4,317 sq. ft.)

PROPOSED BUILDING 5
BUILDING AREA= 402.80 sq. m. (4,317 sq. ft.)

PROPOSED BUILDING 6
BUILDING AREA= 402.80 sq. m. (4,317 sq. ft.)

PROPOSED BUILDING 7
BUILDING AREA= 402.80 sq. m. (4,317 sq. ft.)

KIRKBY COURT

SWM Pond

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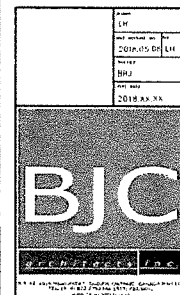
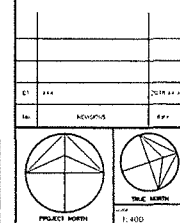
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TESTS	RESULTS	STATUS	COMMENTS
THICK MEASUREMENT	2.00 mm ± 0.02 mm	OK	
TEMPERATURE VALUES	200°C ± 5°C	OK	
FORCE (SPREAD DIMENSIONS)	100 N ± 5 N	OK	
ADHESION (TENSILE STRENGTH)	10 MPa ± 1 MPa	OK	

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The information and material herein represent the confidential property of Bell. The information is to be used only for the information available to them at the time of preparation of these documents. Any use, such as disclosure, reproduction, or use of the information contained in these documents, without the express written consent of Bell, is prohibited. Each individual who has had access to the information in this report and agrees not to disclose it to the public, professional, or other third party is to sign the drawing (see sample) on the drawing.

CONFIDENTIAL



client	
MAR-COT DEVELOPMENTS INC.	
56 W 49th STREET CITY/ST	Establis HITE ST
MAPO COTTONCO	310-762-0625
SAPO DESIGN FOR 70 KIRKBY CT	
20 W 49th STREET CITY/ST	310(440) 1110 311

drawing title
SITE PLAN
(OPTION 2)

revision

Project No. 10-036	Sheet description number
Sheet No.	

A - 101 01

[illegible]

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Applications for Consent [Severance] have been filed with the Committee of Adjustment.

- LOCATION:** 745 Stone Road East
- PROPOSAL:** The applicant is proposing to sever the property to create two new residential lots fronting onto Stone Road East.
- BY-LAW REQUIREMENTS:** The property is located in the Specialized Residential Single Detached (R.1A-4), Urban Reserve (UR), Specialized Urban Reserve (UR-7), Parkland (P.1), and Wetland (WL) Zones.

- REQUEST:** The applicant is requesting the following severances:
- a) Part 3 (File B-15/18) with frontage along Stone Road East of 10.0 metres and an area of 0.8 hectares; and
 - b) Part 4 (File B-18/17) with frontage along Stone Road East of 10.0 metres and an area of 0.9 hectares.

The first retained parcel (Part 2) is proposed to have frontage along Stone Road East of 60.96 metres and an area of 0.47 hectares. The second retained parcel (Part 5) is proposed to have frontage along Stone Road East of 152.96 metres and an area of 7.43 hectares.

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

- DATE:** Thursday, June 14, 2018
- TIME:** 4:00 p.m.
- LOCATION:** Room 112, City Hall, 1 Carden Street,
- APPLICATION NUMBERS:** B-15/18 and B-16/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the applications. 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 **June 7, 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 these applications will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to these applications 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).

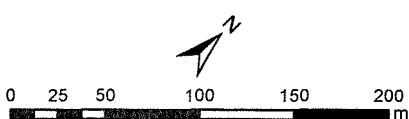
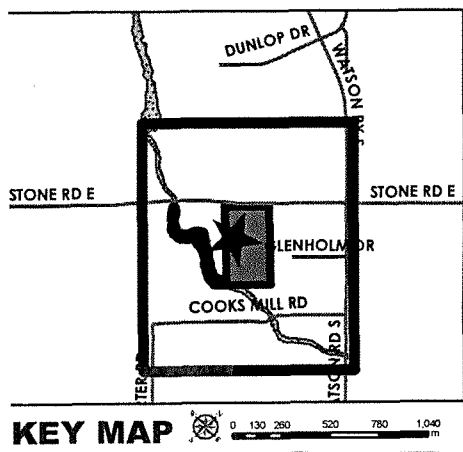
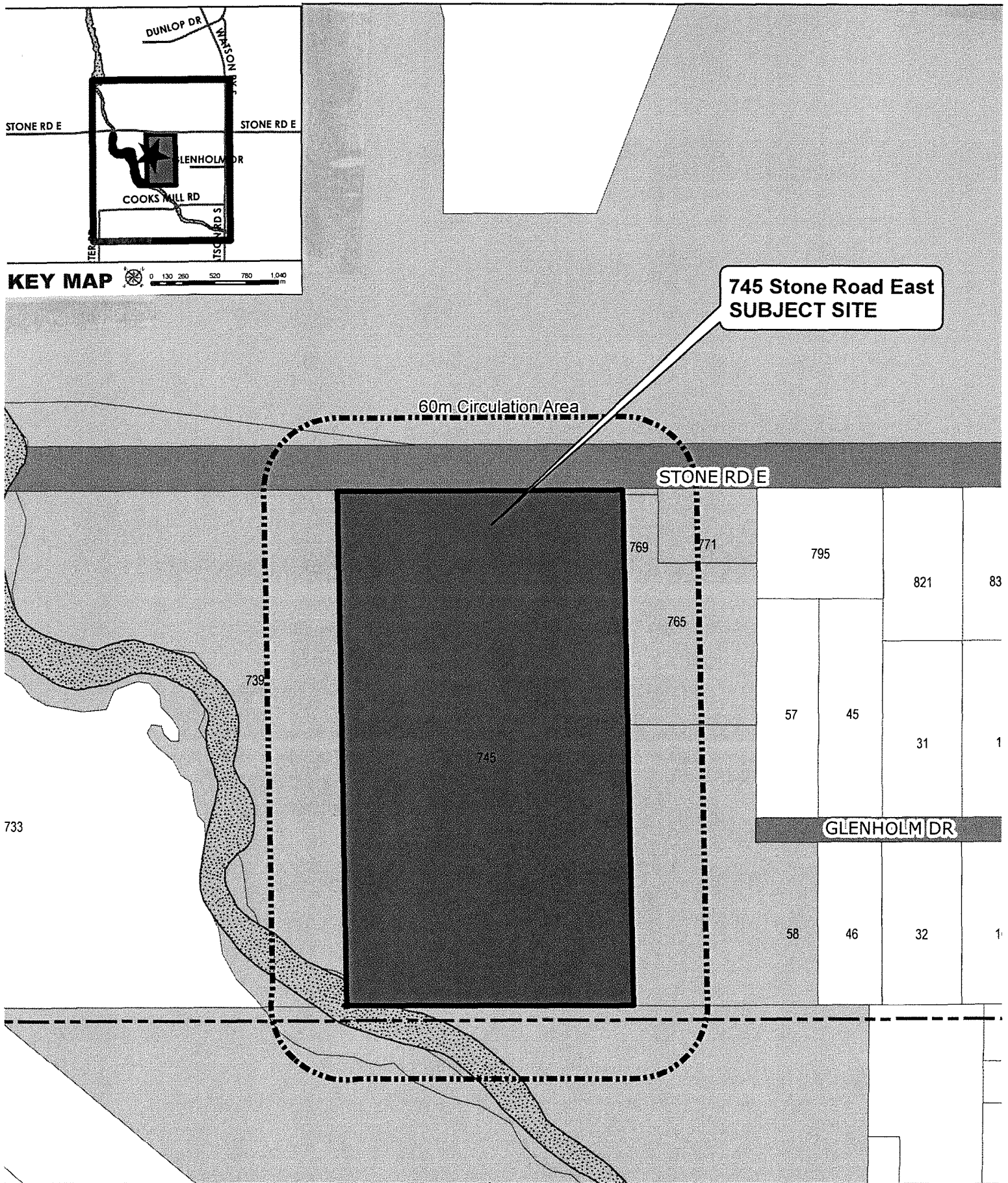
NOTICE OF THE DECISION

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consents, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

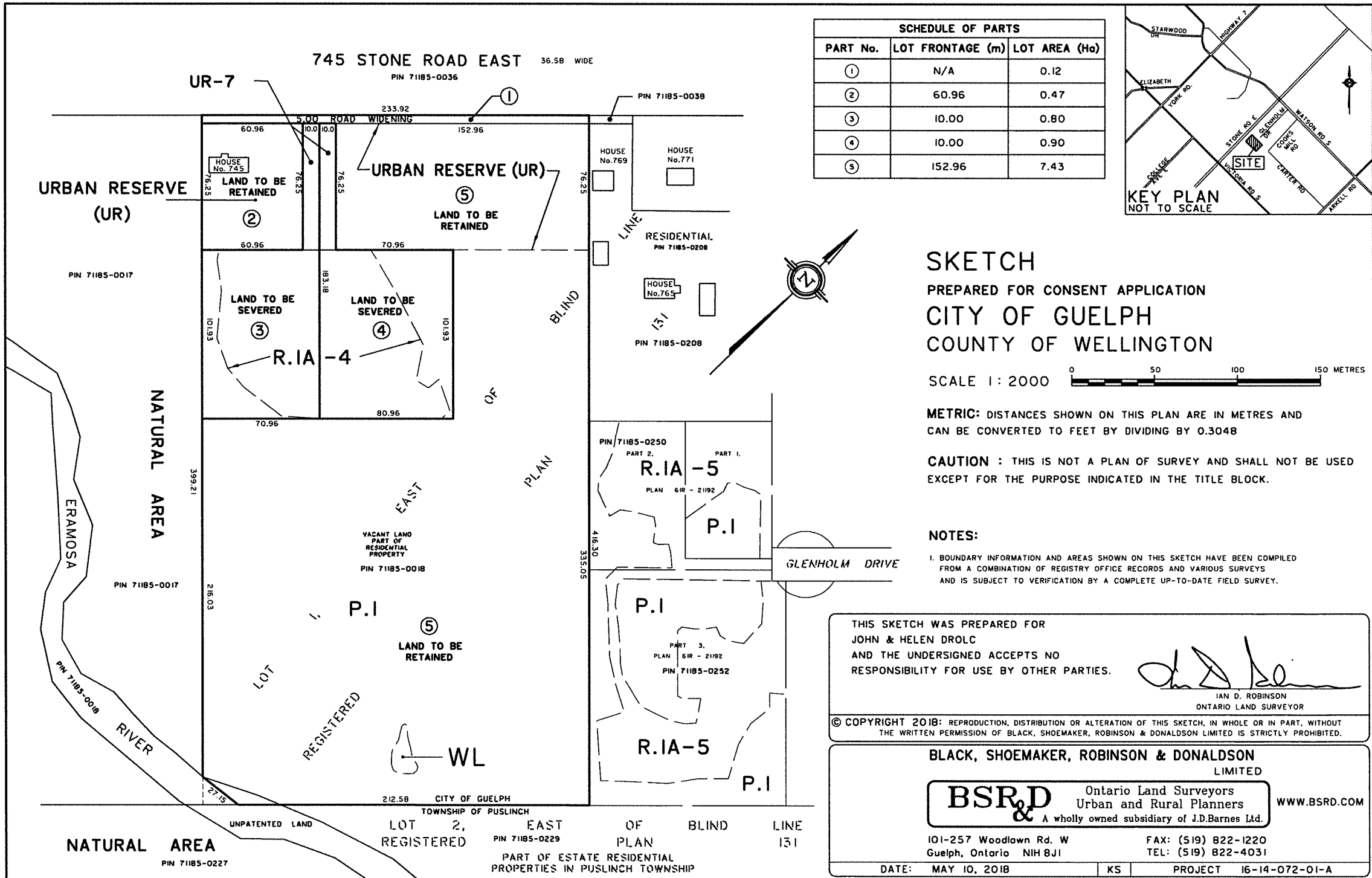
Please be advised that if a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses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

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

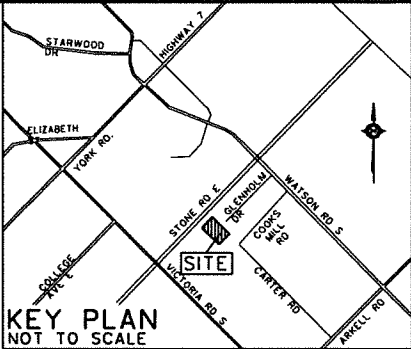
Dated this 25th day of May, 2018.



60m CIRCULATION AREA
745 Stone Road East
File No.: B-15/18 & B-16/18



SCHEDULE OF PARTS		
PART No.	LOT FRONTAGE (m)	LOT AREA (Ha)
①	N/A	0.12
②	60.96	0.47
③	10.00	0.80
④	10.00	0.90
⑤	152.96	7.43



SKETCH
PREPARED FOR CONSENT APPLICATION
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 2000

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:

1. 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
JOHN & HELEN DROLIC
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

IAN D. ROBINSON
IAN D. ROBINSON
ONTARIO LAND SURVEYOR

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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.

WWW.BSRD.COM

101-257 Woodlawn Rd. W
Guelph, Ontario N1H 8J1

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

DATE: MAY 10, 2018

KS

PROJECT 16-14-072-01-A

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 48 Mont Street

PROPOSAL: The applicant is proposing to renovate the existing detached garage to accommodate a proposed personal home office.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.5.1.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that an accessory building or structure is not located within 0.6 metres of any lot line.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the existing detached garage to be located 0.52 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, June 14, 2018

TIME: 4:00 p.m.

LOCATION: Room 112, City Hall, 1 Carden Street

APPLICATION NUMBER: A-48/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **June 7, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

ADDITIONAL INFORMATION

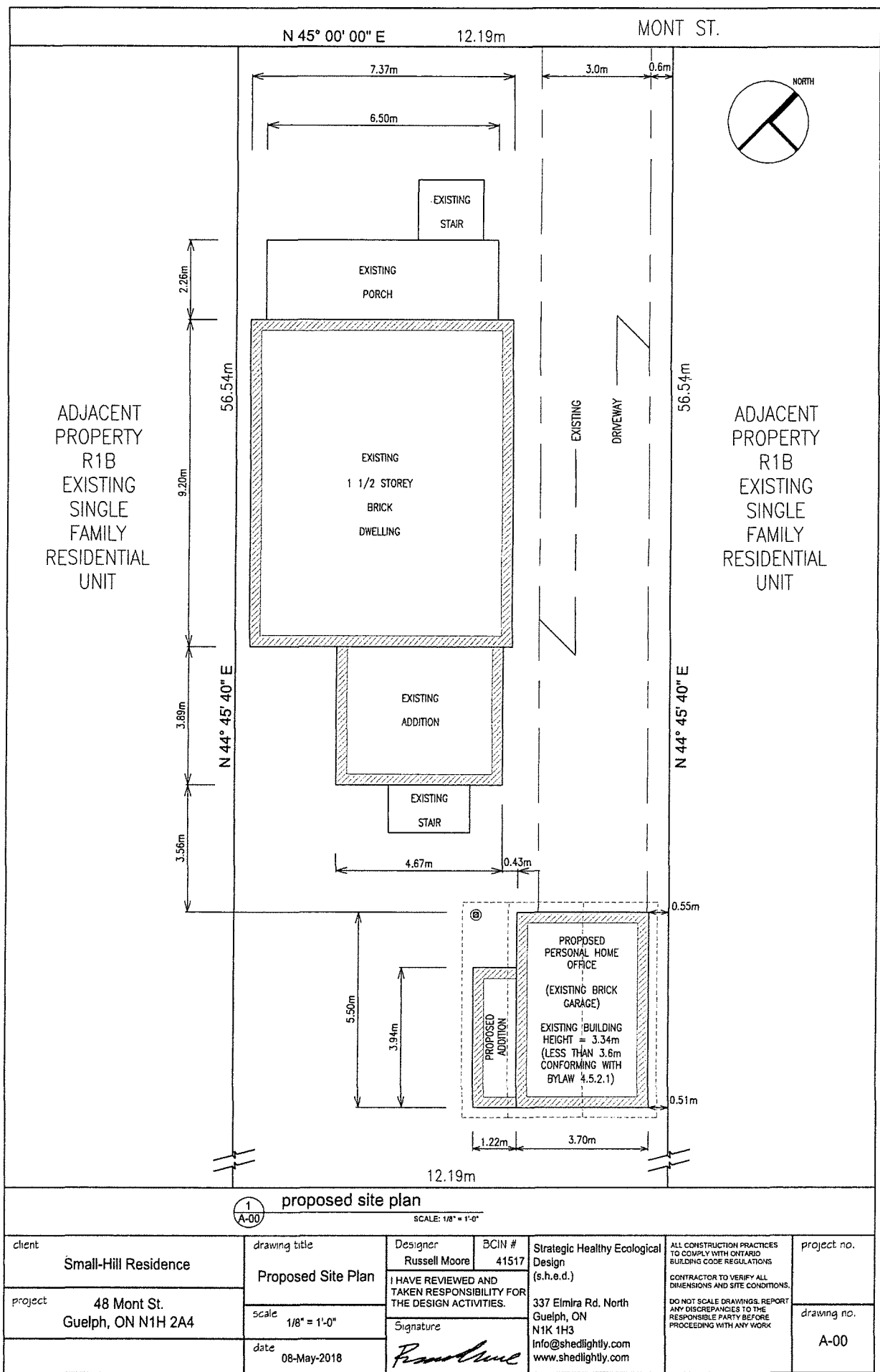
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours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

NOTICE OF THE DECISION

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



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:** 177 Norfolk Street
- PROPOSAL:** The applicant is proposing to rebuild the existing exterior stairs leading up to the second floor and balcony of the existing building. The applicant is also proposing to construct a fence along the left side of the property.
- BY-LAW REQUIREMENTS:** The property is located in the Office Residential (OR) and the Downtown 2 (D.2) Zones. Variances from Table 4.7 Row 12, Sections 4.20.2 and 4.20.3 of Zoning By-law (1995)-14864, as amended, are being requested.

- The By-law requires:
- a) that exterior stairs be setback a minimum of 0.8 metres from the front lot line;
 - b) within any Commercial, Park, Urban Reserve or Institutional Zone, any fence located in a front yard, side yard or exterior side yard shall not exceed 1.6 metres in height; and
 - c) 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.

- REQUEST:**
- The applicant is seeking relief from the By-law requirements to permit:
- a) a setback of 0.0 metres from the front lot line for exterior stairs leading up to the second floor and balcony;
 - b) a height of 1.9 metres for the proposed fence along the left side of the property up to the front property line; and
 - c) a fence to be located within 4 metres of the street line with a height of 1.9 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, June 14, 2018
- TIME:** 4:00 p.m.
- LOCATION:** Room 112, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-49/18

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

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **June 7, 2018 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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ADDITIONAL INFORMATION

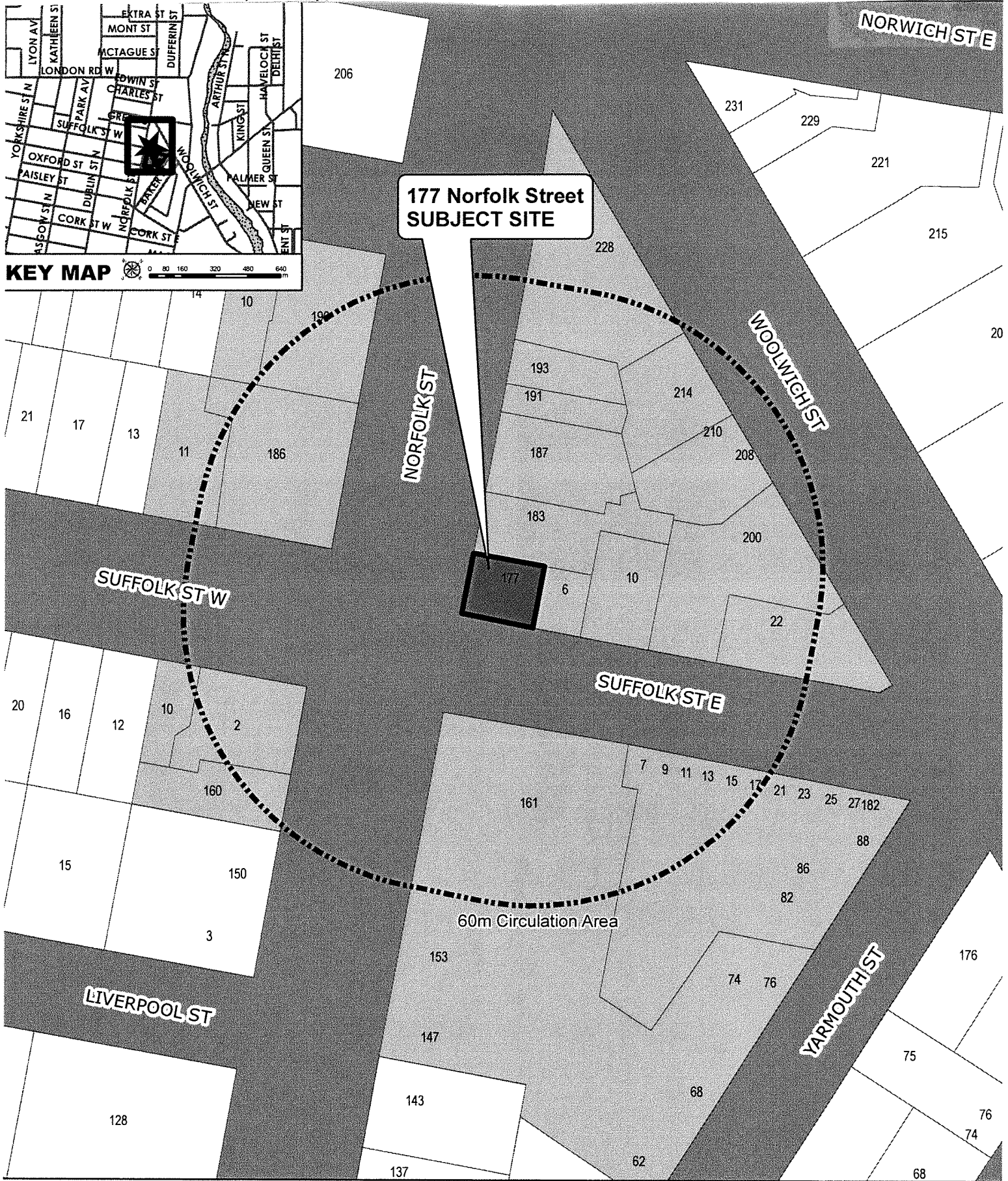
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NOTICE OF THE DECISION

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

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

Dated this 25th day of May, 2018.



60m CIRCULATION AREA
177 Norfolk Street
File No.: A-49/18

LEGEND:

- DENOTES SURVEY MONUMENT SET
— DENOTES SURVEY MONUMENT FOUND
SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
IB DENOTES .015 x .015 x 0.60 IRON BAR
375 DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
P1 DENOTES REGISTERED PLAN 35
P2 DENOTES DEPOSITED PLAN 61R-1593 BY (375)
P3 DENOTES SURVEY BY (VH), PROJECT No. 71-490, DATED DEC 14, 1971
P4 DENOTES DEPOSITED PLAN 61R-1346 BY (VH)

EXISTING ELEVATION x 333.08
TOP OF FOUNDATION TF=333.08
FINISHED FLOOR ELEVATION FF=333.08

GAS METER CM

DOWNSPOUT DS

DECIDUOUS TREE



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 0.99959874.
- 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.

BEARING COMPARISONS:

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

PLANS	ROTATION FOR NORTHEAST BEARINGS
P2	-1°48'10"
P3 & P4	-0°50'00"

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2036687



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 14th DAY OF NOVEMBER, 2017.

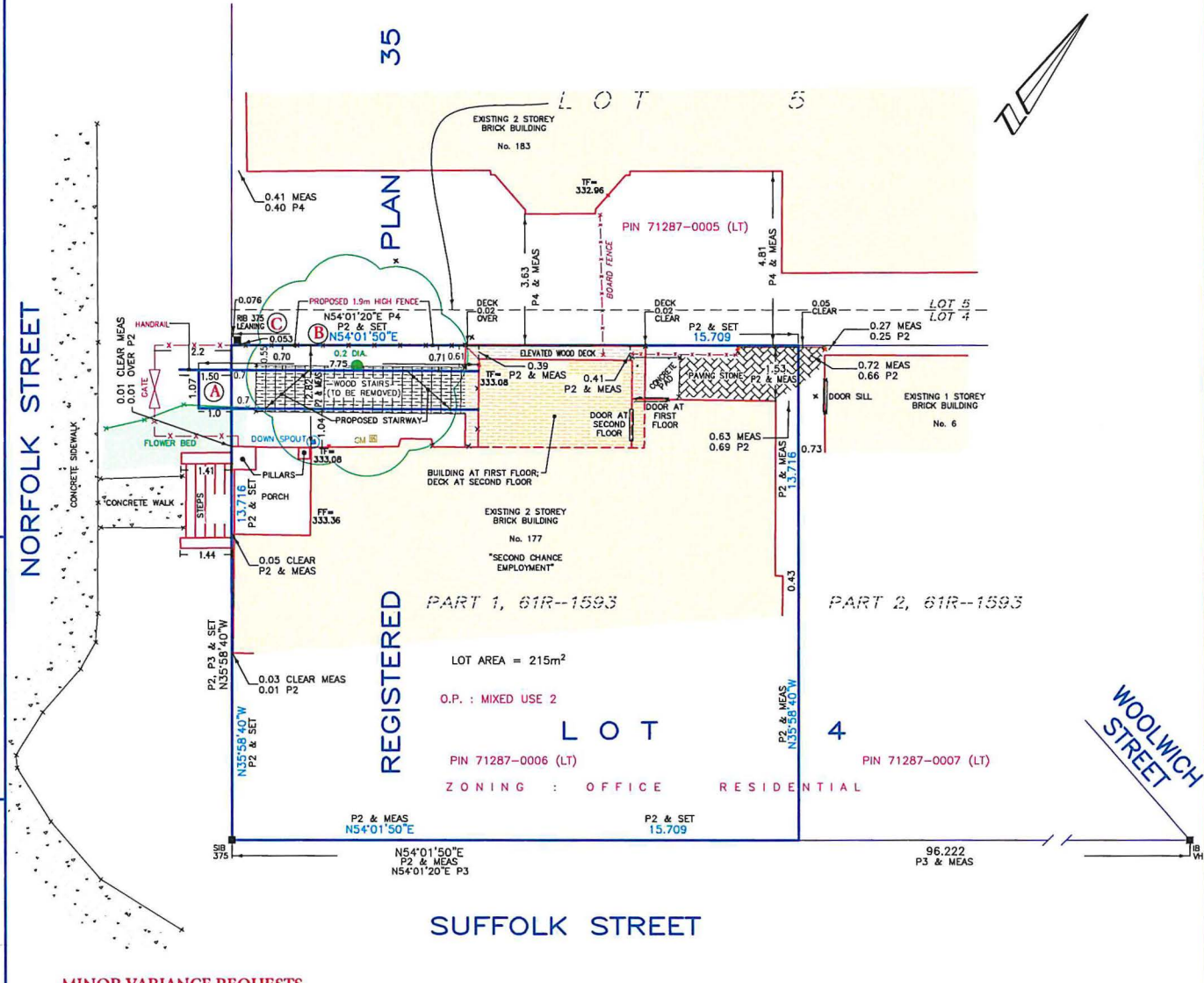
DATE: DECEMBER 1, 2017

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

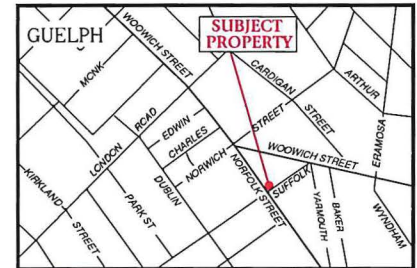
NORFOLK STREET



MINOR VARIANCE REQUESTS

- (A) STAIRS TO PROJECT 0.0m VS. A MINIMUM SETBACK OF 0.8m FROM THE FROM LOT LINE INTO FRONT YARD (TABLE 4.7, ROW 12)
- (B) 1.9m HIGH FENCE VS. 1.6m HIGH FENCE (SECTION 4.20.2)
- (C) 1.9m HIGH FENCE VS. 0.8m HIGH FENCE WITHIN FIRST 4m OF FRONT LIMIT (SECTION 4.20.3)

KEYMAP:



PROPERTY DESCRIPTION:

- PIN 71287-0006 (LT)
- ADDRESS: 177 NORFOLK STREET
- PART OF LOT 4, REGISTERED PLAN 35, BEING PART 1, 61R-1593
- CITY OF GUELPH

NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED OFFICE RESIDENTIAL (OR).
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF MIXED USE 2.

SURVEY INFORMATION:

BENCHMARK REFERENCE:
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

TOPOGRAPHIC SURVEY DATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 14th DAY OF NOVEMBER, 2017.

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

- THIS SKETCH IS PROTECTED BY COPYRIGHT. ©

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

SKETCH FOR PROPOSED
STAIRS
PART OF LOT 4, REGISTERED PLAN 35
CITY OF GUELPH

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
3	MINOR VARIANCE SUBMISSION	MAY 14, 2018
2	ENCROACHMENTS	FEB. 6, 2018
1	SHOW PROPOSED STAIRS AND FENCE	JAN. 25, 2018
0	INITIAL SURVEYOR'S REAL PROPERTY REPORT	DEC. 1, 2017

PREPARED FOR: DARMAX INC.

PROJECT No. 25271-17

DRAWING SCALE 1 : 100



Elmira Ph: 519-669-5070 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. CHECKED BY: J.E.B.

May 14, 2018-3:25pm

G:\GUELPH\035\ACAD\PROPSAIR LOT 4 (DARMAX) UTM 2010 NR.DWG