

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, March 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 - FEBRUARY 8, 2018
REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS**

CURRENT APPLICATIONS

- | | | | |
|----|----------------|-----------|--|
| a) | A-18/18 | Owner: | Roger and Faith Garriock |
| | | Agent: | N/A |
| | | Request: | Variance for height of fence |
| | | Location: | 124 Mary Street |
| | | | |
| b) | A-19/18 | Owner: | Michael Atkinson |
| | | Agent: | Emily Atkinson |
| | | Request: | Permission to extend/enlarge legal non-conforming use and variance for rear yard setback |
| | | Location: | 30 Albert Street |
| | | | |
| c) | A-20/18 | Owner: | Cornerstone Management Inc. |
| | | Agent: | N/A |
| | | Request: | Variance for setback of rear deck to side lot line |
| | | Location: | 9 Geddes Crescent |
| | | | |
| d) | A-21/18 | Owner: | The First Christian Reformed Church of Guelph |
| | | Agent: | Astrid Clos, Astrid J. Clos Planning Consultants |
| | | Request: | Variance to add an off-street parking area as a permitted use |
| | | Location: | 279 Water Street |
| | | | |
| e) | A-22/18 | Owner: | Joseph and Andrea Porretti |
| | | Agent: | N/A |
| | | Request: | Variance for height of garage |
| | | Location: | 90 Dean Avenue |
| | | | |
| f) | B-6/18 | Owner: | Ian Jardine |
| | | Agent: | N/A |
| | | Request: | Consent for severance to create a new residential lot |
| | | Location: | 116 Lemon Street |

OTHER BUSINESS

ADJOURNMENT – next regular hearing April 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: 124 Mary Street

PROPOSAL: The applicant is proposing to increase the height of an existing fence along the interior side yard of the subject property.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.20.11 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that within any residential zone, any fence located in the interior side yard shall not exceed 1.9 metres in height.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a fence height of 2.5 metres in the interior side yard.

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, March 8, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-18/18

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

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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.

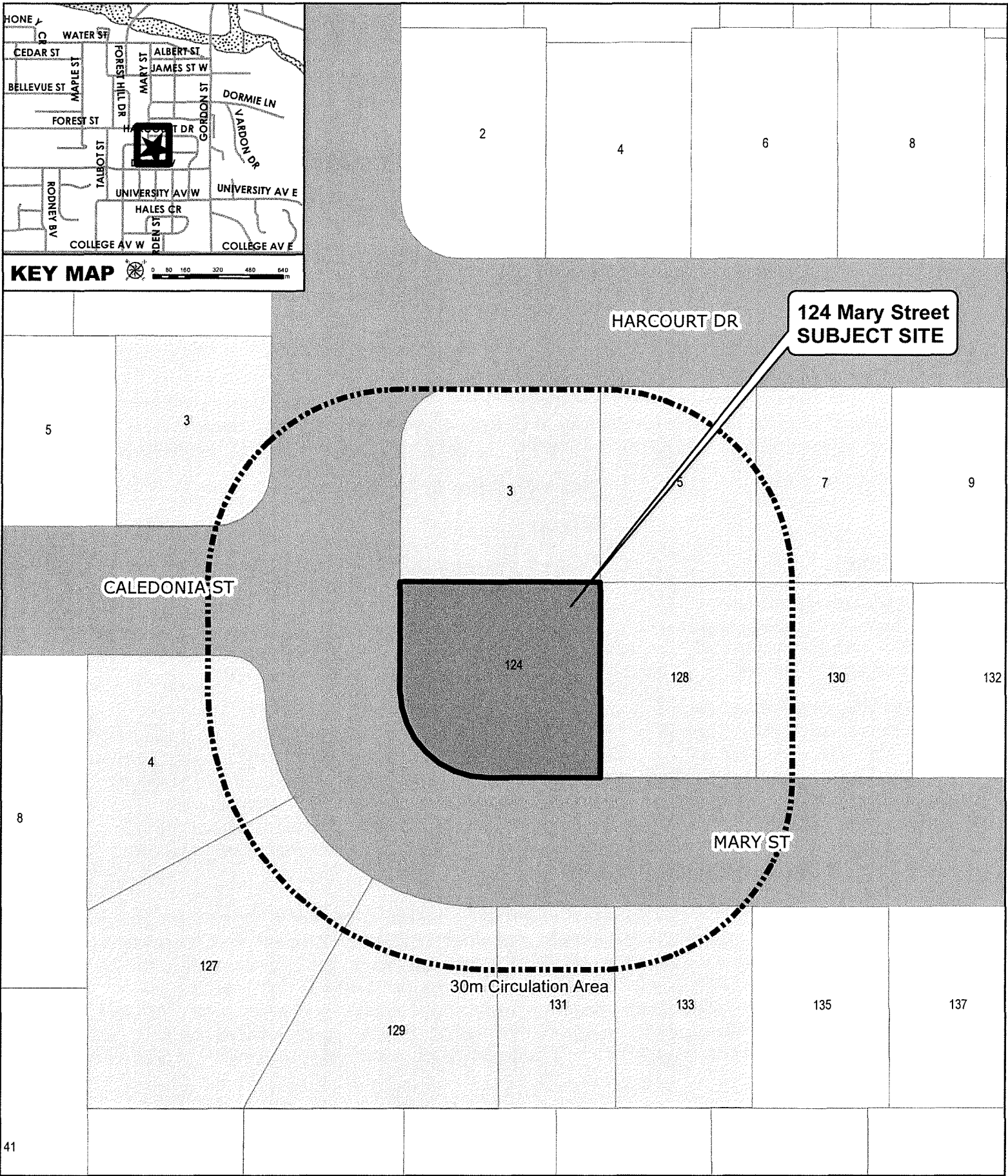
ADDITIONAL INFORMATION

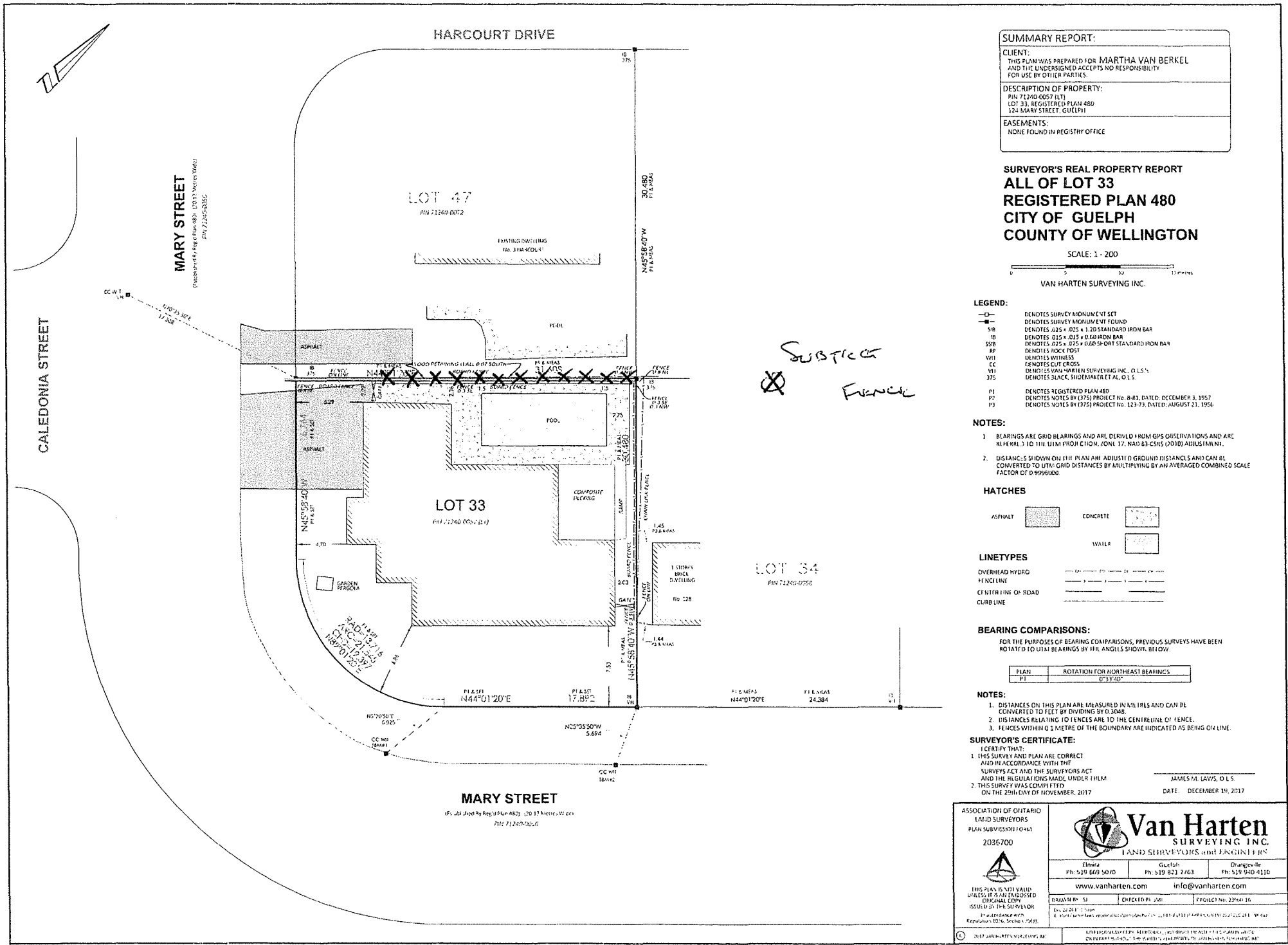
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours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

Dated this 20th day of February, 2018.

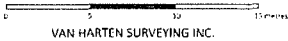




SUMMARY REPORT:	
CLIENT:	THIS PLAN WAS PREPARED FOR: MARTHA VAN BERKEL AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
DESCRIPTION OF PROPERTY:	PIN 71240-0057 (LT1) LOT 33, REGISTERED PLAN 480 124 MARY STREET, GUELPH
EASEMENTS:	NONE FOUND IN REGISTRY OFFICE

SURVEYOR'S REAL PROPERTY REPORT
ALL OF LOT 33
REGISTERED PLAN 480
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE: 1 - 200



VAN HARTEN SURVEYING INC.

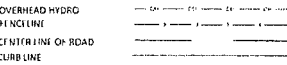
- LEGEND:
- DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - S/B DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
 - 1/B DENOTES .015 x .015 x 0.60 IRON BAR
 - SS/B DENOTES .025 x .025 x 0.60 SHORT STANDARD IRON BAR
 - R/P DENOTES ROCK POST
 - V/W DENOTES WITNESS
 - CC DENOTES CUT CROSS
 - V/1 DENOTES VAN HARTEN SURVEYING INC. O.L.S.
 - 7/5 DENOTES BRACK, SHOTMARKER ET AL. O.L.S.
 - P1 DENOTES REGISTERED PLAN 480
 - P2 DENOTES NOTES BY (375) PROJECT NO. 8-83, DATED: DECEMBER 3, 1957
 - P3 DENOTES NOTES BY (375) PROJECT NO. 123-73, DATED: AUGUST 21, 1956

- NOTES:
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERENCE TO THE UTM PROJECTION, ZONE 17, NAD 83-CSR (2010) ADJUSTMENT.
 - DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9999680.

HATCHES



LINETYPES



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

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1	0°33'00"

- NOTES:
- DISTANCES ON THIS PLAN ARE MEASURED IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DISTANCES RELATING TO FENCES ARE TO THE CENTRELINE OF FENCE.
 - FENCES WITHIN 0.3 METRE OF THE BOUNDARY ARE INDICATED AS BEING ON LINE.

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 29th DAY OF NOVEMBER, 2017.

JAMES M. LAWS, O.L.S.
DATE: DECEMBER 19, 2017

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION 10441
2036700

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Thornhill: Ph. 905 880 5040
Guelph: Ph. 519 821 2763
Orangeville: Ph. 519 810 4110

www.vanharten.com info@vanharten.com

DRAWN BY: SJ
CHECKED BY: JMI
PROJECT NO.: 2364016

DATE: 2017-11-29
BY: JAMES M. LAWS, O.L.S.
REGULATIONS 1016, SECTION 7(2)(3)

THIS PLAN IS NOT VALID UNLESS IT IS AN UNDOUBTED ORIGINAL COPY ISSUED BY THE SURVEYOR

INTERESTED PARTIES ARE REQUESTED TO CONTACT THE SURVEYOR FOR ANY CHANGES TO THE PLAN OR FOR ANY OTHER INFORMATION.

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:** 30 Albert Street
- PROPOSAL:** The applicant is proposing to demolish and reconstruct an addition to the existing stone cottage located at the rear of the subject property. The reconstruction will include altering the roofline of the addition, which will increase the height to 3.4 metres.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. A variance from Table 5.1.2 Row 8 of Zoning By-law (1995)-14864, as amended, is being requested.

The property contains two separate residential dwellings on one property, which is considered to be legal non-conforming in the R.1B Zone. 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 rear yard setback of 7.5 metres or 20% of the lot depth [being 8 metres], whichever is less.

REQUEST:
The applicant is requesting permission to enlarge/extend the legal non-conforming use to reconstruct an addition to the existing stone cottage, which will increase the height to 3.4 metres. In addition, the applicant is seeking relief from the By-law requirements to permit a rear yard setback of 0.2 metres for the existing stone cottage.

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, March 8, 2018
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-19/18

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 **March 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

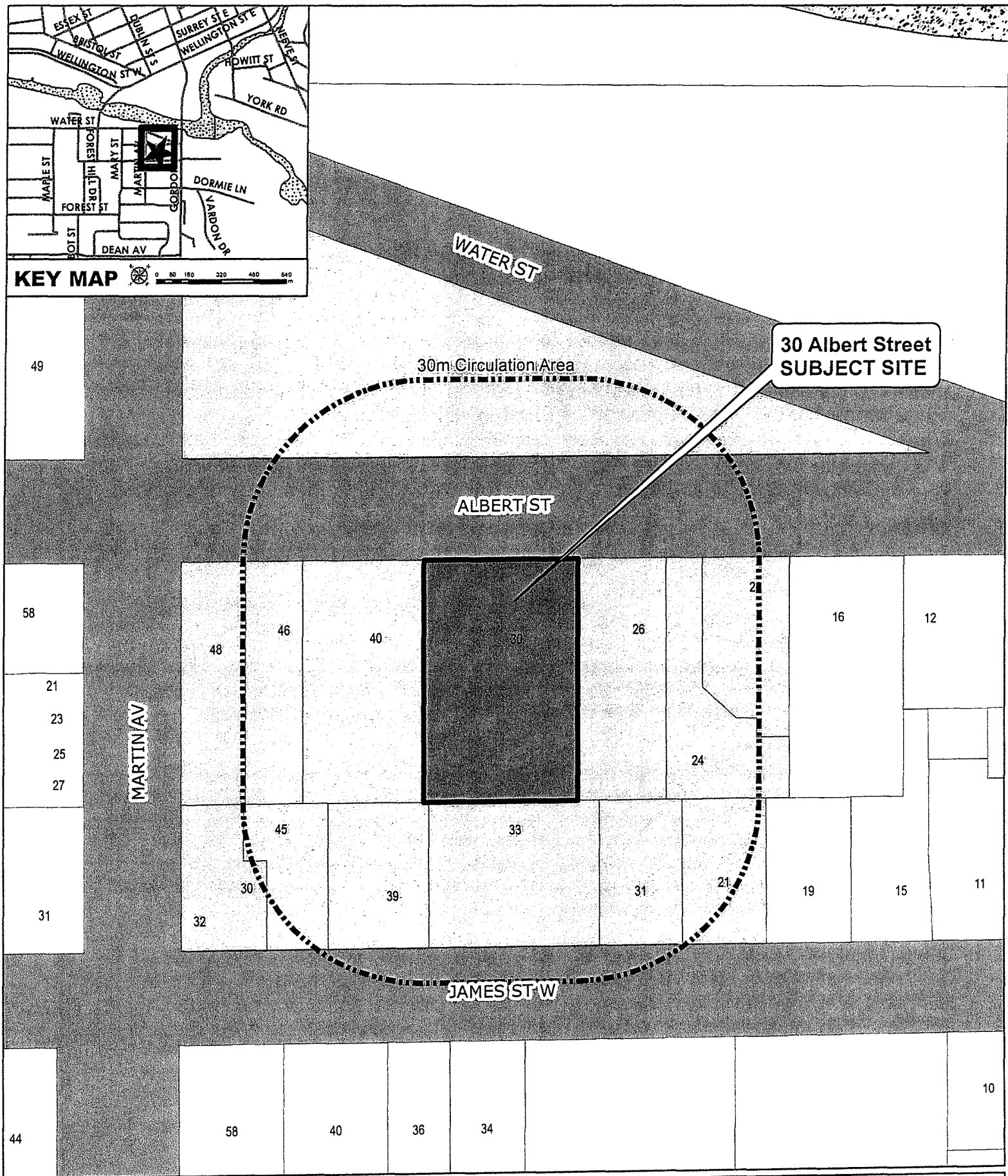
related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

NOTICE OF THE DECISION

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

Dated this 20th day of February, 2018.



OF PART OF LOT 14, AND ALL OF LOT 15

REGISTERED PLAN 37

CITY OF GUELPH

COUNTY OF WELLINGTON

SCALE: 1 INCH = 15 FEET

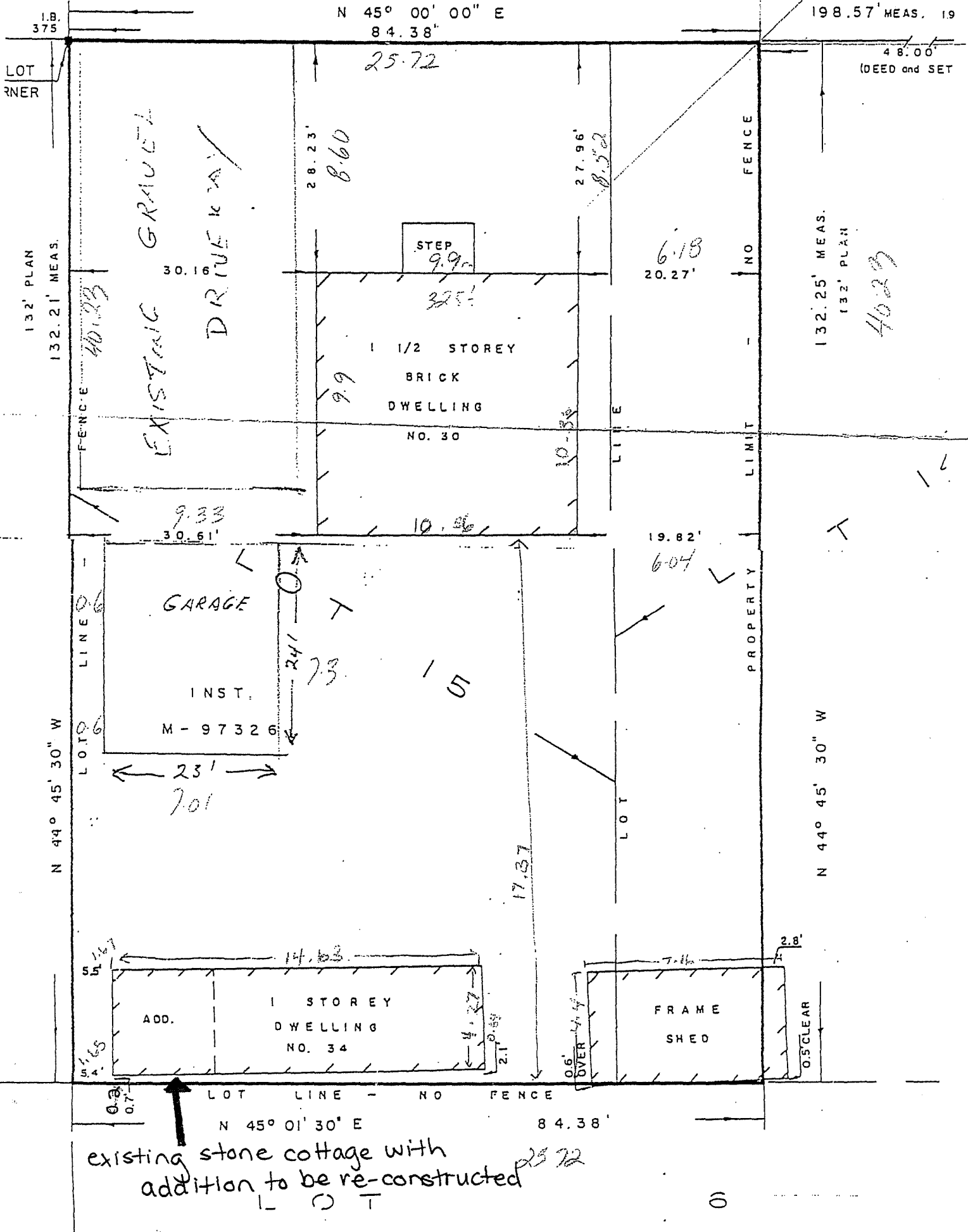
L. VAN HARTEN, O.L.S. - 1986

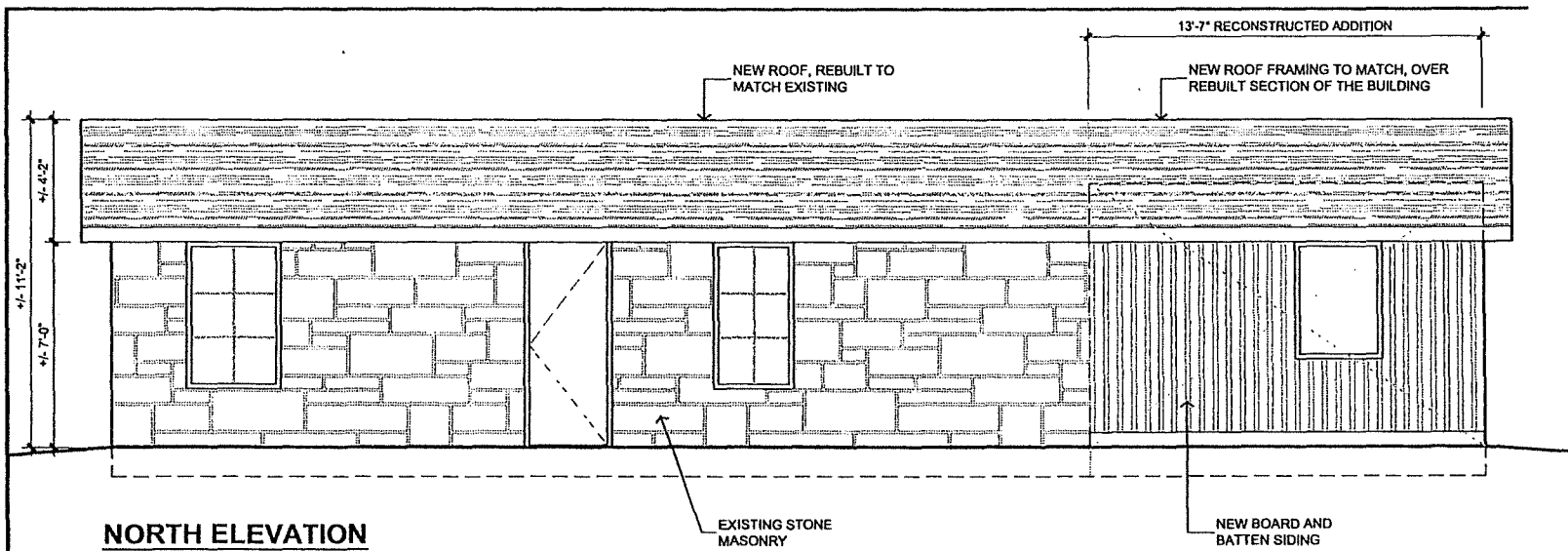


ALBERT

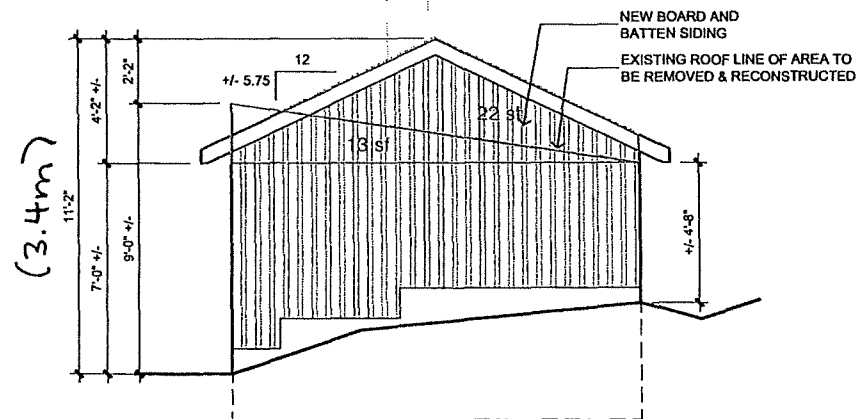
STREET

(52.8' WIDE)





NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

These documents are instruments of service and are the copyright property of JGH Drafting & Design. They may not be reproduced, altered or reused without the expressed written consent of the undersigned (John Hill).

Date	Issue
AUG. 17 2017	ISSUED FOR CLIENT REVIEW
JAN. 26 2018	ISSUED FOR CLIENT REVIEW

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

JOHN HILL	39864
NAME	SIGNATURE BCIN

MIKE & EMILY ATKINSON
GUELPH, ON

HERITAGE STONE COTTAGE REHABILITATION
30 ALBERT ST. GUELPH, ON

ELEVATIONS

1/4" = 1'-0"	A-2
Date AUG. 2017	
Drawn By JDH	
013-17	

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 9 Geddes Crescent

PROPOSAL: The applicant is proposing to maintain a portion of the existing rear deck which is located within the required setback to the right lot line.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1C-14) Zone. A variance from Table 4.7 Row 1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that an uncovered porch not more than 1.2 metres above finished grade be located a minimum distance of 0.6 metres from the side lot line.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a portion of the rear deck to be located 0 metres from the right side 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, March 8, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-20/18

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PROVIDING COMMENTS

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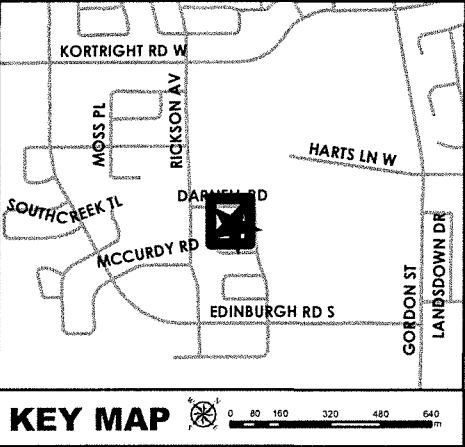
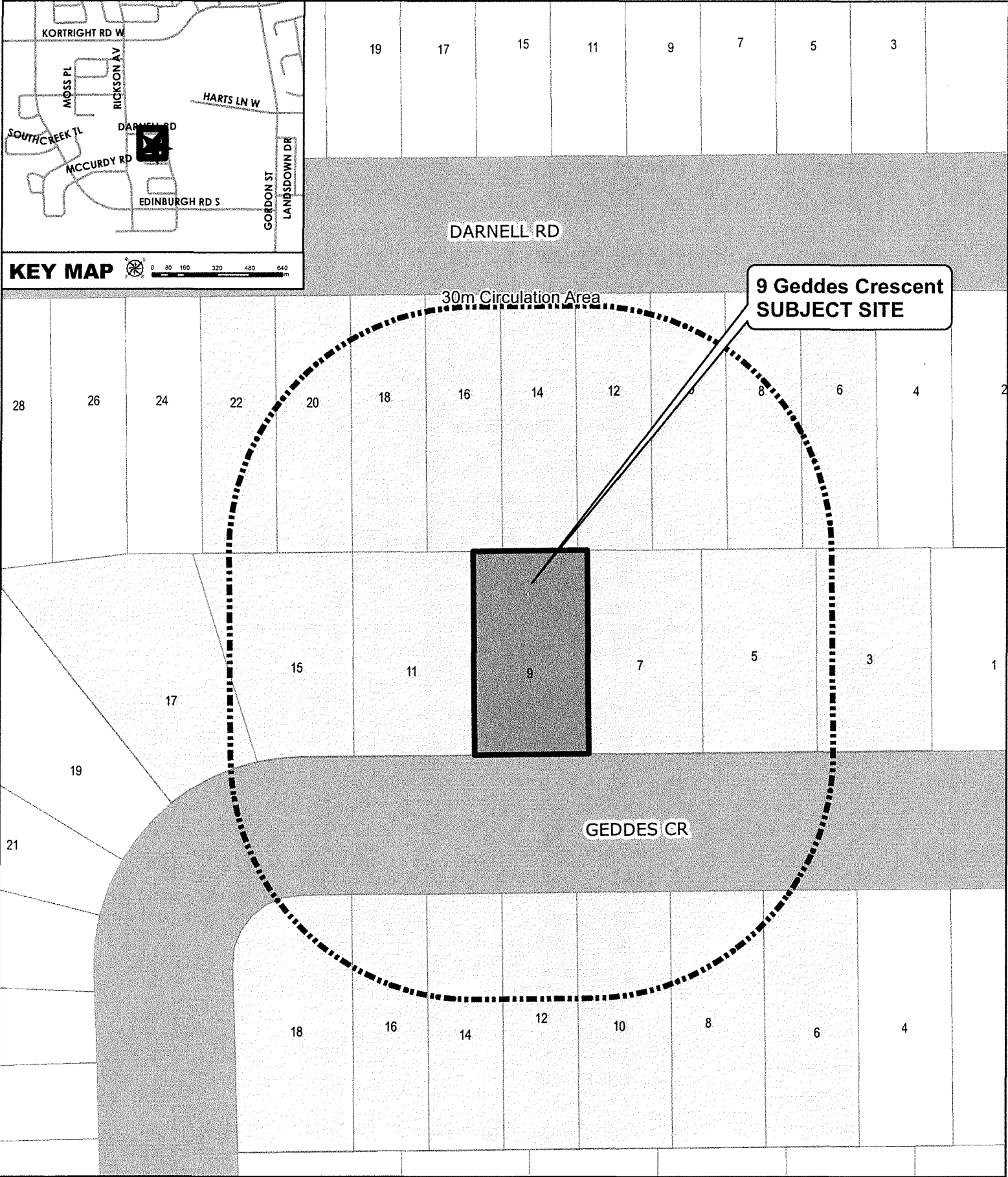
ADDITIONAL INFORMATION

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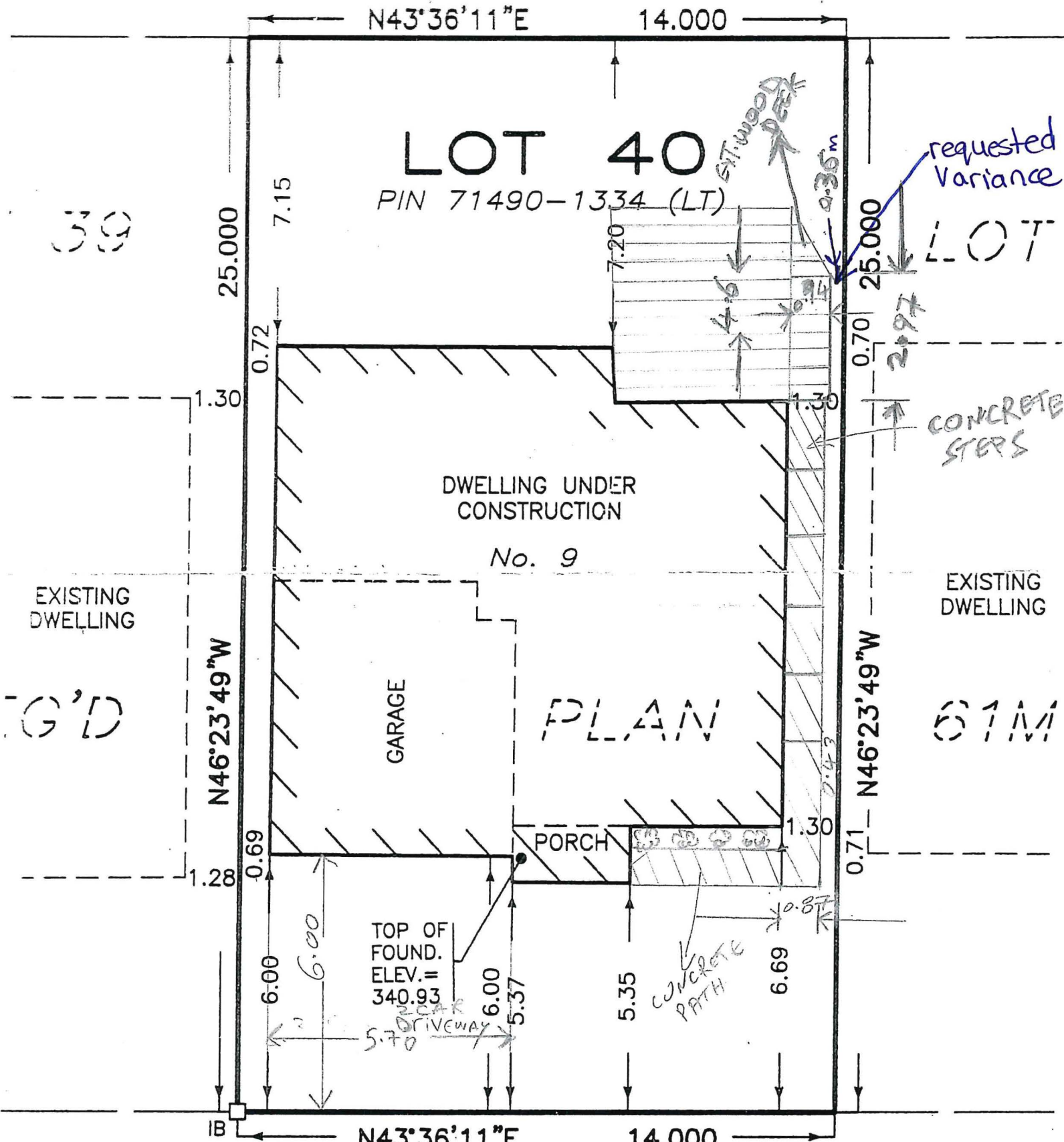
Dated this 20th day of February, 2018.



LOT 24

LOT 25

LOT 26



N43°36'11"E
(Reference Bearing)

SCALE 1M → 1CM

Geddes Crescent

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 279 Water Street

PROPOSAL: The applicant is proposing to demolish the existing dwelling to allow the lot to be used as part of the parking lot for the First Christian Reformed Church of Guelph located on the abutting property at 287 Water Street. The applicant has recently consolidated these two parcels to accommodate an expansion of the church (subject to site plan approval file SP17-046).

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 5.1.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses in the R.1B Zone, but does not currently permit an off-street parking area.

REQUEST:
The applicant is seeking relief from the By-law requirements to permit an off-street parking area as an additional permitted use on the property.

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APPLICATION NUMBER: A-21/18

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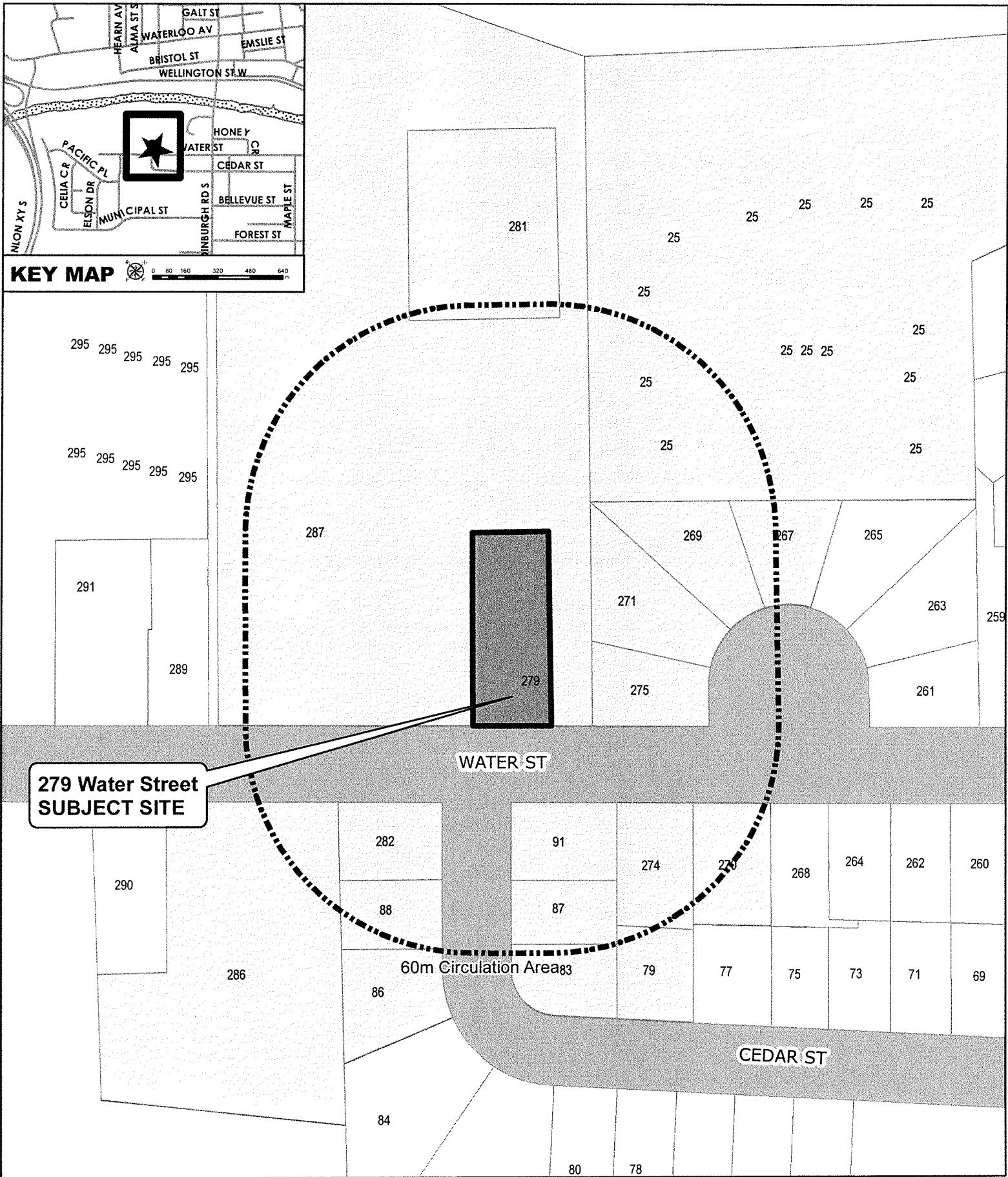
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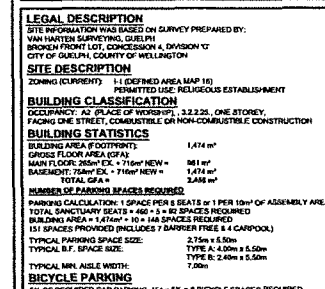
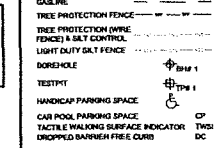
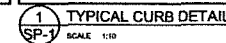
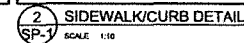
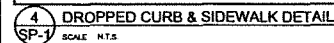
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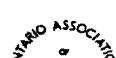




DICKINSON + HICKS
ARCHITECTS INC.

45 MILL STREET ORANGEVILLE ONT. L9W 2M4
TEL: (519) 941-0912 FAX: (519) 941-9142

PROJECT	ADDITION & RENOVATIONS TO: FIRST CHRISTIAN REFORMED CHURCH	
287 WATER ST.	GUELPH, ON	
SHEET TITLE	(SP16C034) SITE PLAN and DETAILS	

 <p>ONTARIO ASSOCIATION OF ARCHITECTS <i>Mark A. Hicks</i> MARK A. HICKS LUCRICE 4675</p>	PROJ. NO.	15-206
	DATE	JULY 12, 2016
	DRAWN BY	PRB
	CHECKED	MAH
	SCALE	AS NOTED
	DATE PLOTTED	1/29/2018
		(DRAWING) P15
		SP-1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 90 Dean Avenue

PROPOSAL: The applicant has partially constructed a detached garage on the subject property. The garage has been built to a height of 3.88 metres, which is taller than what is permitted.

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 in a residential zone, an accessory building or structure shall not exceed 3.6 metres in height.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the detached garage to have a height of 3.88 metres.

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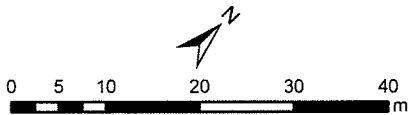
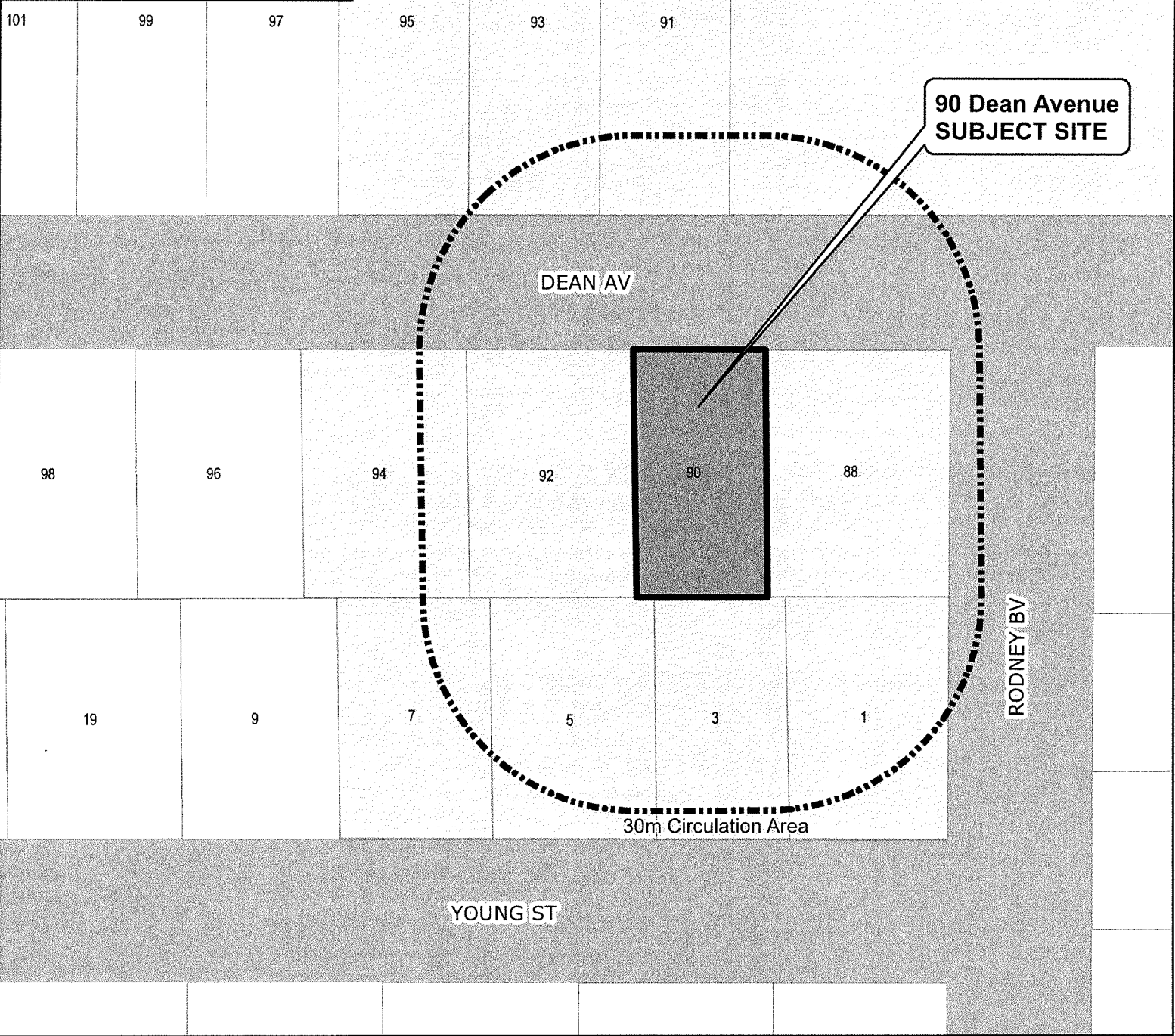
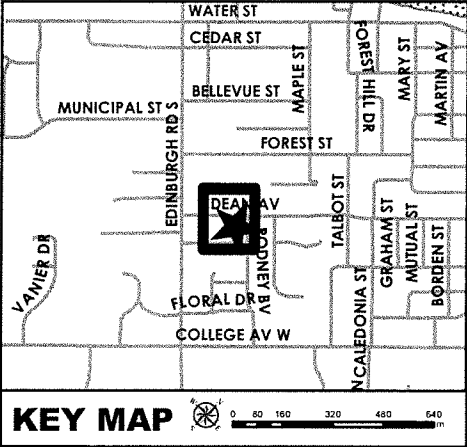
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NOTICE OF THE DECISION

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.

Dated this 20th day of February, 2018.



30m CIRCULATION AREA
90 Dean Avenue
File No.: A-22/18



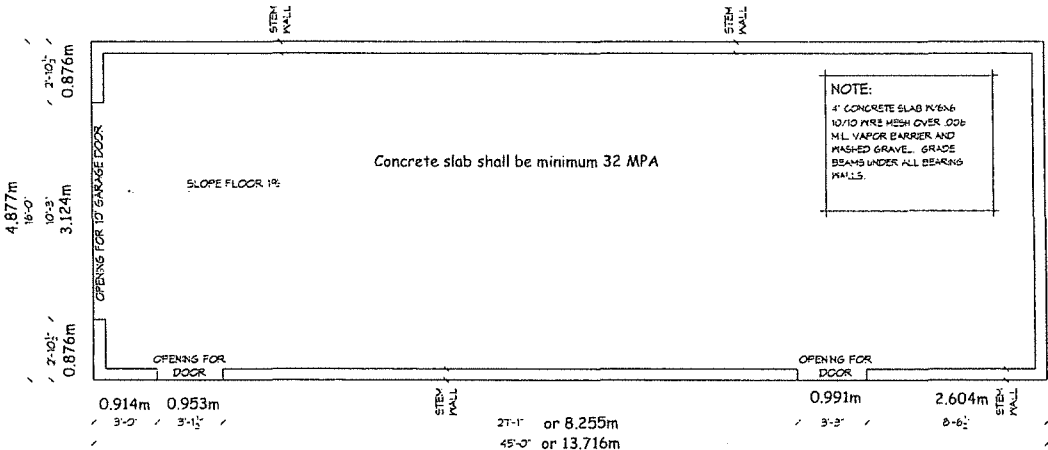
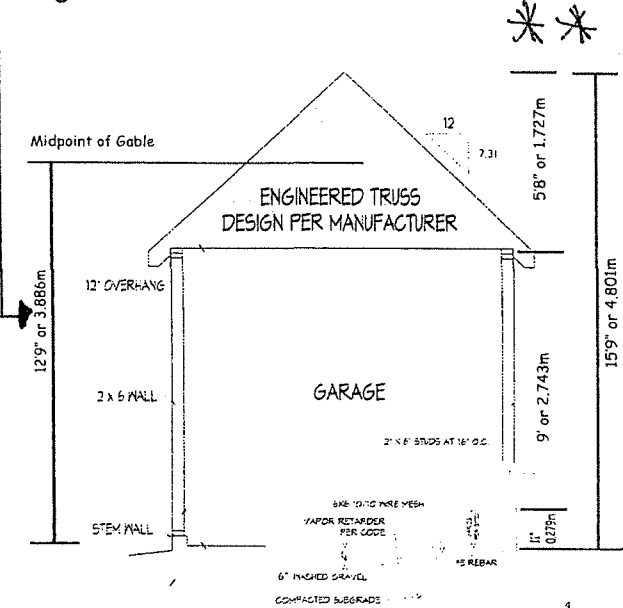
Variance Required:
Maximum height to midpoint of gable permitted
11'10" or 3.607m

Present height to midpoint of gable
12'9" or 3.886m
Request variance for height violation due to contractor
error

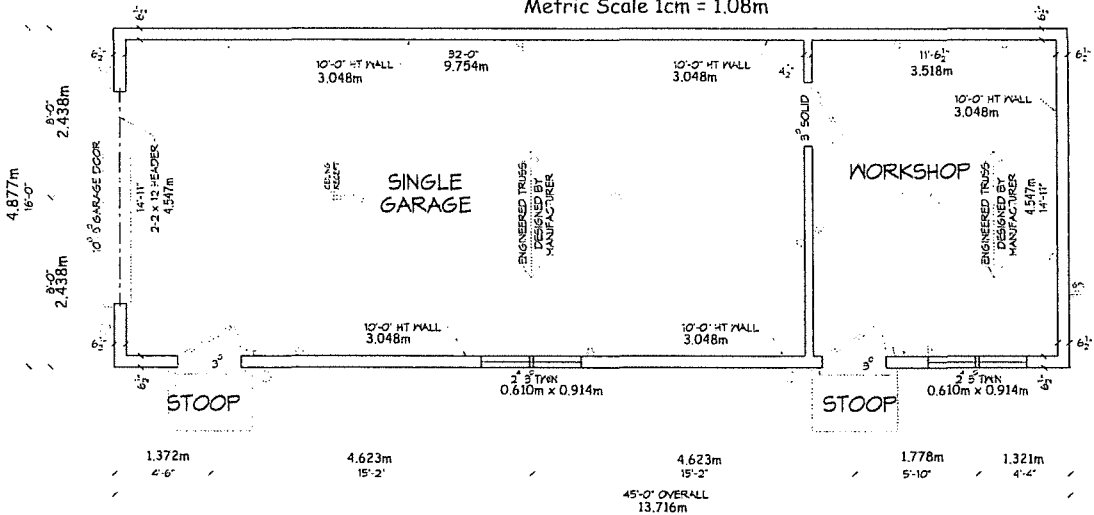
90 Dean Ave Proposed Garage Design

REVISED FOR ACTUAL MEASUREMENTS REQUIRING VARIANCE

Requested variance



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
Metric Scale 1cm = 1.08m



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"
Metric Scale 1cm = 1.08m

SQUARE FOOTAGE
520 GARAGE
200 WORKSHOP
720 TOTAL UNHEATED

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 116 Lemon Street

PROPOSAL: The applicant is proposing to sever the property to create a new residential lot.

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 Lemon Street of 15.198 metres, a depth of 30.48 metres and an area of 463.18 square metres. The retained parcel will have frontage along Lemon Street of 15.197 metres, a depth of 30.48 metres and an area of 463.12 square metres.

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

DATE: Thursday, March 8, 2018

TIME: 4:00 p.m.

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

APPLICATION NUMBER: B-6/18

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 **March 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 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.

