

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, May 11, 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 - APRIL 13, 2017
REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS**

CURRENT APPLICATIONS

- a) **A-28/17** Owner: 2278560 Ontario Inc.
 Agent: Neal Hallock, Fusion Homes
 Request: Variance to add micro-distillery as a permitted use
 Location: 43 Arthur Street South
- b) **A-29/17** Owner: D Four Guelph Developments
 Agent: Astrid J. Clos Planning Consultants
 Request: Variance to permit a single storey building
 Location: 1839 Gordon Street
- c) **A-30/17** Owner: Paul Hettinga
 Agent: Jeff Buisman, Van Harten Surveying Inc.
 Request: Variance to permit three stacked parking spaces
 Location: 18 Cambridge Street
- d) **B-7/17** Owner: David & Irene Starr
 Agent: Jeff Buisman, Van Harten Surveying Inc.
 Request: Consent for severance to create a new lot
 Location: 221 Woolwich Street
- e) **A-31/17** Owner: David & Irene Starr
 Agent: Jeff Buisman, Van Harten Surveying Inc.
 Request: Variances for setbacks and location of parking space
 Location: 221 Woolwich Street
- f) **A-32/17** Owner: David & Irene Starr
 Agent: Jeff Buisman, Van Harten Surveying Inc.
 Request: Variances for setbacks and location of parking space
 Location: 221 Woolwich Street
- g) **A-33/17** Owner: Misha Wee Armour
 Agent: Hock Wee
 Request: Variances for location/number of parking spaces and interior access for accessory apartment
 Location: 96 Harris Street
- h) **A-34/17** Owner: Suzie Diamond
 Agent: Gavin Baxter, S.H.E.D. Ltd.
 Request: Variances for garage addition
 Location: 194 Edinburgh Road North

- i) **A-35/17** Owner: Michael Nayyer
 Agent: Alvin Brown, AWB Construction Consult & Design
 Request: Variance for size of accessory apartment
 Location: 10 Gorman Court
- j) **A-36/17** Owner: Paul Willis
 Agent: John Meleher, Lucky Belly Food Co.
 Request: Variances for outdoor patio addition
 Location: 763-787 Woolwich Street
- k) **A-37/17** Owner: HIP Watson Inc.
 Agent: Hugh Handy & Sarah Code, GSP Group Inc.
 Request: Variances for proposed 8-storey apartment
 building
 Location: 144 Watson Road North

OTHER BUSINESS

ADJOURNMENT – next regular hearing June 8, 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: 43 Arthur Street South

PROPOSAL: The applicant is proposing to establish a 3,097.2 square metre micro-distillery within the existing heritage building at the development known as The Metalworks.

This building is currently subject to an application for site plan approval (File SP17C004) and an application for consent (severance) (File B-1/17).

BY-LAW REQUIREMENTS: The property is located in the Specialized Residential Apartment (R.4B-15.6) Zone. A variance from Section 5.4.3.2.15.8.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a variety of uses in the R.4B-15.6 Zone, including a micro-brewery or brew pub, but does not currently permit a micro-distillery.

REQUEST: The applicant is seeking relief from the By-law requirements to permit a micro-distillery as an additional permitted use at 43 Arthur Street South.

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, May 11, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-28/17

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 **May 4, 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
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).

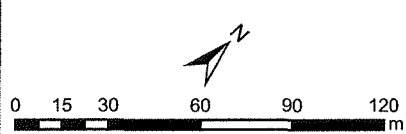
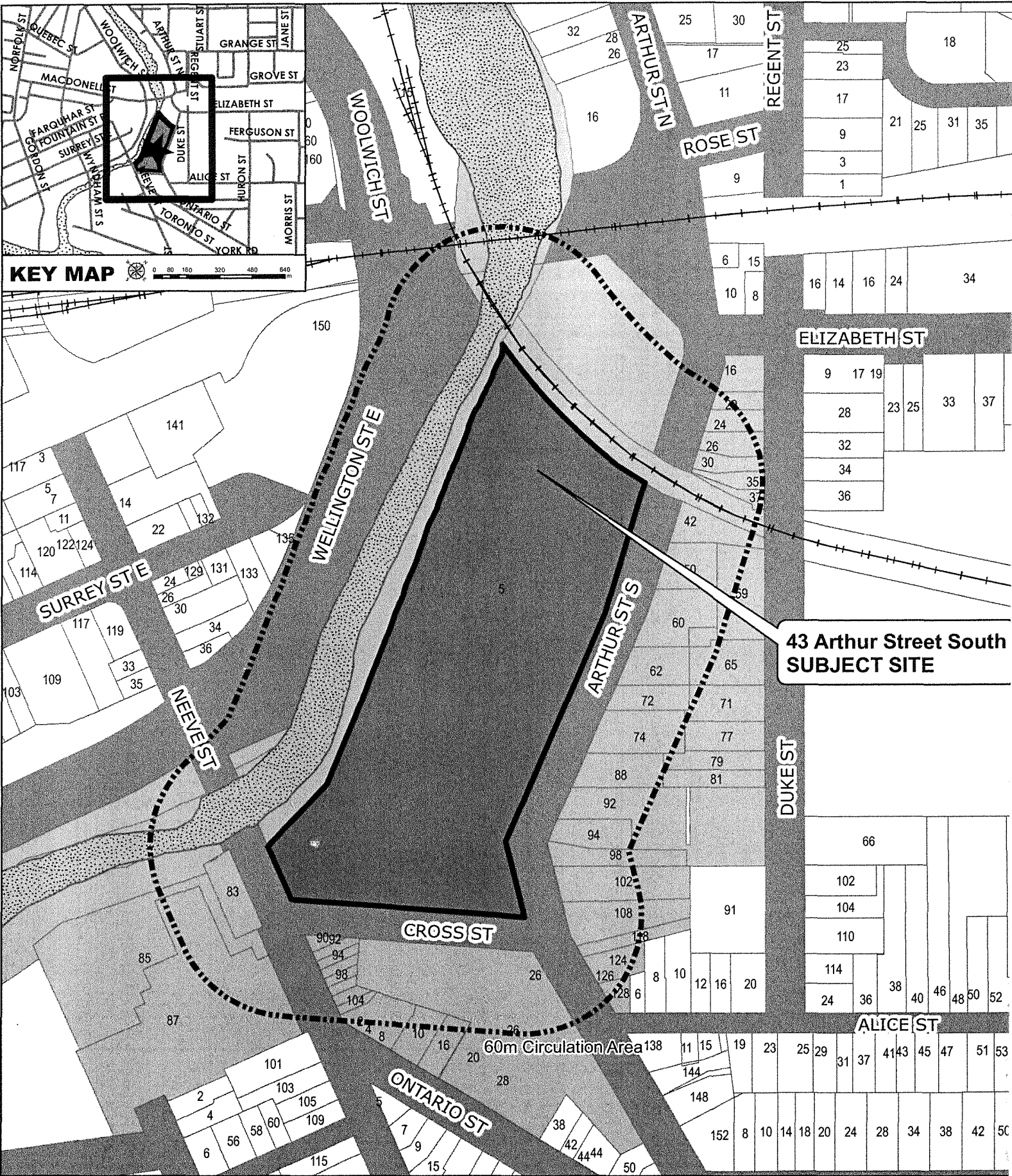
NOTICE OF THE DECISION
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Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Municipal Board.

Trista Di Lullo

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

Dated this 21st day of April, 2017.



60m CIRCULATION AREA
43 Arthur Street South
File No.: A-28/17

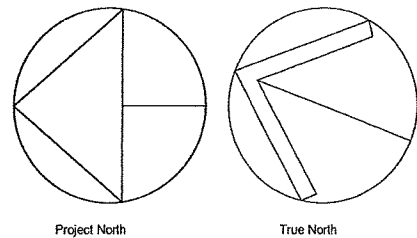
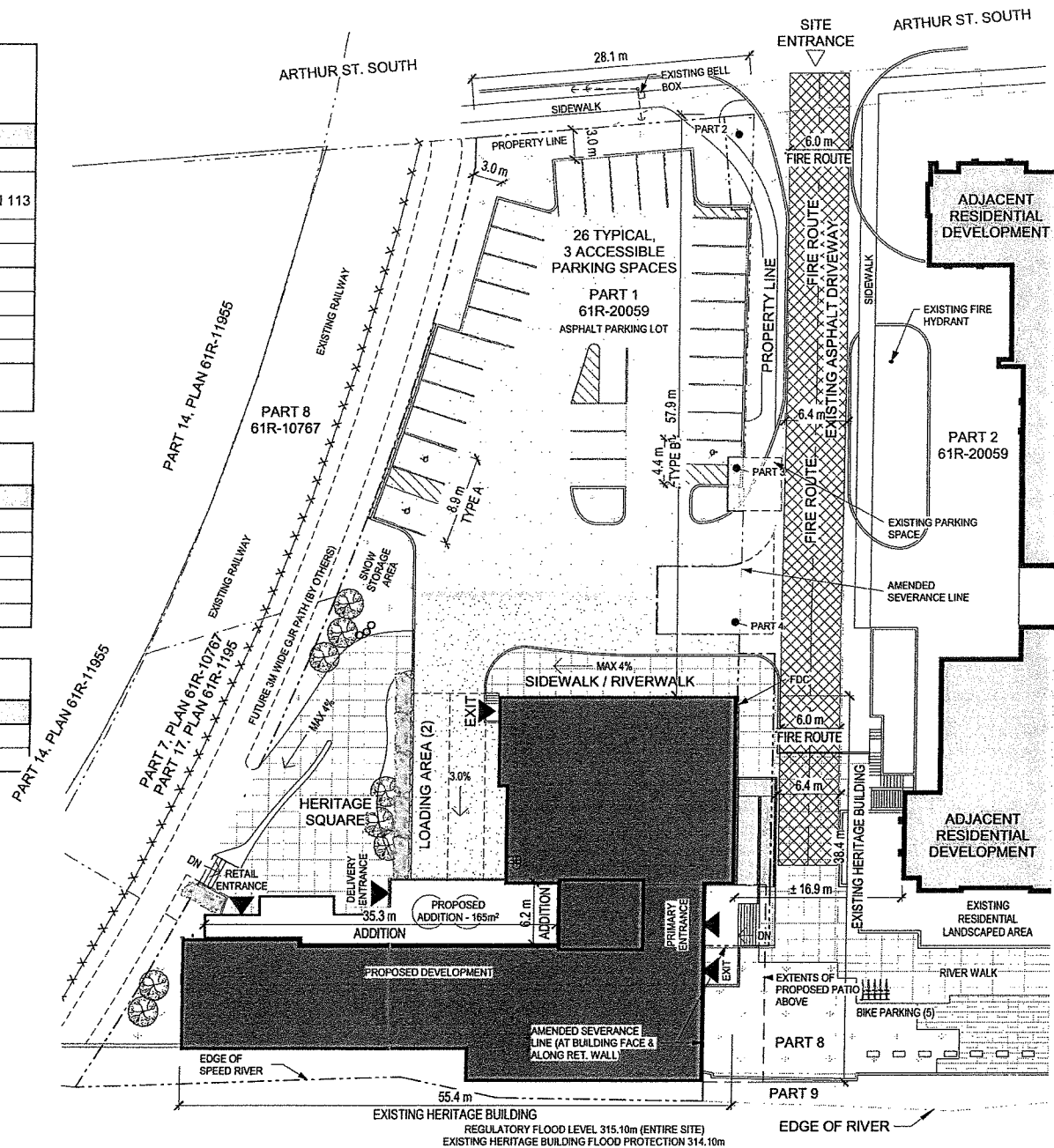


Do not scale drawings. Contractors must check and verify all dimensions with the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultants best judgement in light of the information available to them at the time of preparation. Any use without a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, caused by any and all use, reproduction, or actions based on the Contract Documents.

SITE DATA			
43 Arthur Street South, Guelph, Ontario			
DATA		REQUIRED	PROVIDED
ZONING		ZONING - R.4B-15.6 (H)	
LEGAL DESCRIPTION		PART 1 - 61R-20059. GRIST MILL LANDS, EAST SIDE OF SPEED RIVER. REG. PLAN 113	
LOT AREA (m²)		650 (MIN)	4174.1 (m²)
LOT FRONTAGE (m)		15 (MIN)	28.1 (m)
SETBACKS	FRONT YARD (m)	6 (m)	57.9(m)
	INTERIOR SIDE YARD (m)	3 (m)	0.8 (m)
	INTERIOR SIDE YARD (m)	3 (m)	3.6(m)
	MAXIMUM REAR YARD (m)	7.5 (m)	0.4 (m)
GARBAGE STORAGE		GARBAGE PROPOSED TO BE STORED WITHIN BUILDING.	

BUILDING DATA		
DATA	REQUIRED	PROVIDED
BUILDING AREA (m²)		1287 (m²)
GROSS FLOOR AREA (m²)		3097.2 (m²)
NUMBER OF STOREYS		3
BUILDING HEIGHT (STOREYS)	10 STOREY MAX.	3 STOREYS
DISTANCE BETWEEN BUILDINGS	15m (MIN)	16.9m

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	29%	24%
LANDSCAPE AREA (m ²)	1200.0 (m ²)	989.4 (m ²)



4	2017-03-17	ISSUED FOR MINOR VARIANCE
No.	Date	Revision

Project No 17017

Issue Date 2017-03-17

Drawn by NKS

Checked by EJT

Plot Date / Time 3/17/2017 2:17:41 PM



5 ARTHUR ST - METALWORKS

**SITE PLAN - FOR MINOR
VARIANCE APPLICATION**



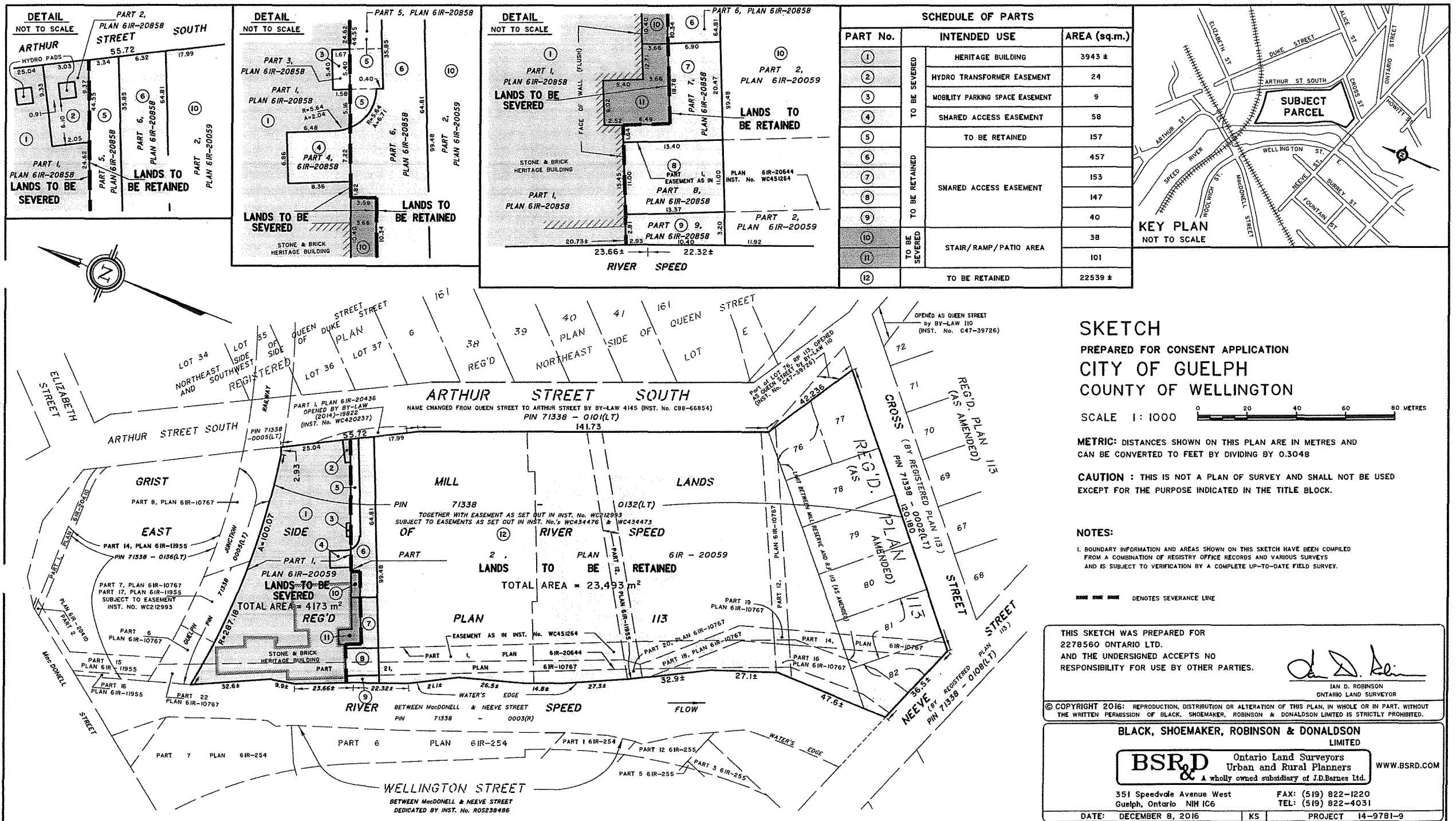
Drawing Scale
As indicated

Status

MINOR
VARIANCE

SP-1.1 - r4

1 SITE PLAN
1 : 500



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 1839 Gordon Street

PROPOSAL: The applicant is proposing to construct a 1,118 square metre one-storey commercial building, identified as Retail Building 3 (Retail B3) on the attached site plan.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Community Shopping Centre (CC-25) Zone. A variance from Section 6.2.3.2.25.2.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that any building proposed within 40 metres of the corner intersection of Gordon Street and Clair Road shall have the appearance of two (2) storey buildings and shall have a minimum height of 8.5 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a single storey building to be located 25.1 metres from the intersection of Gordon Street and Clair Road.

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, May 11, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-29/17

PROVIDING COMMENTS

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NOTICE OF THE DECISION

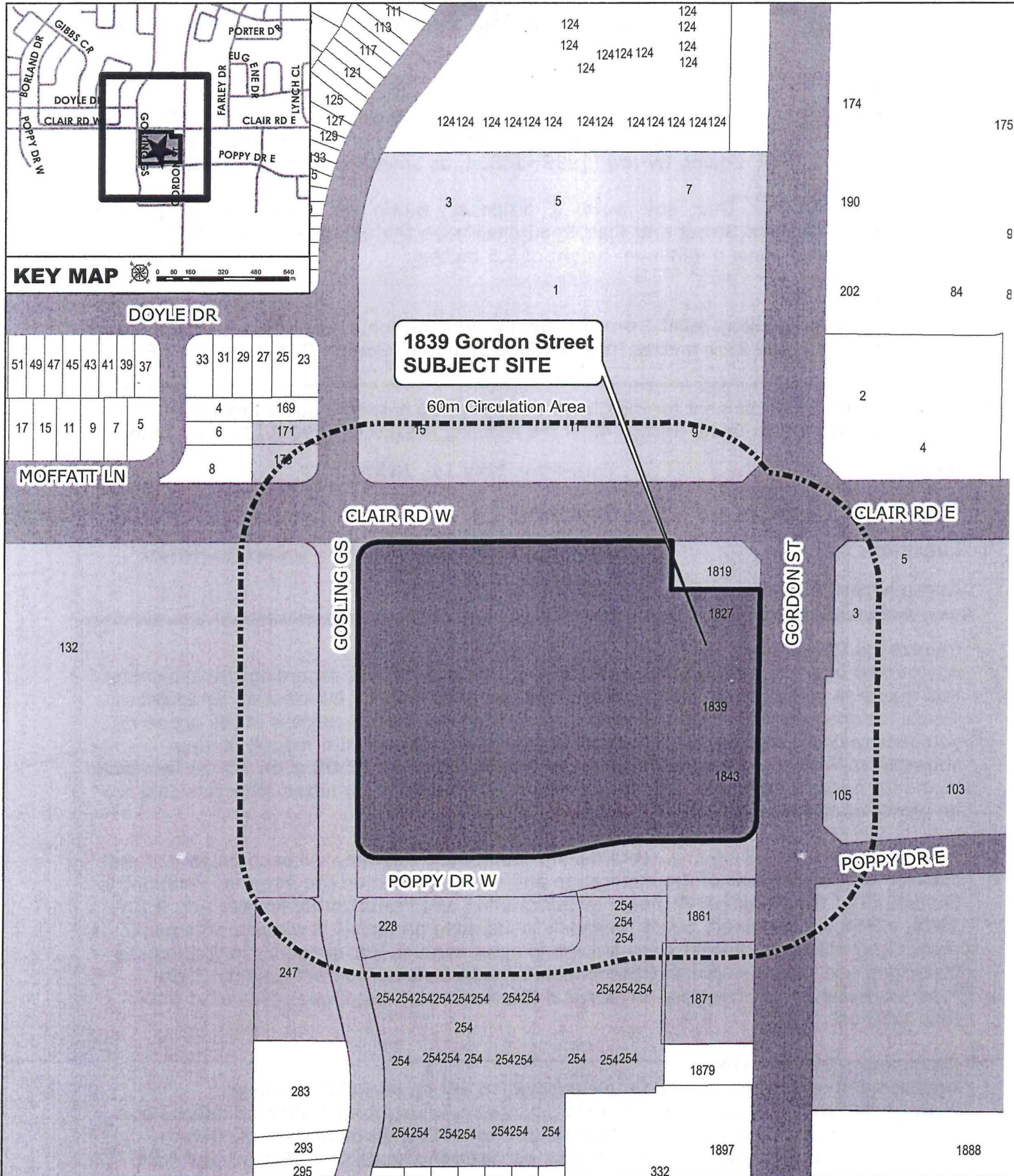
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Trista Di Lullo

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of April, 2017.



60m CIRCULATION AREA
1839 Gordon Street
File No.: A-29/17



CLAIR ROAD WEST

ROAD ALLOWANCE BETWEEN LINES 10 & 11

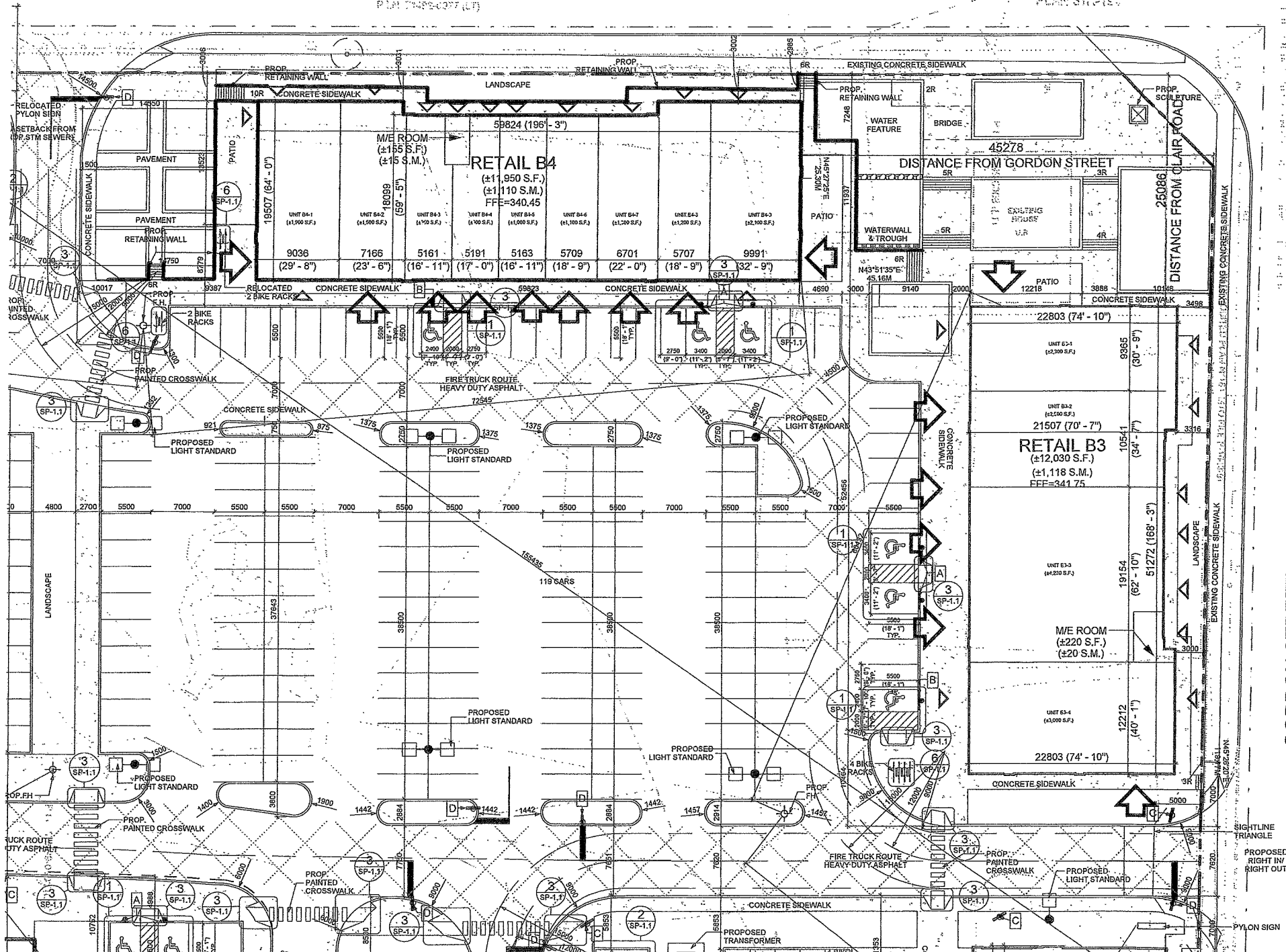
PLAN 0482-0377 (LF)

PART 8

PLAN 517-15

PROPOSED
SIGNALIZED
INTERSECTION

PROPOSED
RIGHT IN/RIGHT OUT



GORDON STREET

SIGHTLINE
TRIANGLE
PROPOSED
RIGHT IN/
RIGHT OUT

PLYON SIGN

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 18 Cambridge Street

PROPOSAL: The applicant is proposing to construct a 77 square metre addition to the existing single detached dwelling, which will contain an accessory apartment.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.15.1.4.1 of Zoning By-law (1995)-14864, as amended, is being requested.

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

REQUEST:

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

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

DATE: Thursday, May 11, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-30/17

PROVIDING COMMENTS

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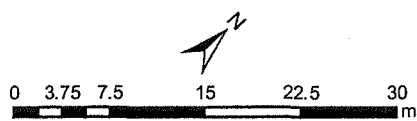
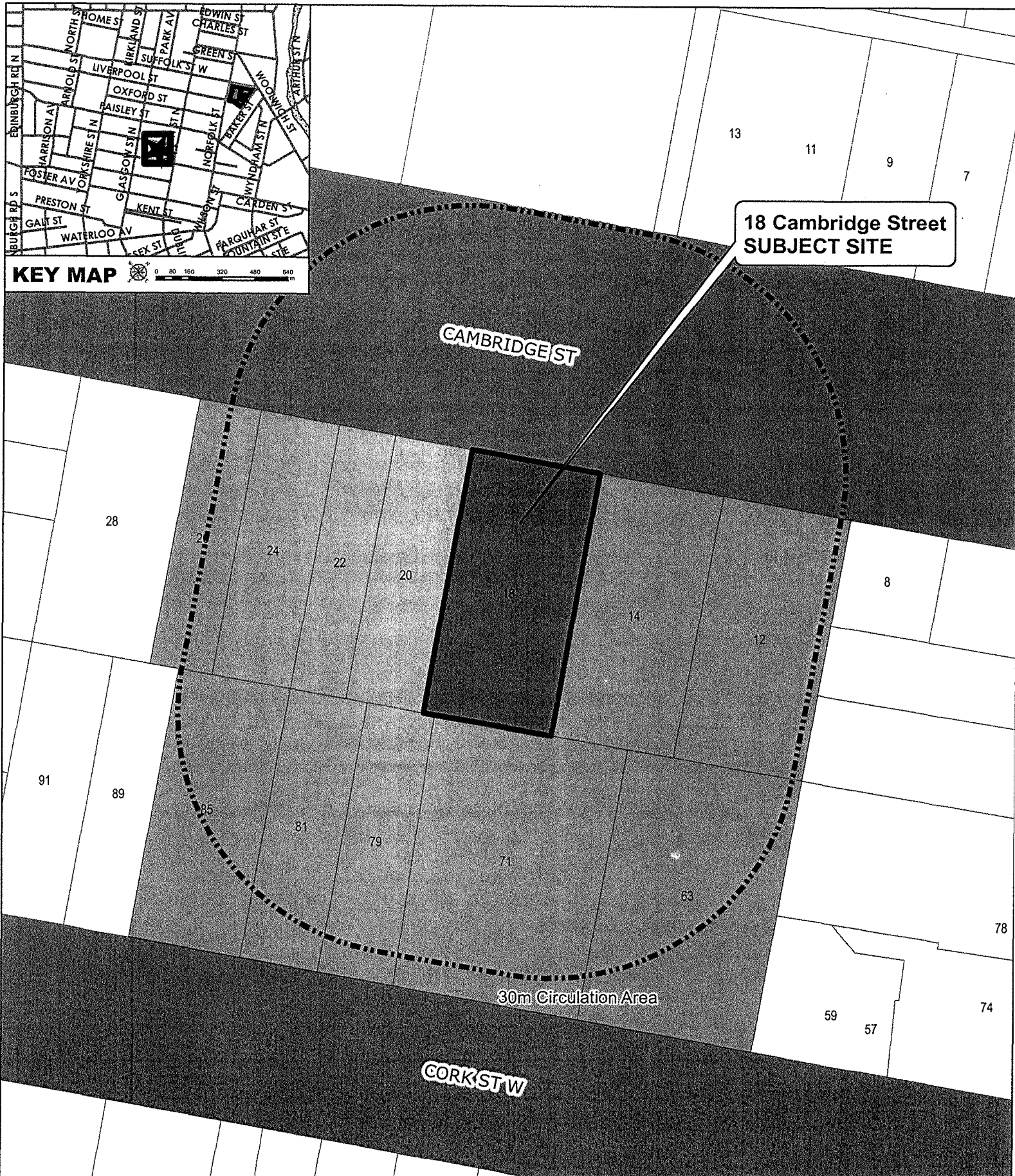
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Trista Di Lullo

Trista Di Lullo, ACST(A)

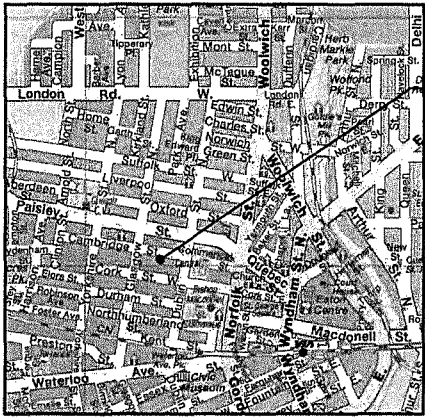
Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of April, 2017.



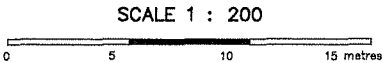
30m CIRCULATION AREA
18 Cambridge Street
File No.: A-30/17

CITY OF
Guelph
Making a Difference



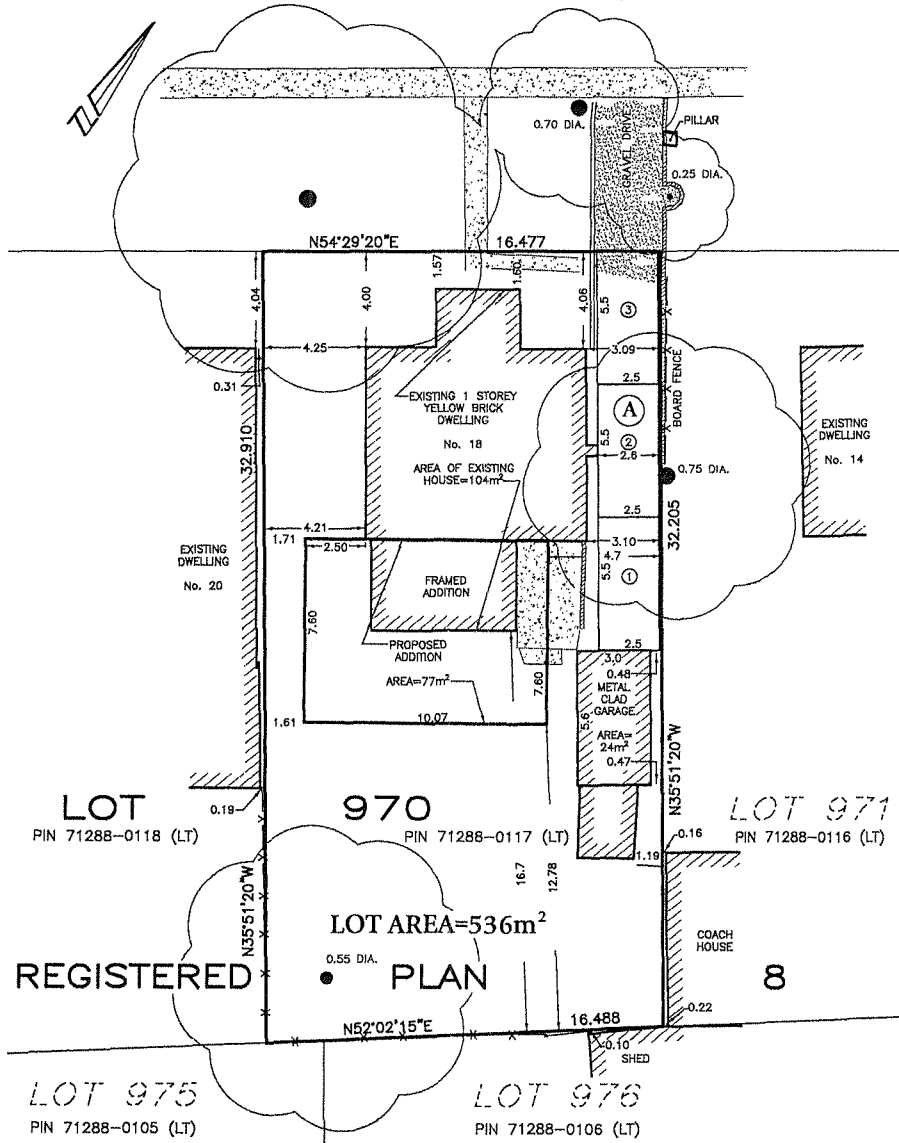
SUBJECT
PROPERTY

MINOR VARIANCE SKETCH FOR
PART OF LOT 970,
REGISTERED PLAN 8
CITY OF GUELPH
COUNTY OF WELLINGTON



VAN HARTEN SURVEYING INC.

CAMBRIDGE STREET
(Established by Registered Plan 8)
PIN 71288-0077 (LT)



MINOR VARIANCE REQUEST

- (A) TO ALLOW FOR 3 STACKED PARKING SPACES VS 2 STACKED
PARKING SPACES FOR AN ACCESSORY APARTMENT (4.15.1.4.1)

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RESIDENTIAL (R.1B).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED ON
THE 29th DAY OF MARCH, 2017.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH, ONTARIO N1H 3X3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

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

DRAWN BY: S.A.P. CHECKED BY: J.E.B. PROJECT No. 24431-17

Apr 13, 2017-3:58pm
G:\GUELPH\008\968-987\000\MINOR VARIANCE P/Lot 970 (HETTINGA) UTM-17 2010 NR.dwg

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 221 Woolwich Street

PROPOSAL: The applicant is proposing to sever the property to create a new residential lot fronting onto Norwich Street. The requested severance is proposed to allow for a new dwelling for office and residential uses on the severed parcel, once the existing garage has been removed. The existing dwelling fronting onto Woolwich Street is proposed to remain as part of the retained parcel and the applicant is intending to merge it with an adjacent parcel.

BY-LAW REQUIREMENTS: The property is located in the Specialized Office Residential (OR-1) Zone.

REQUEST: The applicant proposes to sever an irregularly shaped parcel of land with frontage along Norwich Street of 23.8 metres, and an area of 390 square metres. The retained parcel will have frontage along Woolwich Street of 21.3 metres, and an area of 590 square metres.

Minor variances from the requirements of the By-law are being requested for the severed and retained parcels (Files A-31/17 & A-32/17), see attached).

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

DATE: Thursday, May 11, 2017

TIME: 4:00 p.m.

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

APPLICATION NUMBER: B-7/17

PROVIDING COMMENTS

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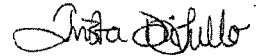
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NOTICE OF THE DECISION

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

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



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

Dated this 21st day of April, 2017.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 221 Woolwich Street

PROPOSAL: The applicant is proposing to sever the property to create a new residential lot. The requested severance is proposed to allow a new dwelling on the severed parcel and the existing dwelling to remain on the retained parcel [File B-7/17]. Minor variances are requested for both the severed and retained parcels.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Office Residential (OR-1) Zone. Variances from Table 6.5.2 Row 7, Section 4.13.2.1, Table 6.5.2 Row 4, Table 4.7 Row 1, Table 6.5.2 Row 12, Section 6.5.2.2, Section 4.13.2.3 and Table 6.5.2 Row 6 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum rear yard setback of 10 metres;
- b) that every 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;
- c) a minimum front yard setback of 3 metres;
- d) that an uncovered porch not more than 1.2 metres above finished grade be located a minimum distance of 0.8 metres from the front lot line;
- e) that despite Section 4.13.2.3, that off-street parking in the OR Zone shall not be permitted in the front yard;
- f) that uncovered parking areas shall be located within all yards in the OR Zone provided that no part of a parking space is located closer than 3 metres to any street line; and
- g) a minimum side yard setback of 1.5 metres.

REQUEST:

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

Severed Parcel (File A-31/17)

- a) to permit a rear yard setback of 2.9 metres (labelled as variance B on attached sketch);
- b) to permit the parking space to be located 0.0 metres from the street line and in front of the main building (labelled as variance D on attached sketch);
- c) to permit a front yard setback of 0.2 metres (labelled as variance E on attached sketch);
- d) to permit an uncovered porch to be located 0.2 metres from the front lot line (labelled as variance F on attached sketch);

Retained Parcel (File A-32/17)

- e) to permit a rear yard setback of 2.1 metres (labelled as variance C on attached sketch);
- f) to permit the parking space to be located 0.0 metres from the street line and in the front yard of the main building (labelled as variance G on attached sketch); and
- g) to permit a right side yard setback of 0.4 metres (labelled as variance A on attached sketch).

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LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBERS: A-31/17 & A-32/17

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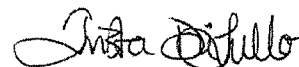
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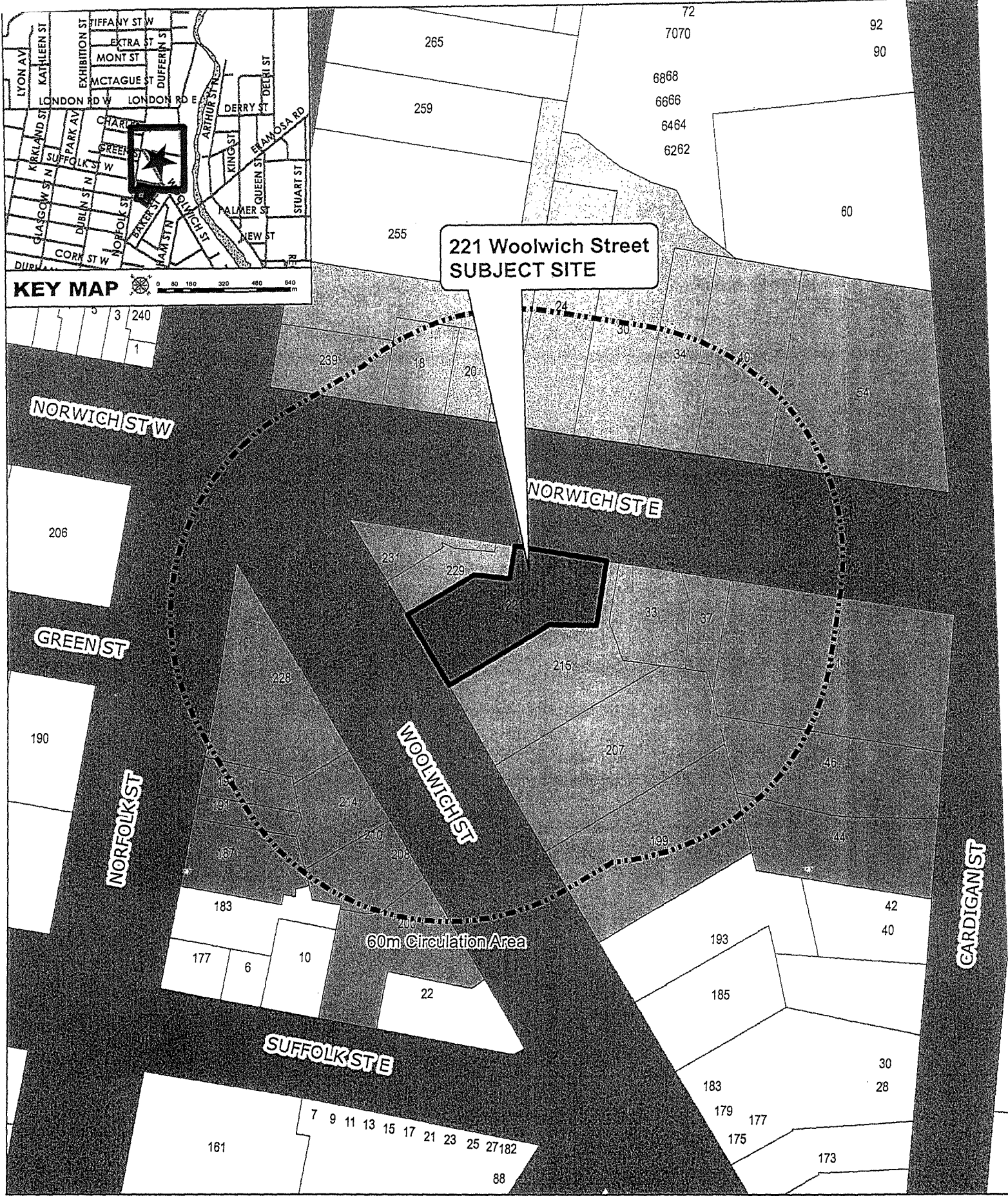
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Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

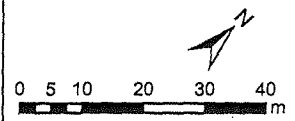
Dated this 21st day of April, 2017.



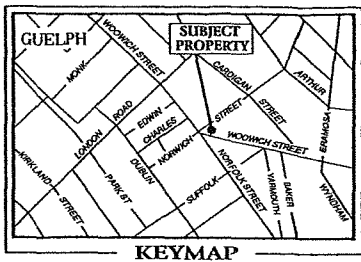
221 Woolwich Street
SUBJECT SITE

60m CIRCULATION AREA
221 Woolwich Street

File No.: B-7/17, A-31/17 & A-32/17



Produced by the City of Guelph
Committee of Adjustment



SEVERANCE SKETCH
OF ALL OF LOT 19 AND
PART OF LOTS 20, 21 & 22
REGISTERED PLAN 35
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 200

0 5 10 15 metres

VAN HARTEN SURVEYING INC.

AREA OF PROPOSED BUILDING

• GARAGE	= 64m ²
• MAIN FLOOR	= 115m ²
• 2nd FLOOR	= 203m ²

MINOR VARIANCE REQUEST

- (A) MINIMUM SIDE YARD OF 0.4m VERSUS 1.5m (T6.5.2 ROW 6) - EXISTING
(B) MINIMUM REAR YARD OF 2.9m VERSUS 10m (T6.5.2 ROW 7) - NEW
(C) MINIMUM REAR YARD OF 2.1m VERSUS 10m (T6.5.2 ROW 7) - NEW
(D) PARKING SPACE 0.0m FROM STREET LINE VERSUS 6.0m (4.13.2.1) - NEW
AND IN FRONT OF BUILDING
(E) MINIMUM FRONT YARD SETBACK OF 0.2m VERSUS 3m (T6.5.2 ROW 4) - NEW
(F) MINIMUM FRONT YARD OF 0.2m FOR PORCH VERSUS 0.6m (T4.7 ROW 1) - NEW
(G) PARKING SPACE 0.0m FROM STREET LINE VERSUS 3.0m (T6.5.2 ROW 12) - NEW
AND SECTIONS 6.5.2.2 & 4.13.2.3

ZONING DESIGNATION: Specialized Office Residential (OR-1)				
Item	Section	Required	Lands to be Severed	Lands to be Retained
Minimum Lot Area	T6.5.2 ROW 2	370 m ²	390 m ²	590 m ²
Minimum Lot Frontage	T6.5.2 ROW 3	12	23.8	21.3
Minimum Front yard	T6.5.2 ROW 4	3	0.2 (E)	4.1
Minimum Side yard	T6.5.2 ROW 6	1.5	1.5/2.1	0.4 (A)
Minimum Rear yard	T6.5.2 ROW 7	10	2.9 (B)	2.1 (C)
Maximum Building Height	T6.5.2 ROW 11	3	2	2/3.9
Location of Parking	4.13.2.1	6m from St Line	0.0 (D)	N/A
Location of Parking	6.5.2.2 & 4.13.2.3	3m from St Line	N/A	0.0 (G)
Required # of spaces for Severed	4.13.4.3	2	3	N/A
Required # of spaces for Retained	4.13.4.2	2	N/A	3

NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED SPECIALIZED OFFICE RESIDENTIAL (OR-1).
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF CENTRAL BUSINESS DISTRICT.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- 5m SETBACK OF FOUNDATION FROM TREE. PORCH AND SECOND FLOOR TO BE SUPPORTED BY PILLARS. (SEE ARBORIST'S REPORT)



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH, ONTARIO N1H 3X3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

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

DRAWN BY: SAP CHECKED BY: JEB PROJECT No. 22319-14

Mar 29, 2017-9:08am
G:\GUELPH\035\ACAD\SEV LOT 19-22 (STARR)-E.dwg

SURVEYOR'S CERTIFICATE
THIS SKETCH WAS PREPARED ON THE
28th DAY OF MARCH, 2017

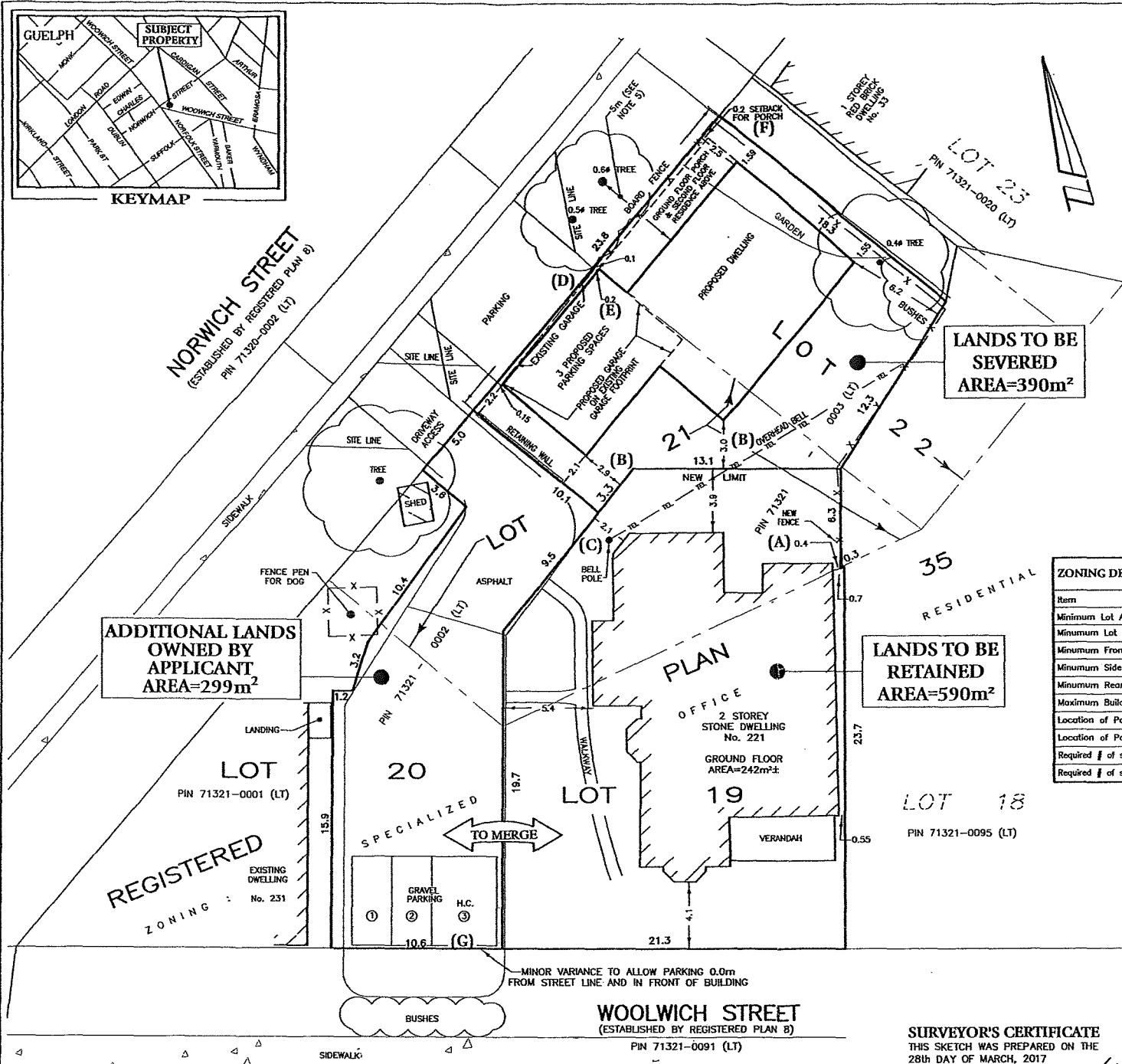
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

WOOLWICH STREET
(ESTABLISHED BY REGISTERED PLAN B)
PIN 71321-0091 (LT)

**LANDS TO BE
RETAINED
AREA=590m²**

**LANDS TO BE
SEVERED
AREA=390m²**

**ADDITIONAL LANDS
OWNED BY
APPLICANT
AREA=299m²**



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 96 Harris Street

PROPOSAL: The applicant is proposing to maintain an existing accessory apartment in the single detached residential dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1B-10) Zone. Variances from Section 4.13.2.1, 4.13.4.3 and 4.15.1.6 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that 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;
- b) a minimum of 3 parking spaces for a single detached dwelling with an accessory apartment; and
- c) that interior access is required between floor levels and between the accessory apartment and the host dwelling unit.

REQUEST:

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

- a) the required parking spaces to be located a distance of 4.2 metres from the street line;
- b) 2 parking spaces for the single detached dwelling with an accessory apartment; and
- c) no interior access between the accessory apartment and the host dwelling unit.

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, May 11, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-33/17

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 **May 4, 2017 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

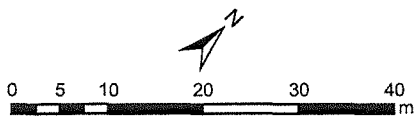
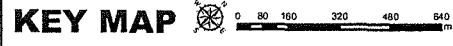
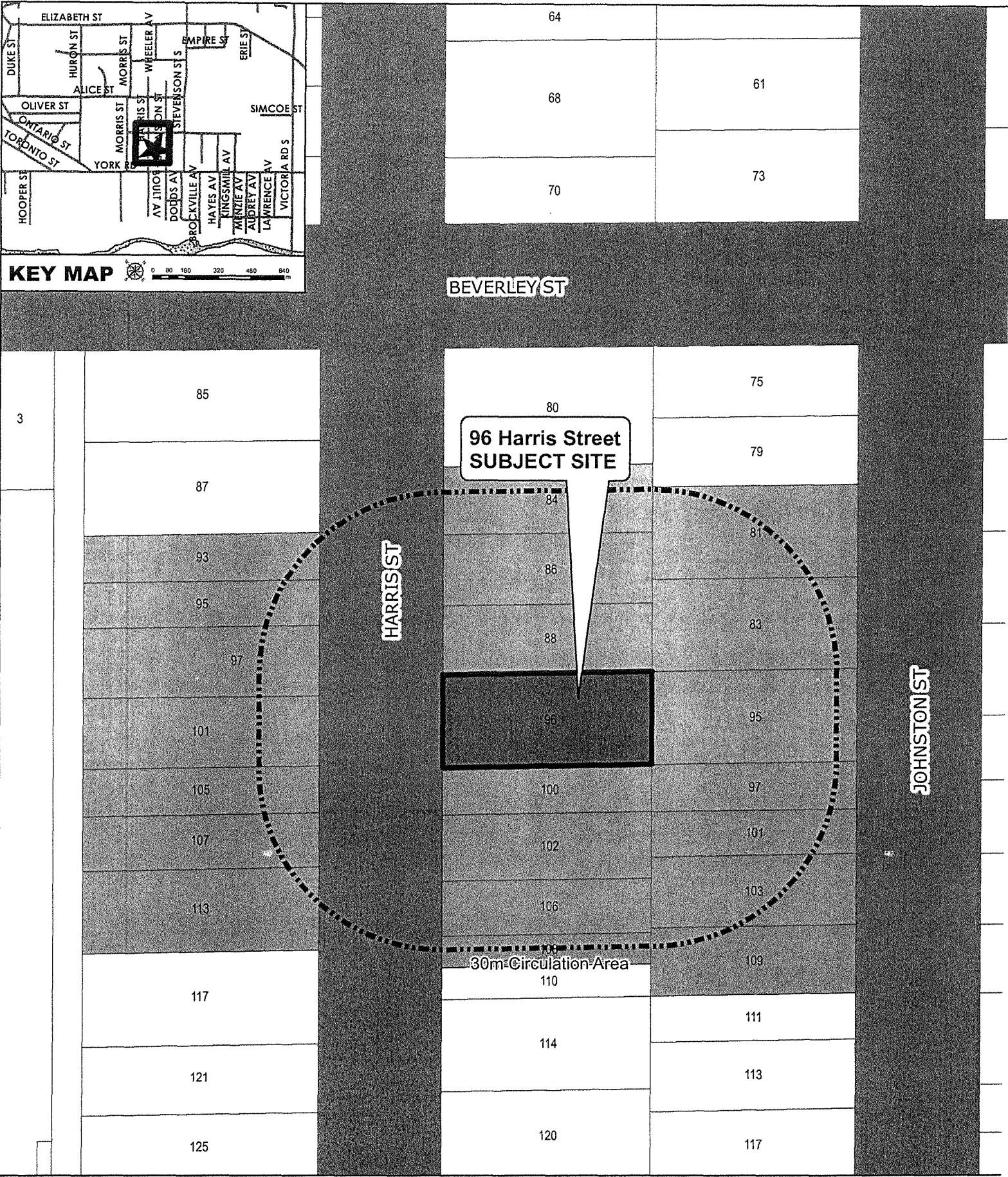
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Trista Di Lullo

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of April, 2017.



30m CIRCULATION AREA
96 Harris Street
File No.: A-33/17



REGULATION	REQUIRED/PERMITTED	PROPOSED/PROVIDED	CONFORMS
SITE DATA (ZONE: R.1B-10)			
LOT FRONTAGE	15.0m MIN	15.2 m	Y
SITE AREA	450sm MIN	510 sm	Y
BUILDING HEIGHT	3 STOREYS	2 Storeys	Y
BUILDING SETBACKS			
FRONT YARD SETBACK	AVERAGE OF THE SETBACKS OF THE ADJACENT PROPERTIES (5.1,2.7) = 4.122m	4.188 m	Y
FRONT LANDSCAPE BUFFER	0.5m	1.335 m	Y
INTERIOR SIDE YARD SETBACK	1.5m	2.045 m	Y
REAR YARD SETBACK	20% OF LOT DEPTH = 33.528m x 20% = 6.7m	17.45 m	Y
ACCESSORY STRUCUTRE	0.6m REAR YARD SETBACK (MAX COVERAGE = 30% OF YARD)	1.537 m & 20% Coverage	Y

REGULATION	REQUIRED/PERMITTED	PROPOSED/PROVIDED	CONFORMS
PARKING DATA			
OFF STREET PARKING			
PARKING REQUIRED	(SINGLE DETACHED WITH ACCESSORY APARTMENT = 3.0 SPACES	2 SPACES	N
DRIVEWAY WIDTH	3.0m MIN/6.5m MAX	5.049 m	Y
OFF STREET PARKING SIZE	2.5m x 5.5m 6.0m SETBACK	2.5 x 5.5 m 4.188m (SAME AS FRONT YARD SETBACK)	Y N
OFF STREET PARKING LOCATION	TO THE REAR OF THE FRONT WALL OF THE MAIN BUILDING	TO THE REAR OF FRONT WALL	Y



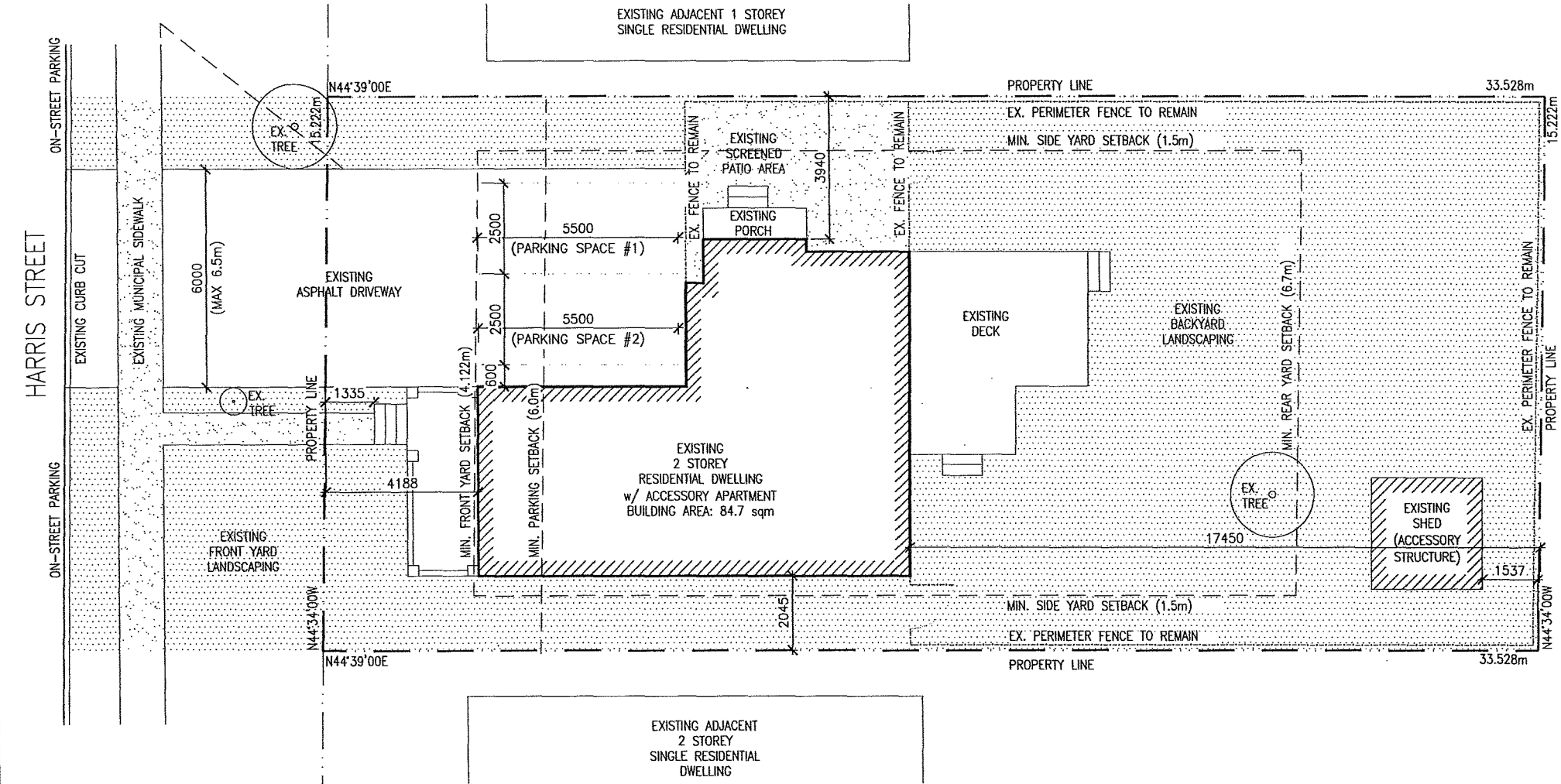
NO.	DATE	REVISIONS
01	2017.04.11	CoFA APP

96 HARRIS ST
GUELPH, ON

SCALE: 1:125
DATE: 9-Apr-2017

SITE PLAN

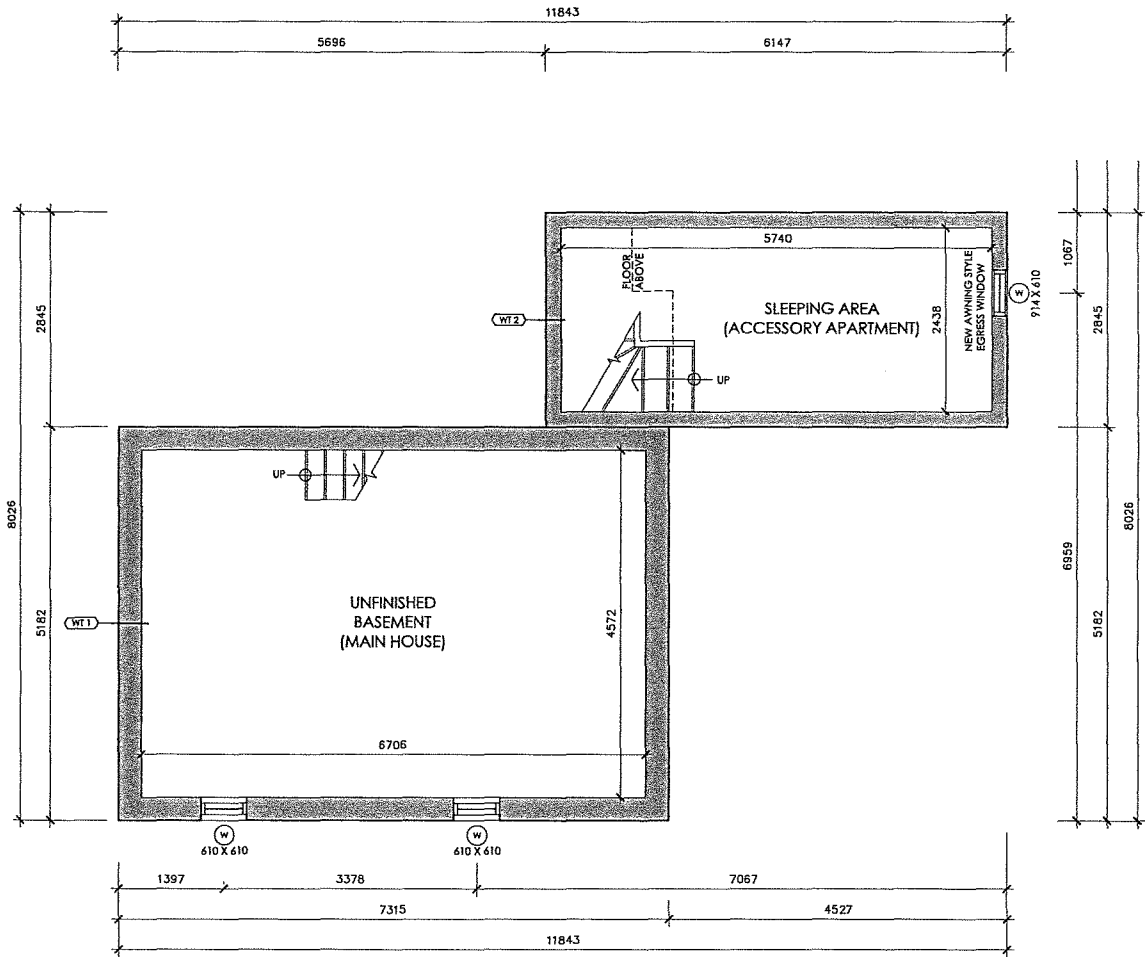
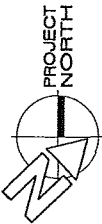
SP-01



- GENERAL NOTES:
1. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS SPECIFIED OTHERWISE
 2. EVERYTHING COVERED IN THIS PACKAGE [A1.1-A1.3] IS EXISTING

- SYMBOL LEGEND:
- WT 1 WALL TYPE TAG
- W1 WINDOW TAG (WIDTH X HEIGHT)
610 X 610
- D-864 DOOR TAG (D-WIDTH OF DOOR)

- EXTERIOR WALL TYPE LEGEND:
- WT 1
- ESTIMATED EXISTING WALL TYPE 1:
- 12" POURED CONCRETE FOUNDATION WALL
- WT 2
- ESTIMATED EXISTING WALL TYPE 2:
- 8" POURED CONCRETE FOUNDATION WALL
- WT 3
- ESTIMATED EXISTING WALL TYPE 3:
- BRICK WYTHE
- 1" AIR GAP
- BRICK WYTHE
- LATHE & PLASTER
- WT 4
- ESTIMATED EXISTING WALL TYPE 4:
- 1" BOARD & BATTEN CLADDING
- 0.5" SHEATHING
- 2X6 STUDS c/w BATT INSULATION
- 0.5" DRYWALL

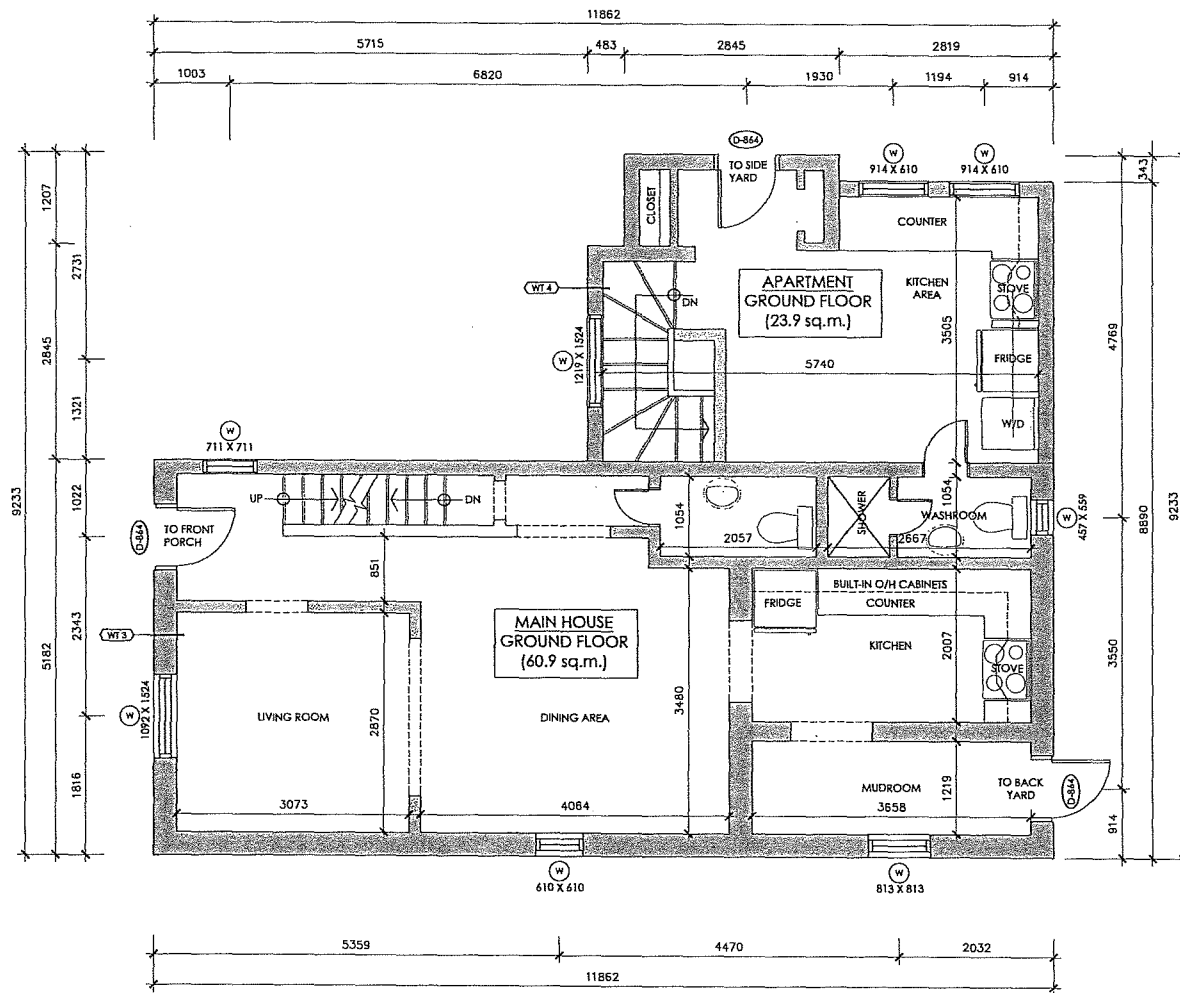


01
A1.1

EXISTING BASEMENT PLAN

1:50

01 MINOR VARIANCE APPLICATION		2017.04.11
REVISIONS & ISSUES		
PROJECT ADDRESS		
96 HARRIS STREET GUELPH, ONTARIO		
DRAWING TITLE		
EXISTING BASEMENT PLAN		
SCALE	SHEET	
1:50	A1.1	

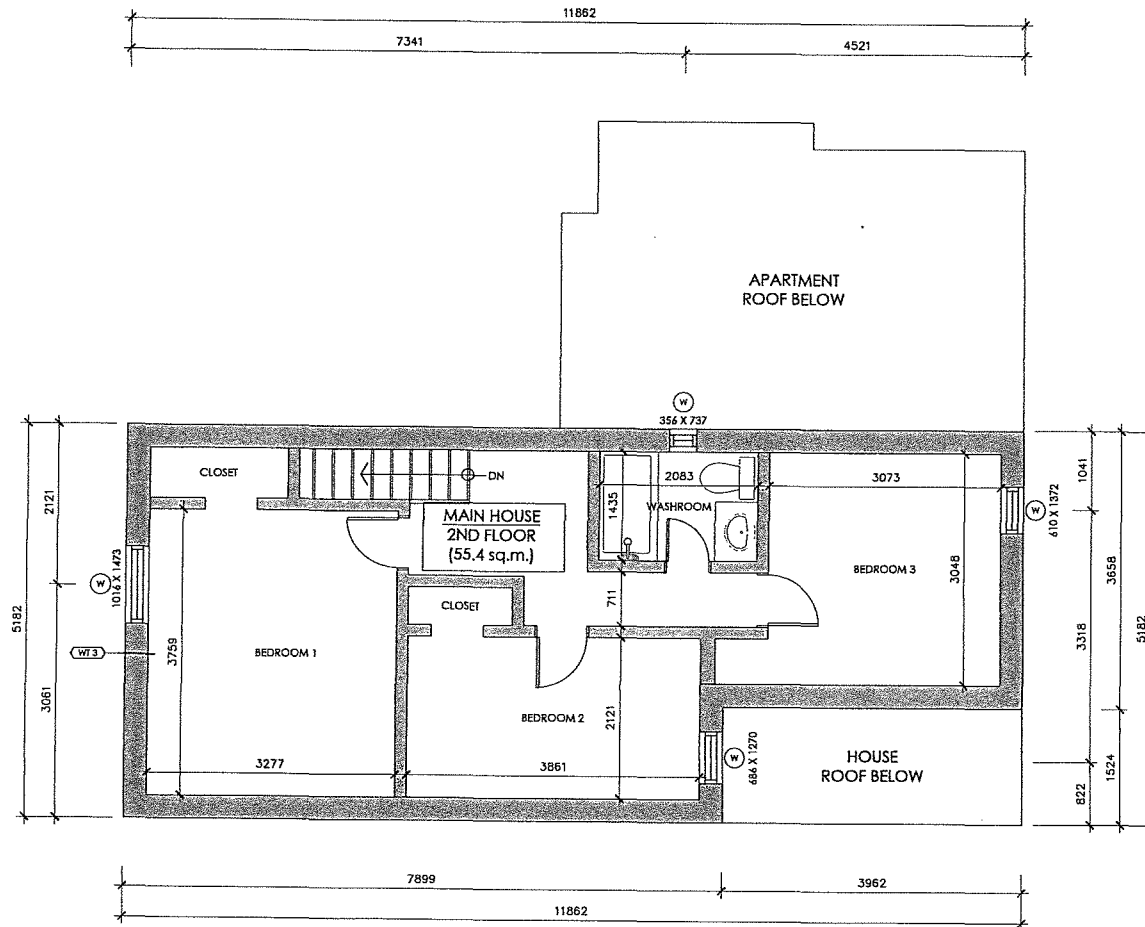


01
A1.2

EXISTING GROUND FLOOR PLAN

1:50

REVISIONS & ISSUES	
01	MINOR VARIANCE APPLICATION 2017.04.11
PROJECT ADDRESS	
96 HARRIS STREET GUELPH, ONTARIO	
DRAWING TITLE	
EXISTING GROUND FLOOR PLAN	
SCALE	SHEET
1:50	A1.2



01
A1.3

EXISTING SECOND FLOOR PLAN

1:50



REVISIONS & ISSUES		
01	MINOR VARIANCE APPLICATION	2017.04.11
PROJECT ADDRESS		
96 HARRIS STREET GUELPH, ONTARIO		
DRAWING TITLE		
EXISTING SECOND FLOOR PLAN		
SCALE	SHEET	
1:50	A1.3	

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 194 Edinburgh Road North
- PROPOSAL:** The applicant is proposing to construct a 42 square metre addition to the existing single detached dwelling, as well as a 30 square metre detached garage.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. Variances from Section 4.13.2.1, 4.13.7.6 and 5.1.2.7 i) of Zoning By-law (1995)-14864, as amended, are being requested.

- The By-law requires:
- a) that 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;
 - b) where the parking area 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; and
 - c) where the off-street parking space is located within a garage or carport, the setback for the garage or carport shall be a minimum of 6 metres from the street line.

- REQUEST:**
- The applicant is seeking relief from the By-law requirements to permit:
- a) the required parking space to be located a distance of 4.03 metres from the street line;
 - b) the parking area to be situated 0.6 metres from the rear and interior side lot lines; and
 - c) the garage setback to be 4.03 metres from the street 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, May 11, 2017
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-34/17

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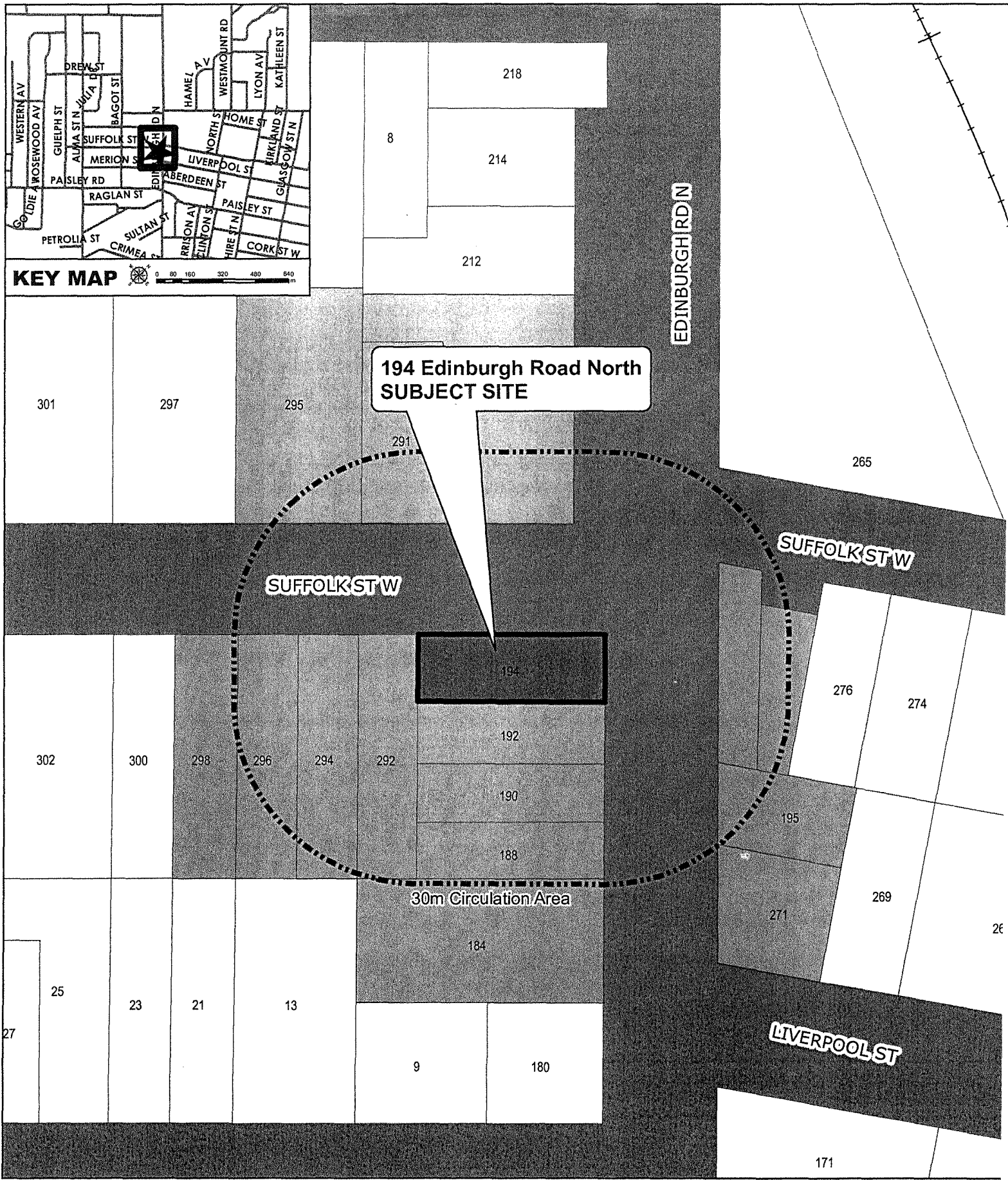
www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

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.

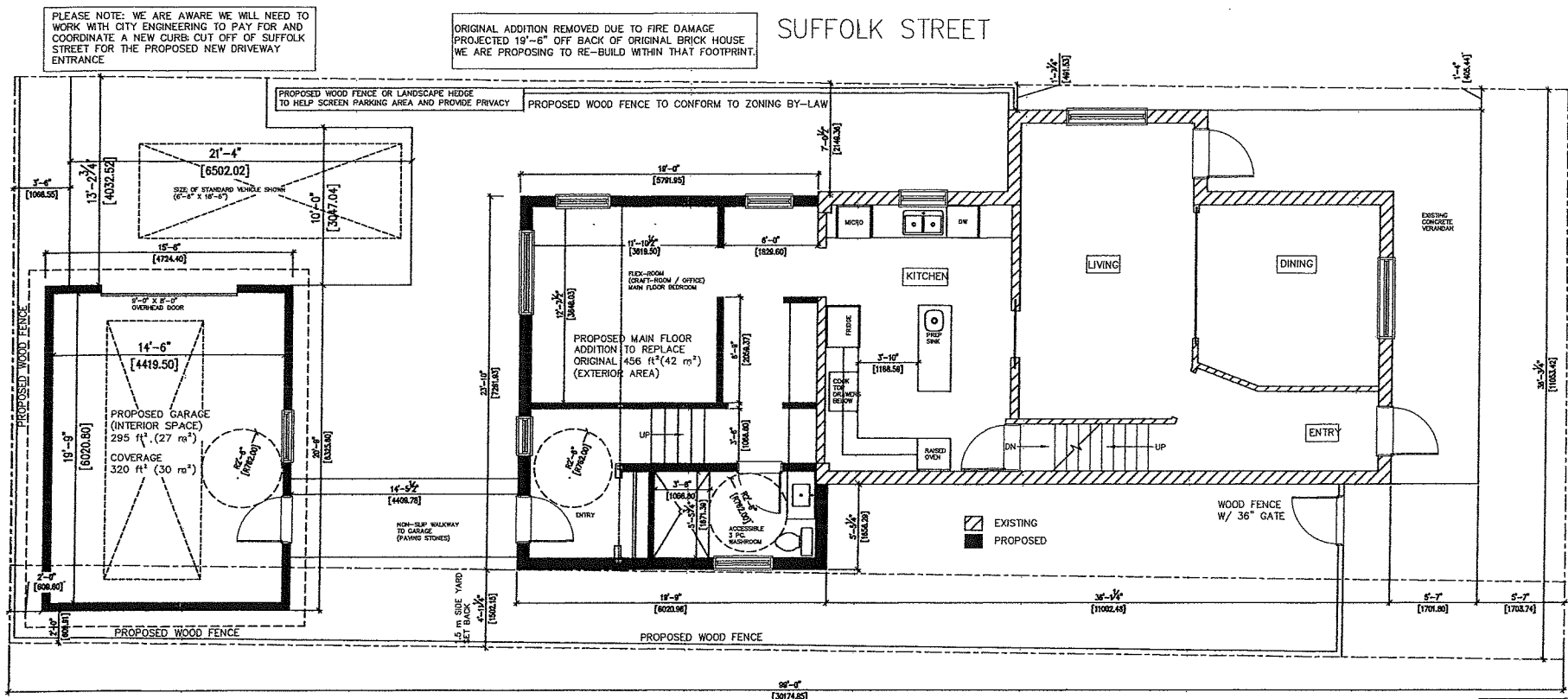
Trista Di Lullo
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of April, 2017.



30m CIRCULATION AREA
194 Edinburgh Road North
File No.: A-34/17





1
A-1
Proposed Main Floor Plan w/ Detached Garage
SCALE: 1/8" = 1'-0"

client		drawing title		project no.		
Diamond Residence		Existing Main Floor		ALL CONSTRUCTION PRACTICES TO COMPLY WITH ONTARIO BUILDING CODE REGULATIONS		03/2017
		w/ Proposed Addition				
project		scale		drawing no.		
194 Edinburgh St.		1/8" = 1'-0"		A1		
Guelph, ON		drawn by				
Part lot 40 R.P. 23		gb		CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE RESPONSIBLE PARTY BEFORE PROCEEDING WITH ANY WORK		
		date				
		April 11 2017				
		</				

ALL CONSTRUCTION PRACTICES TO COMPLY WITH ONTARIO BUILDING CODE REGULATIONS

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE RESPONSIBLE PARTY BEFORE PROCEEDING WITH ANY WORK

s.h.e.d

337 Elmira St. N.
Guelph, ON
N1K 1H3
226.203.7433
gavin@shedlightly.com
www.shedlightly.com

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 10 Gorman Court

PROPOSAL: The applicant is proposing to construct a 97.9 square metre basement accessory apartment within the existing single detached residential dwelling.

BY-LAW

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

The By-law permits an accessory apartment that does not exceed 45% of the total floor area of the building or a maximum of 80 square metres of floor area, whichever is lesser.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit an accessory apartment size of 97.9 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, May 11, 2017**

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

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

APPLICATION NUMBER: **A-35/17**

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 **May 4, 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

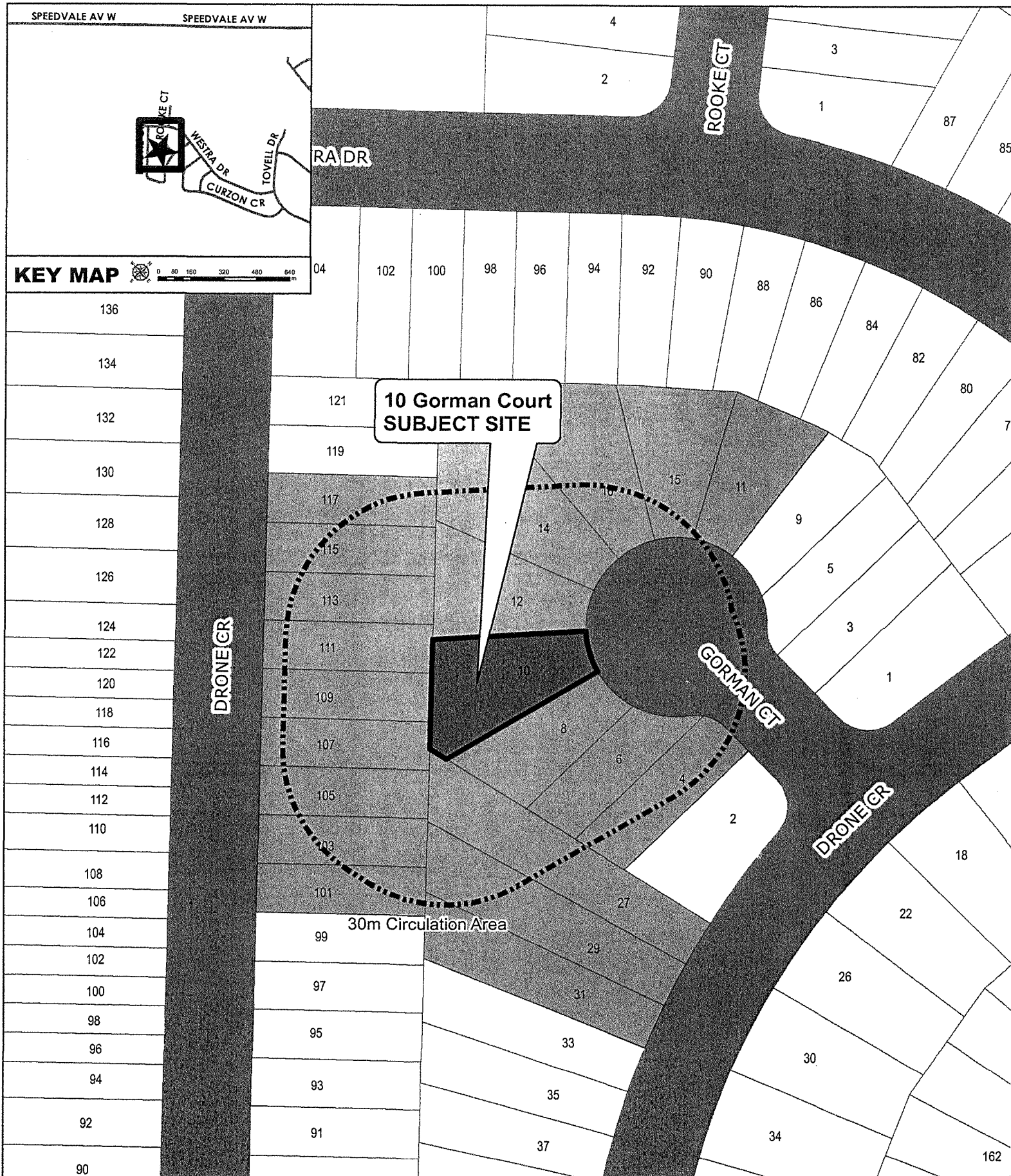
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Trista Di Lullo

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of April, 2017.



30m CIRCULATION AREA
10 Gorman Court
File No.: A-35/16



NOTES:

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

300.00 DENOTES PROPOSED GRADE BY BSR&D
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 FOOTINGS
B.F. DENOTES BASEMENT FLOOR
S.F. DENOTES STRUCTURAL FILL

City of Guelph

NOTE:

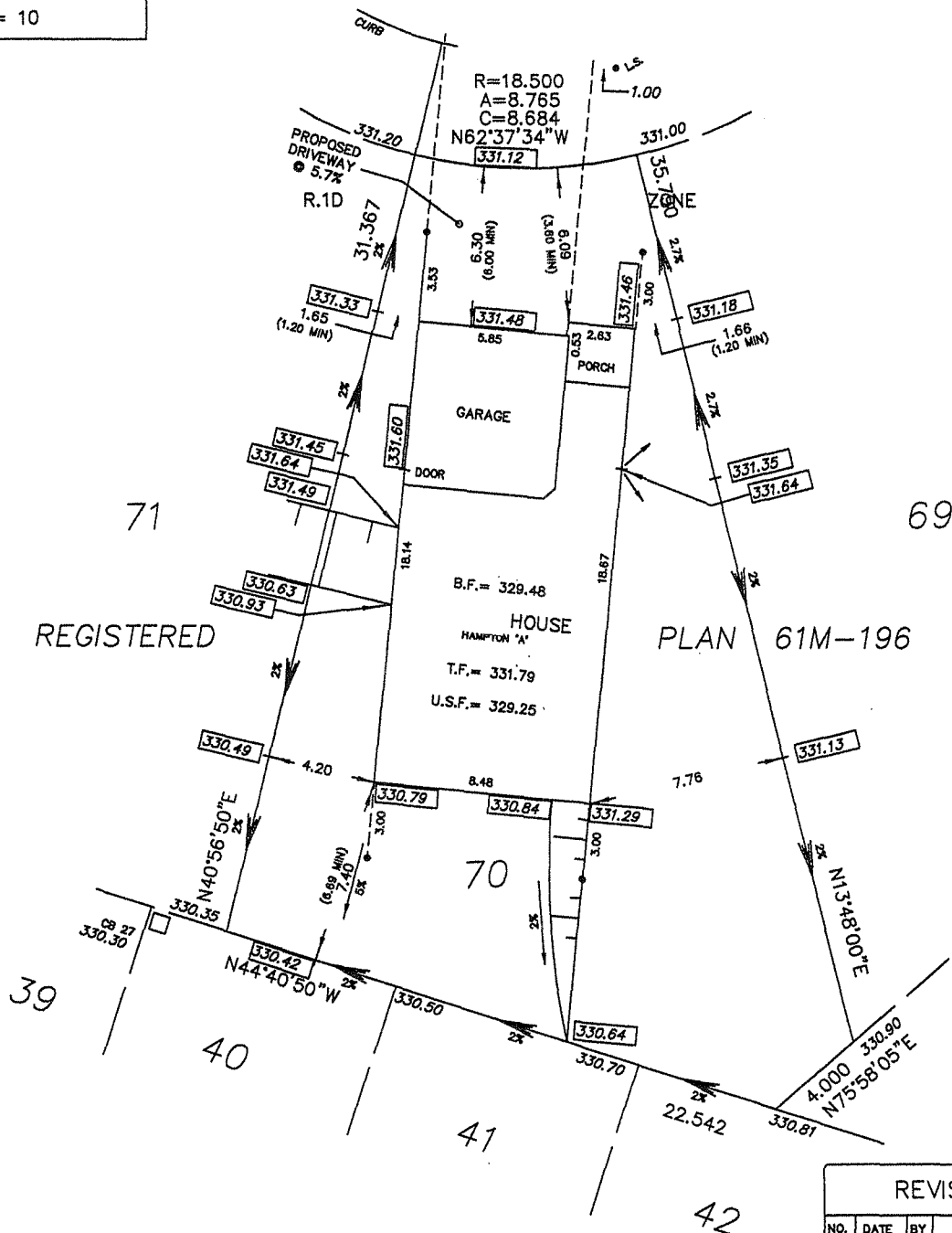
T.F. TO GARAGE FLOOR = 0.31 (12 1/4")

T.F. TO U.S.F. = 2.54 (100")

LEGAL LOT = 70
FUSION LOT = 70
CIVIC # = 10

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

GORMAN COURT



REVISIONS

NO.	DATE	BY	DESCRIPTION

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

KERRY F. 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

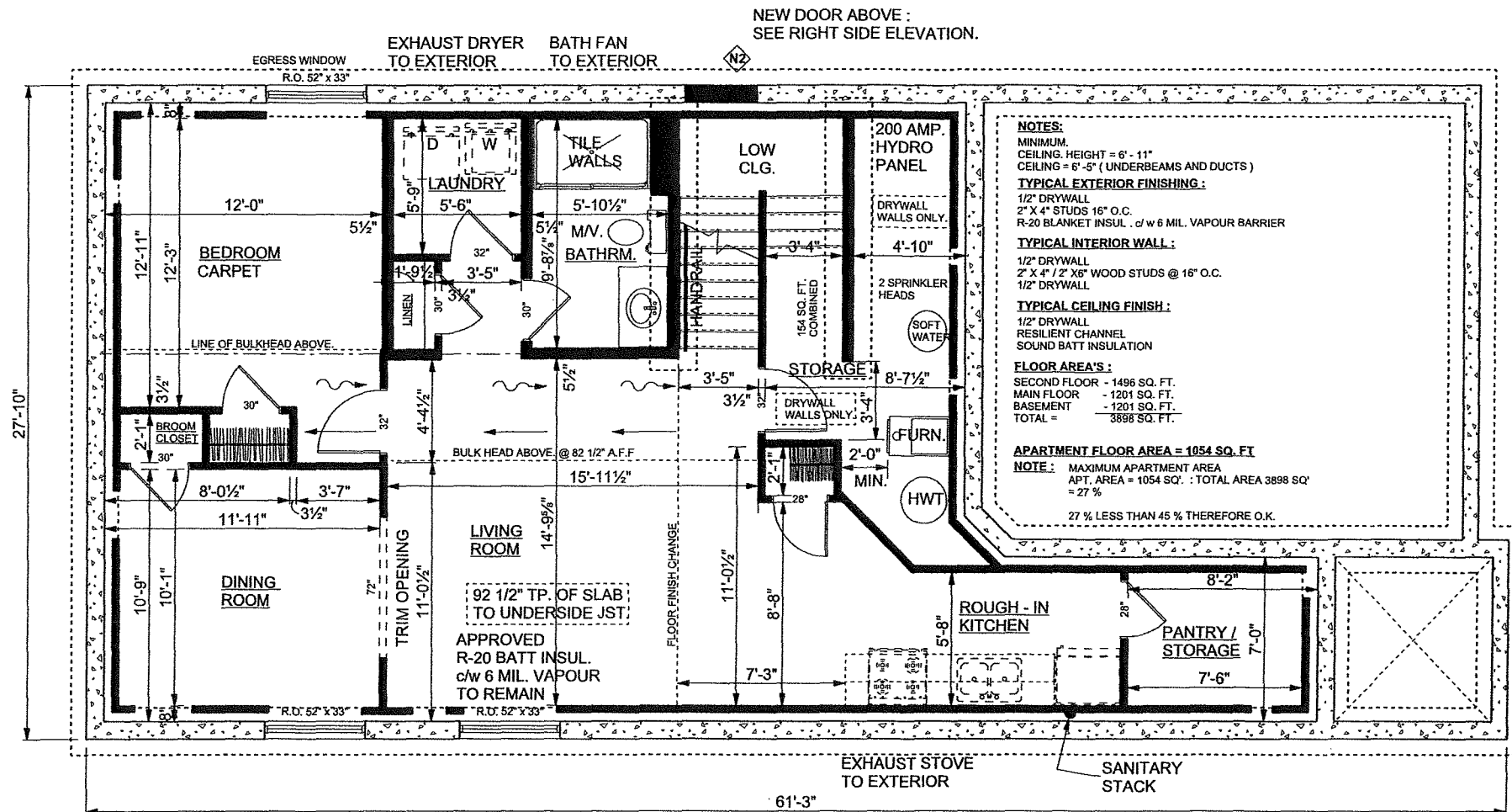
FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: AUGUST 9, 2016

LD

PROJECT

13-9477-99-BPA



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

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

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

QUALIFICATION INFORMATION

ALVIN W. BROWN 21576
NAME SIGNATURE BCIN #

REGISTRATION INFORMATION

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

ALVIN W. BROWN 35516
NAME SIGNATURE BCIN #



DRAWN BY:

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

NOTES:

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

JOB DESCRIPTION:
**ACCESSORY
APARTMENT**

TITLE:
**BASEMENT FLOOR
PLAN**

HOMEOWNER:

MICHAEL NAYYAR

SCALE: 3/16" = 1' - 0"

DATE: APR. 11, 2017

LOCATION:

10 GORMAN CRT.
GUELPH. ON.

AREA:

**1054 SQ. FT.
ACCESSORY
APARTMENT**

DWG #:

1 OF 1

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING



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

LOCATION: 763-787 Woolwich Street

PROPOSAL: The applicant is proposing to establish a 138.1 square metre outdoor patio adjacent to the existing restaurant known as "Lucky Belly" located at 763 Woolwich Street.

BY-LAW REQUIREMENTS: The property is located in the Specialized Service Commercial (SC.1-53) Zone. Variances from Section 4.17.2.1, 4.17.1, 4.17.2.5 and 4.17.2.6 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that no outdoor patio shall be permitted where more than one lot line adjoins lands which are in a residential zone;
- b) that the total number of persons permitted on all outdoor patios associated with the restaurant or licensed establishment shall not exceed 50% of the indoor licensed capacity, or 70 persons, whichever is less [licensed capacity of existing restaurant is 40 persons];
- c) that every outdoor patio shall be located a minimum of 3 metres away from any loading space, parking space, parking aisle or driveway; and
- d) that where permitted, outdoor patios shall be permitted within the building envelope of the development on the site.

REQUEST:

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

- a) an outdoor patio on a property where more than one lot line adjoins lands which are in a residential zone;
- b) a 40 person maximum for the outdoor patio, being 100% of the indoor licensed capacity of the associated restaurant;
- c) an outdoor patio to be situated 0.0 metres from any loading space, parking space, parking aisle or driveway; and
- d) an outdoor patio to be situated outside of the building envelope.

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, May 11, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-36/17

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 **May 4, 2017 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

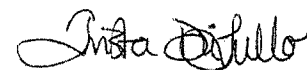
Program Manager Information, Privacy and Elections at privacy@guelph.ca or at 519-822-1260 ext. 2605.

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

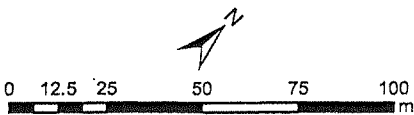
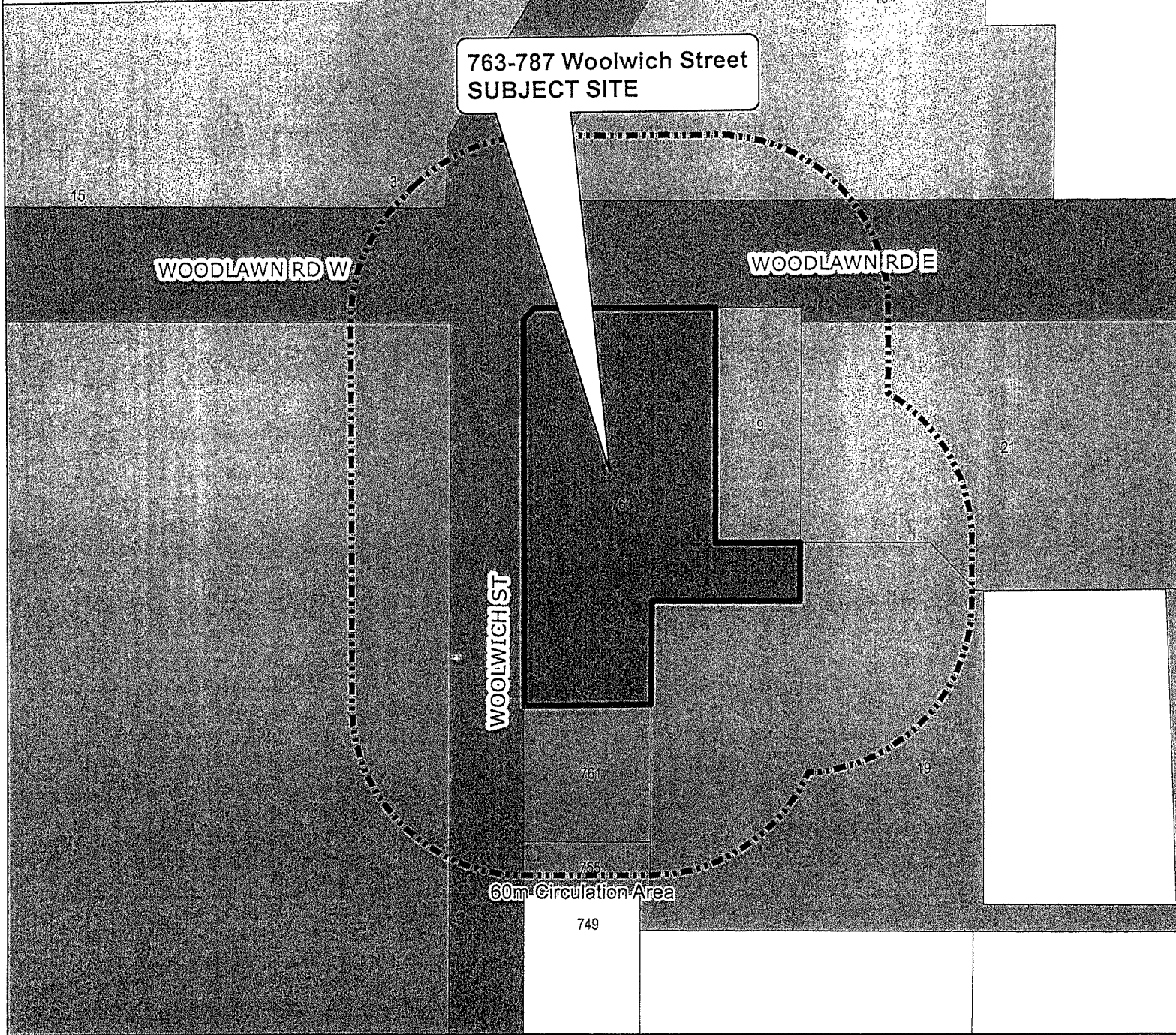
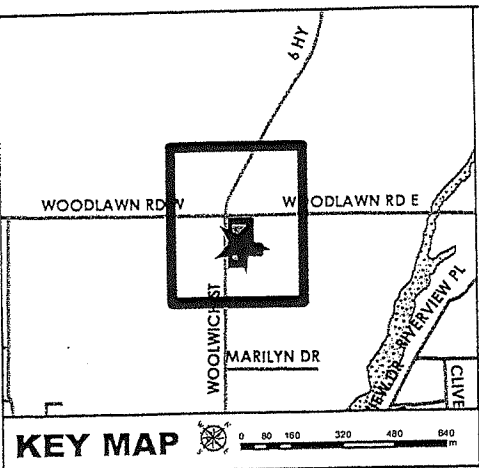
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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



Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 21st day of April, 2017.



**60m CIRCULATION AREA
763-787 Woolwich Street
File No.: A-36/17**



Client

Project

Drawing

LUCKY BELLY FOOD CO.

OUTDOOR PATIO

763 WOOLWICH ST, GUELPH, ON

OVERALL SITE PLAN

Scale

Date

Drawn By

Project No.

N.T.S.

APR. 11/17

PM

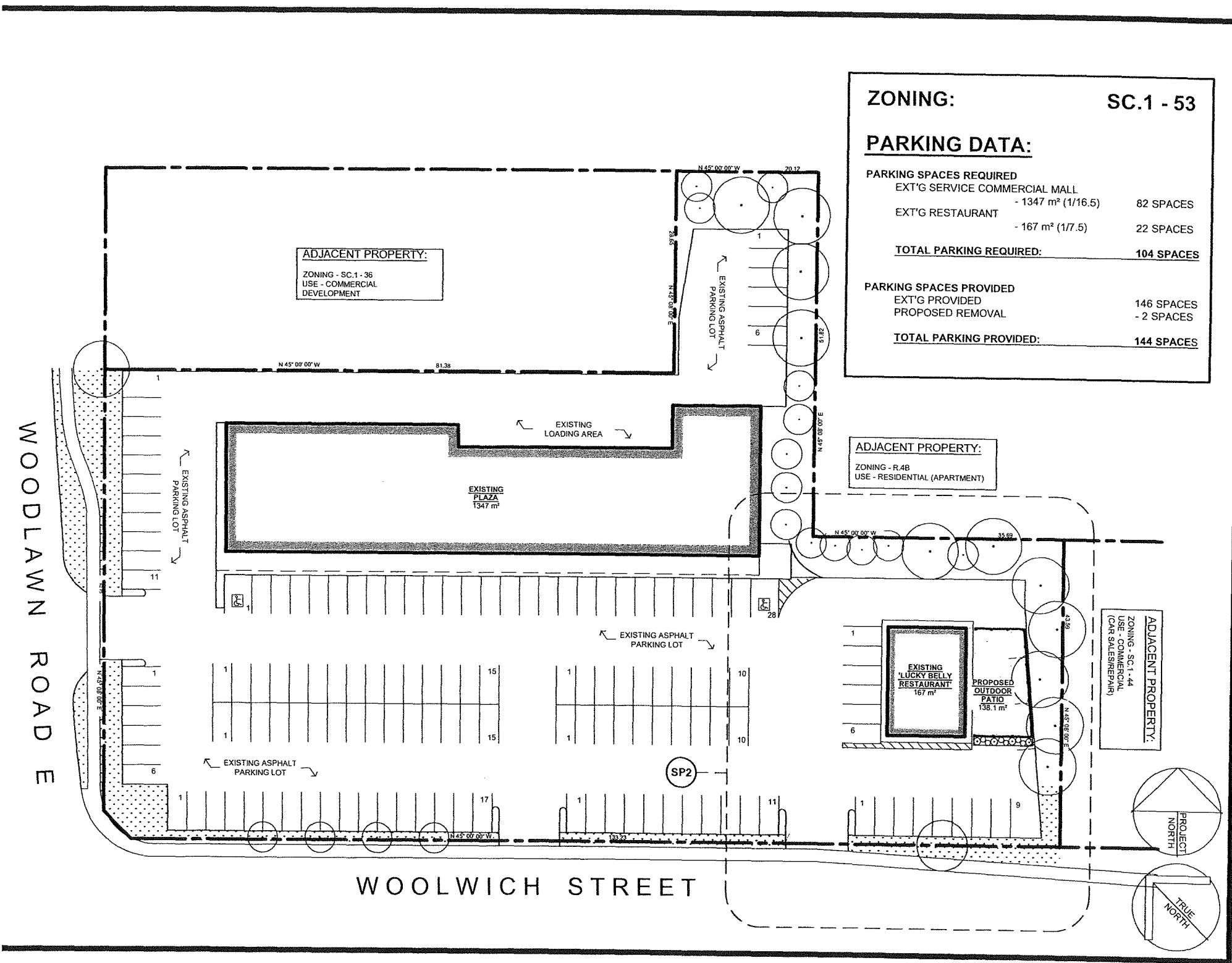
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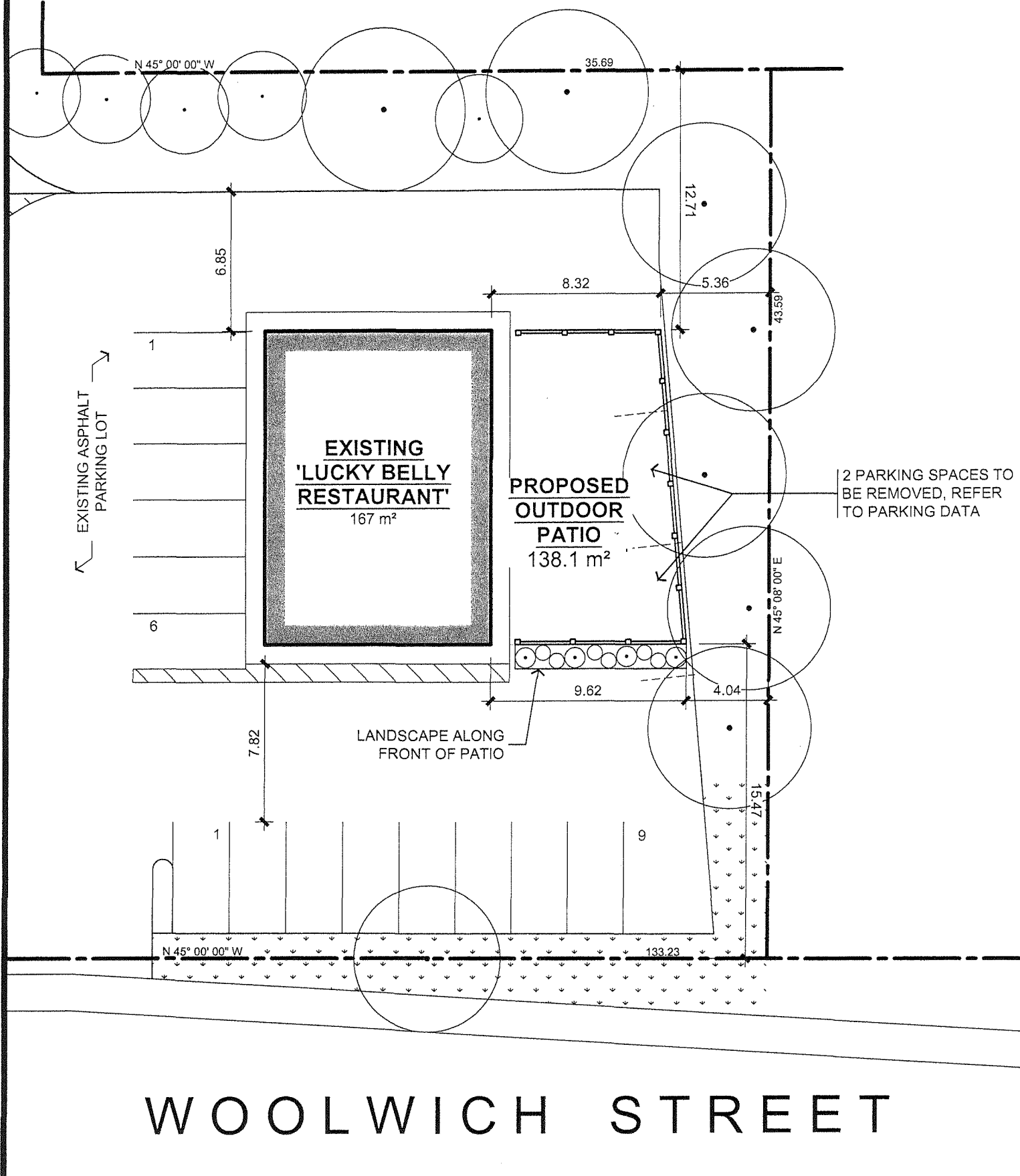
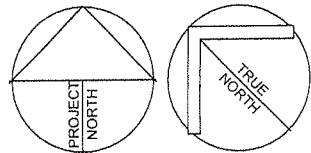
SP1

TACOMA

ENGINEERS

176 Speedvale Avenue West
Guelph, Ontario N1H 1C3
Tel: 519.763.2000 Fax: 519.824.2000
www.tacomaengineers.com





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Client
LUCKY BELLY FOOD CO.

Project
OUTDOOR PATIO
763 WOOLWICH ST, GUELPH, ON

Drawing
PARTIAL SITE PLAN

Scale
N.T.S.

Date
APR. 11/17

Drawn By
PM

Project No.
TE-29594-17

SP2

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING



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

LOCATION: 144 Watson Road North

PROPOSAL: The applicant is proposing to construct an 8 storey, 133 unit apartment building on the subject property. The property is currently subject to an application for site plan approval (File SP16A055).

BY-LAW REQUIREMENTS: The property is located in the Specialized High-Density Apartment (R.4B-17) Zone. Variances from Section 4.16.1, Table 5.4.2 Rows 8 and 18, and Section 5.4.3.2.17.1.1 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum angular plane of 45 degrees [angular plane from a street is defined an imaginary inclined plane, rising over a lot, drawn at a specified angle from the horizontal, the bottom side of which is coincidental with the centre line of the street and which together with other building regulations and lot size requirements, delineates the maximum bulk and building height];
- b) a minimum side yard setback equal to one-half of the building height but not less than 3 metres, being 14.15 metres;
- c) a maximum floor space index of 1.5 [floor space index is defined as an index that, when multiplied by the total land area of a lot, indicates the maximum permissible gross floor area for all buildings on such lot, excluding an underground or covered parking structure and floor space located in the cellar or basement]; and
- d) a minimum of 1.2 parking spaces per dwelling unit [total of 160 spaces required].

REQUEST:

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

- a) an angular plane to Watson Parkway North of 49 degrees;
- b) an interior side yard setback of 9.6 metres;
- c) a maximum floor space index of 1.55; and
- d) 1.16 parking spaces per dwelling unit [total of 155 spaces provided].

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, May 11, 2017

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-37/17

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 **May 4, 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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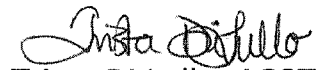
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NOTICE OF THE DECISION

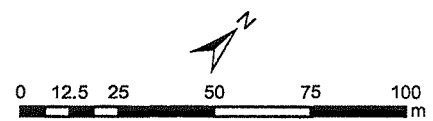
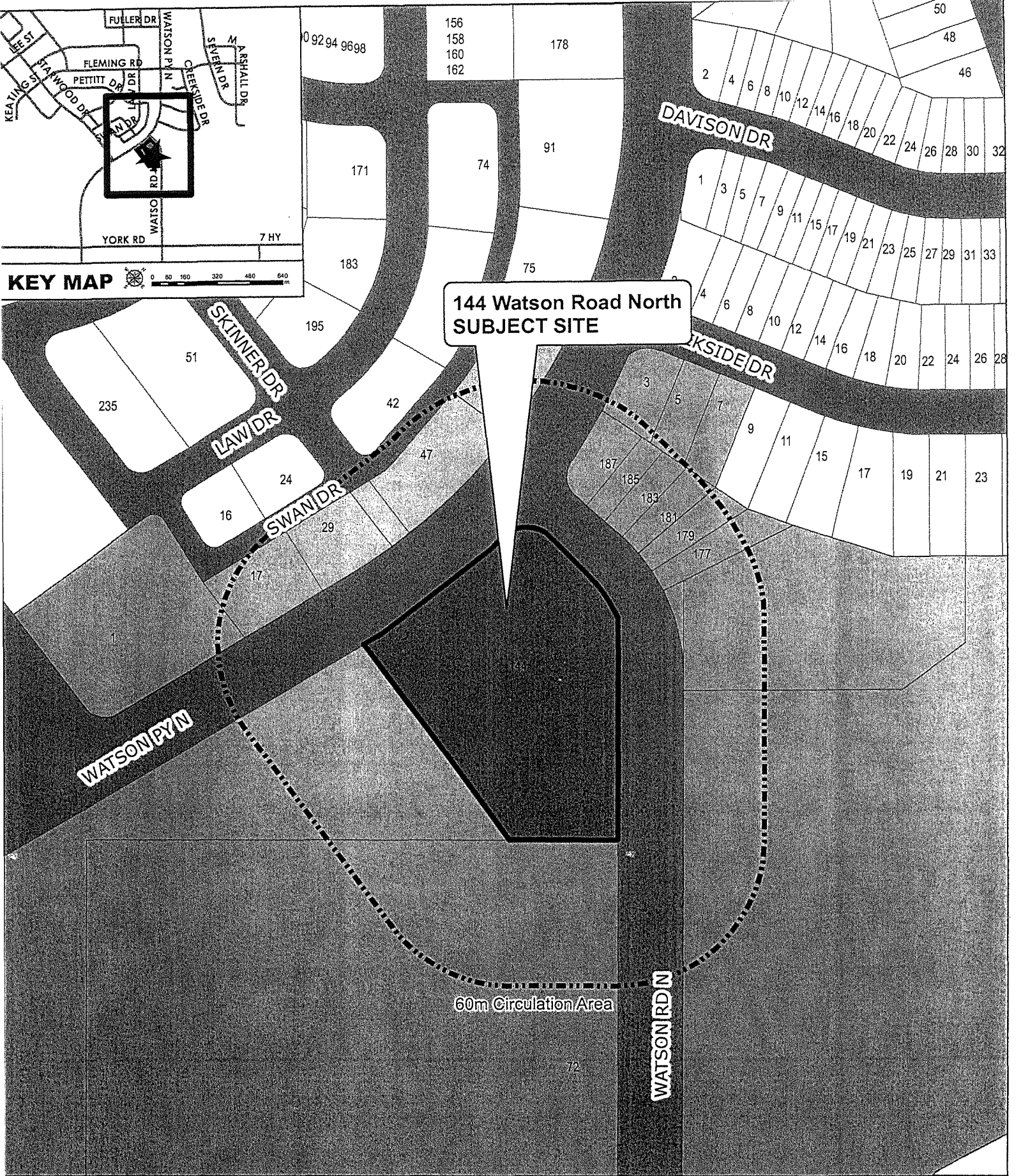
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Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

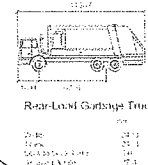
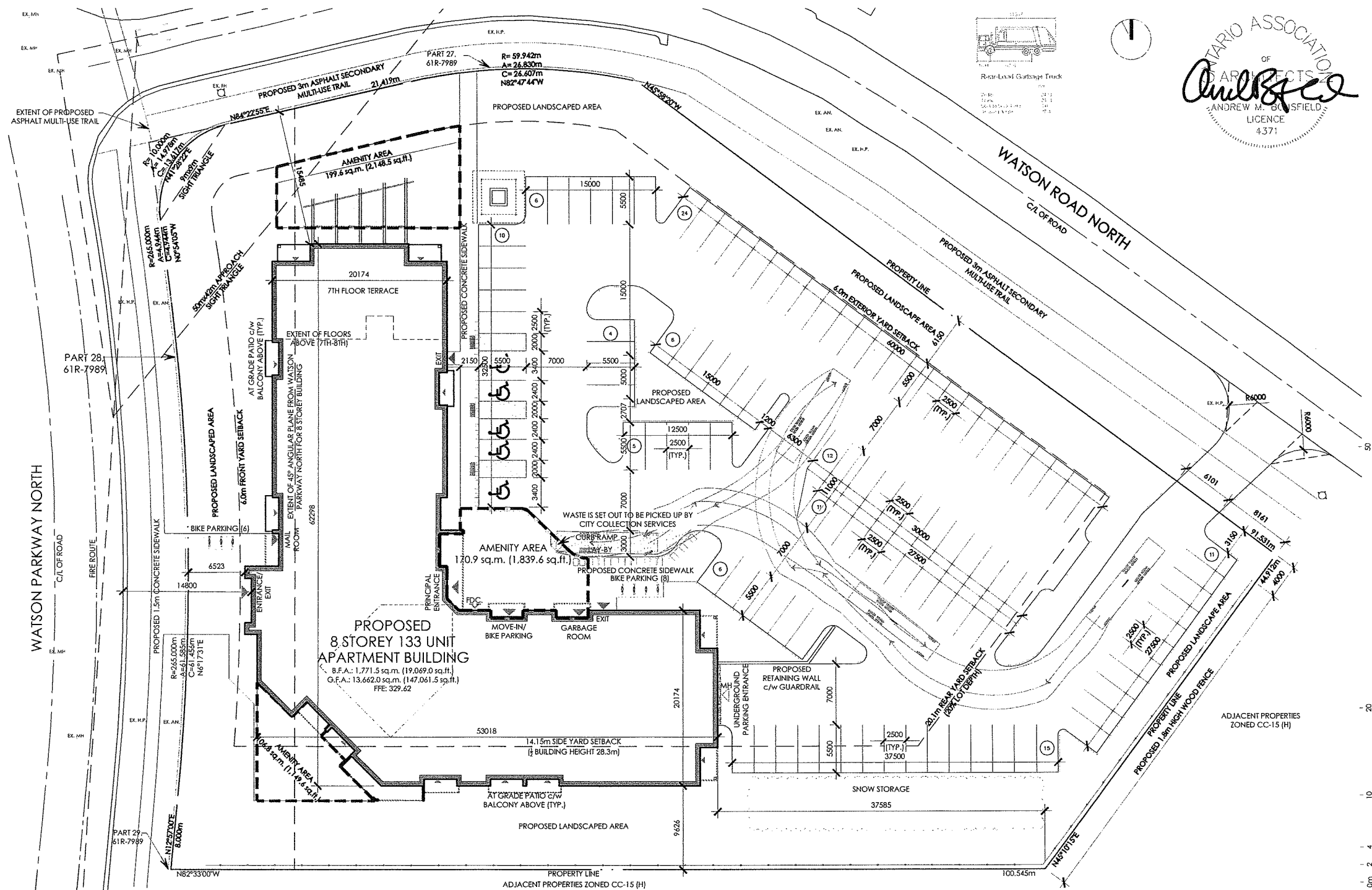
Dated this 21st day of April, 2017.



60m CIRCULATION AREA
144 Watson Road North
File No.: A-37/17



Produced by the City of Guelph
Committee of Adjustment



ONTARIO ASSOCIATION
OF
DARWINISTS
AND BY
ANDREW M. BOUSFIELD
LICENCE
4371

144 WATSON
2016-152

1:400
2017.04.11

SITE PLAN

SP-1