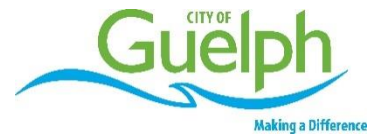


Committee of Adjustment Agenda



Public hearing for applications under sections 45 and 53 of the Planning Act

Location: Council Chambers, Guelph City Hall, 1 Carden Street

Date: Thursday, January 9, 2020, 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 and streamed live on guelph.ca/live. An electronic version of this agenda is available on guelph.ca/cofa.

Opening Remarks

Election of Chair and Vice Chair for 2020

Disclosure of Pecuniary Interest and General Nature Thereof

Approval of Minutes – December 12, 2019 Hearing Minutes

Requests for Withdrawal or Deferral of Applications

Current Applications

(Application order subject to change)

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.

- a) **A-1/20** Owner: Primaris Retail Real Estate
 Agent: Jeff Martin
 Request: Variance for capacity of outdoor patio for a licensed establishment
 Location: 433 Stone Road West

- b) **A-2/20** Owner: Susanne and Robert Desantels
 Agent: N/A
 Request: Rear yard setback variance for existing addition
 Location: 20 Edwin Street

- c) **A-3/20** Owner: Rochelle and James Murray-Cako
 Agent: Tom Keating, James Keating Construction Ltd.
 Request: Side yard setback variance for proposed addition
 Location: 2 Edgehill Drive

- d) **A-4/20** Owner: Shellie and Terence Sawyer
 Agent: N/A
 Request: Variance for existing fence height
 Location: 492 Victoria Road North

- e) **B-1/20 and** Owner: The Roman Diocese of Hamilton in Ontario and the
 B-2/20 Wellington Catholic District School Board
 Agent: Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited
 Request: Consent for severance as lot addition and creation of easements for access and maintenance
 Location: 98 Alice Street and 125 Huron Street

- f) **A-5/20 and A-6/20** Owner: The Roman Diocese of Hamilton in Ontario and the Wellington Catholic District School Board
Agent: Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited
Request: Variances to permit reduced lot area and setbacks
Location: 98 Alice Street and 125 Huron Street
-

Staff Announcements

Digital Agenda Management Demonstration

Adjournment

Next Hearing February 13, 2020

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa

Facsimile: 519-763-1260

Committee of Adjustment Notice of Public Hearing



An Application for a Minor Variance has been filed with the Committee of Adjustment

Application Details

Location:

433 Stone Road West

Proposal:

The applicant is proposing to increase the maximum capacity of the 140 square metre outdoor patio for the recently constructed licensed establishment (Beertown Public House). The current indoor licensed capacity is 200 persons.

By-Law Requirements:

The property is located in the Specialized Regional Shopping Centre (RC-1) Zone. A variance from Section 4.17.1 of the Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that the total number of persons permitted on all outdoor patios associated with the restaurant or licensed establishment shall not exceed 50 percent of the indoor licensed capacity, or 70 persons, whichever is less.

Request:

The applicant is seeking relief from the By-Law requirements to permit a maximum capacity of 80 persons on the outdoor patio of the licensed establishment.

Hearing Details

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, January 9, 2020**
Time: **4:00 p.m.**
Location: **Council Chambers, City Hall, 1 Carden Street**
Application Number: **A-1/20**

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 **January 2, 2020 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 the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260, extension 2349.

Additional Information

Agendas and comments related to this application will be available online by visiting guelph.ca/cofa. 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

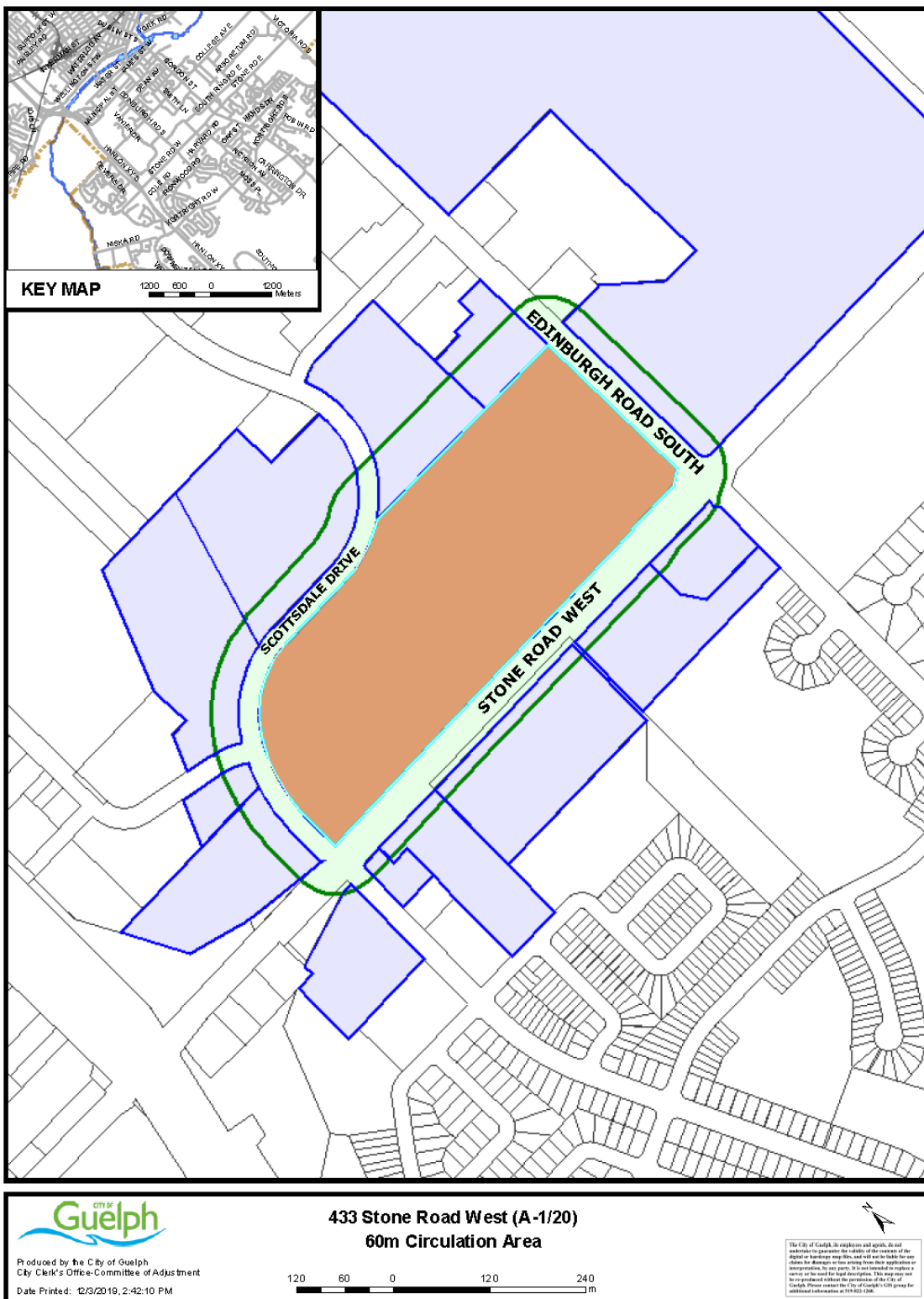
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Notice Author

Juan da Silva
Council and Committee Assistant
Dated December 16, 2019.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
TTY: 519-826-9771 guelph.ca/cofa
Facsimile: 519-763-1260



NONE OF THE DRAWINGS AND/OR DETAILS ISSUED FOR THIS PROJECT ARE TO BE SCALED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ON SITE ALL DIMENSIONS, NOTES AND DETAILS PRIOR TO CONSTRUCTION START. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT. ANY EXTRAS, DELAYS AND/OR RESULTING IN CHANGES RESULTING IN FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL DRAWINGS, SPECIFICATIONS AND DETAILS ISSUED FOR THIS PROJECT ARE THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

REVISIONS:

No.	REVISION	DATE	TAG
1	ISSUED FOR PERMIT	19-08-20	

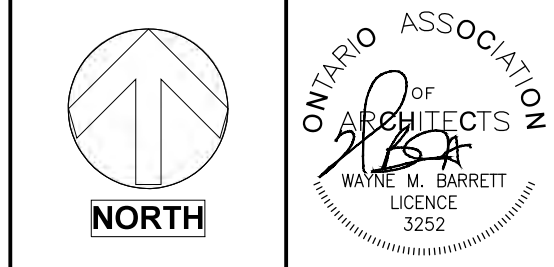
CRICKET design
 CRICKET DESIGN COMPANY INC.
 708 GERRARD STREET EAST
 TORONTO, ONTARIO M4M 1Y3
 T. 416.463.1874 F. 416.466.2244
 www.cricketdesign.ca

Beertown



PROJECT ARCHITECT / PRIME CONSULTANT

BA
 Barrett Architect Inc.
 708 GERRARD STREET EAST TORONTO ONTARIO CANADA M4M 1Y3
 TEL. 416 469 8000 FAX. 416 469 8056 TOLL 1-800-779-6667



PROJECT TITLE:
BEERTOWN PUBLIC HOUSE

LOCATION:
 433 STONE ROAD WEST
 GUELPH, ON

SHEET TITLE:
CODE COMPLIANCE PLAN

ISSUED: 19-07-19

DATE: JULY 2019

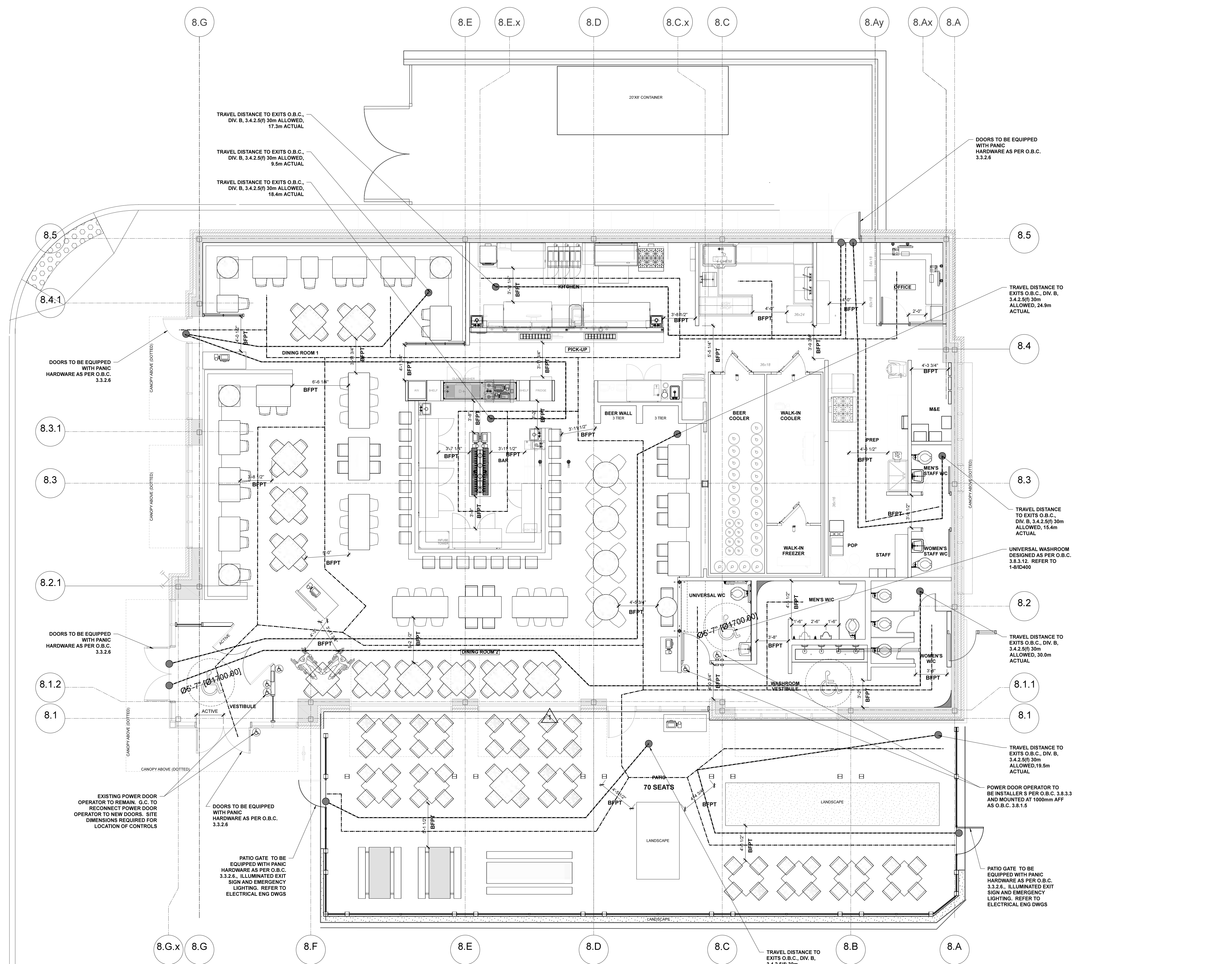
DRAWN: MDC

CHECKED: MDC

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

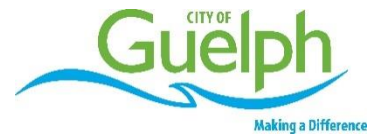
PROJECT No: BA/1923

DRAWING No: **A100**



1
 A100 CODE COMPLIANCE PLAN
 BEERTOWN PUBLIC HOUSE
 SCALE: 3/16"=1'-0"

Committee of Adjustment Notice of Public Hearing



An Application for a Minor Variance has been filed with the Committee of Adjustment

Application Details

Location:

20 Edwin Street

Proposal:

The applicant is proposing to maintain a 15.98 square metre existing addition to the rear of the existing dwelling. A previous minor variance (File A-85/04) for a reduced rear yard setback for the addition received conditional approval in 2004. The applicant did not fulfill all of the conditions. The applicant has submitted a new application so that new conditions may be imposed.

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 the Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum rear yard setback of 7.5 metres or 20 percent of the lot depth (being 4.83 metres), whichever is less.

Request:

The applicant is seeking relief from the By-Law requirements to permit a minimum rear yard setback of 1.55 metres for the existing addition to the rear of the existing dwelling.

Hearing Details

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, January 9, 2020**
Time: **4:00 p.m.**
Location: **Council Chambers, City Hall, 1 Carden Street**
Application Number: **A-2/20**

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 **January 2, 2020 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 by visiting guelph.ca/cofa. 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.

Notice Author

Juan da Silva

Council and Committee Assistant

Dated December 16, 2019.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

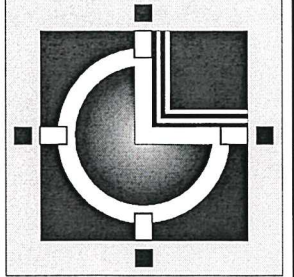
cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa

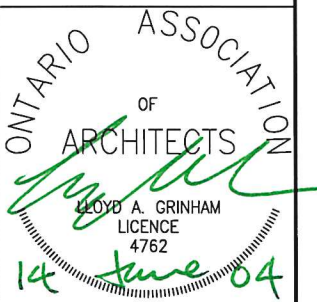
Facsimile: 519-763-1260





L. Alan Grinham
Architect Inc.

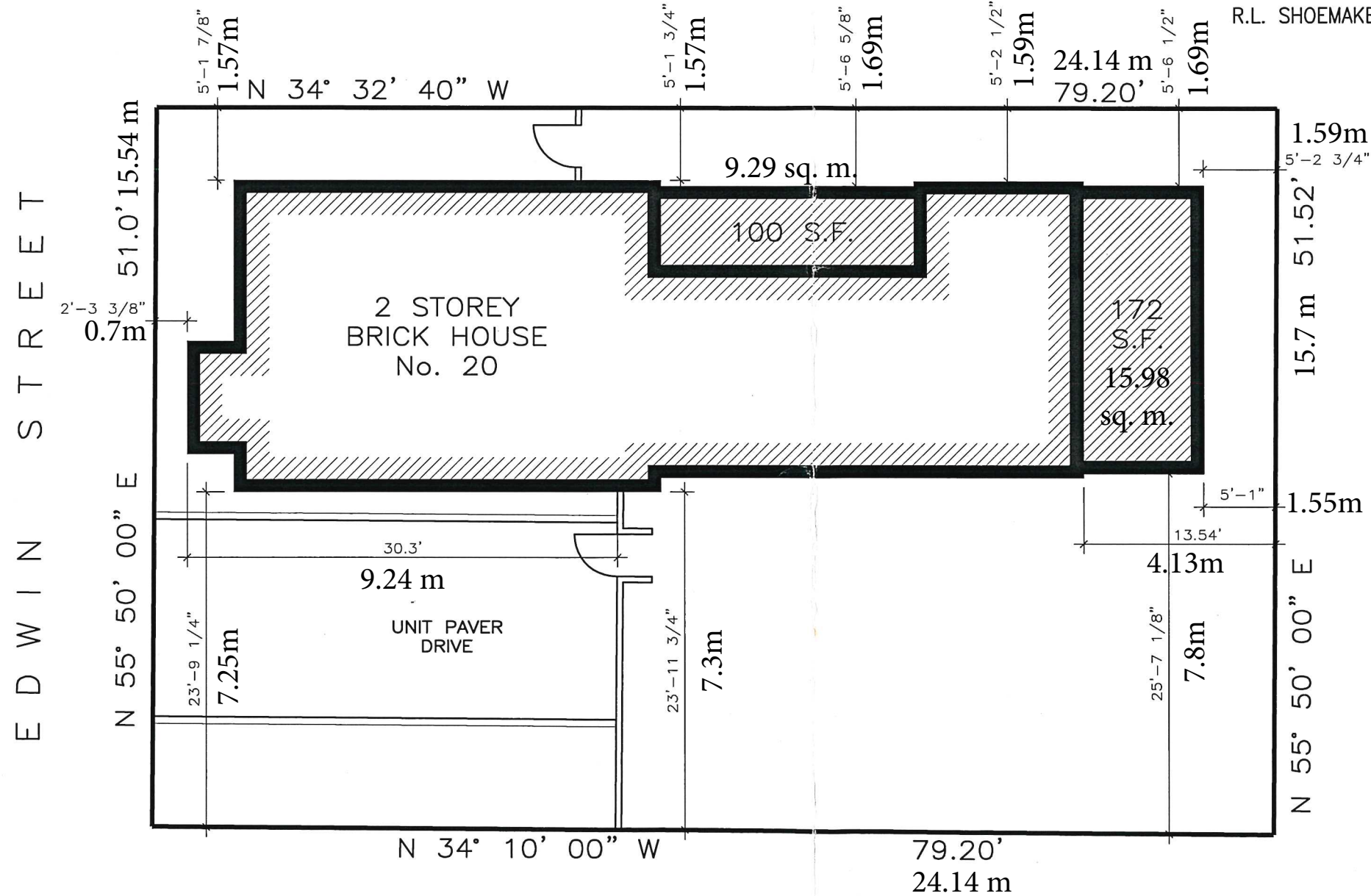
20 Douglas Street, Guelph, Ontario N1H 2S9
Tel: (519) 766-1500 Fax: (519) 766-1377
grinham@on.aibn.com



BASED ON
BUILDING LOCATION SURVEY
LOT 55 & PART OF LOT 56

REGISTERED PLAN 35
CITY OF GUELPH
COUNTY OF WELLINGTON

R.L. SHOEMAKER - Ontario Land Surveyor



Note: Metric conversions from the original sketch were provided by CoA staff

A-85/04

NO.	DATE	REVISIONS
1	14 JUNE 04	IN A/C OF A APPLICATION

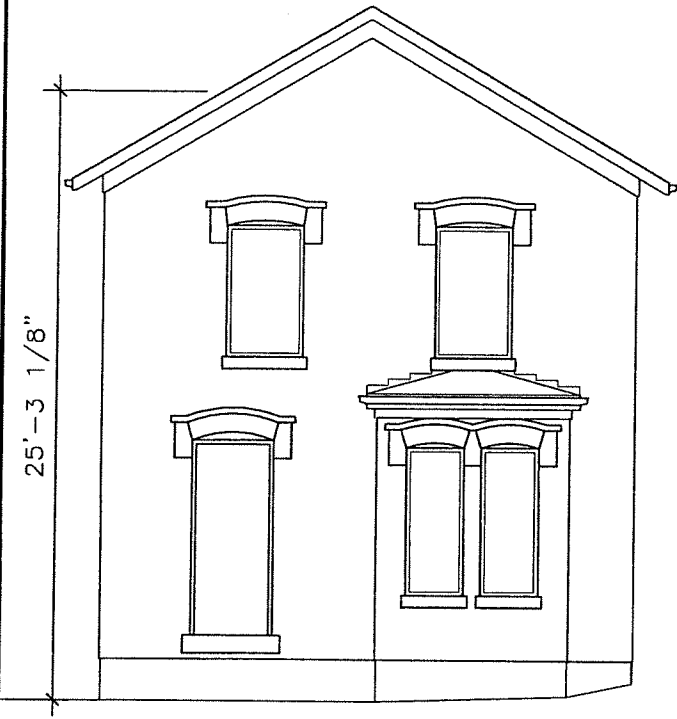
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE ARCHITECT AS INSTRUMENTS OF HIS SERVICE AND MUST BE RETURNED AT HIS REQUEST.

20 EDWIN STREET
GUELPH, ONTARIO

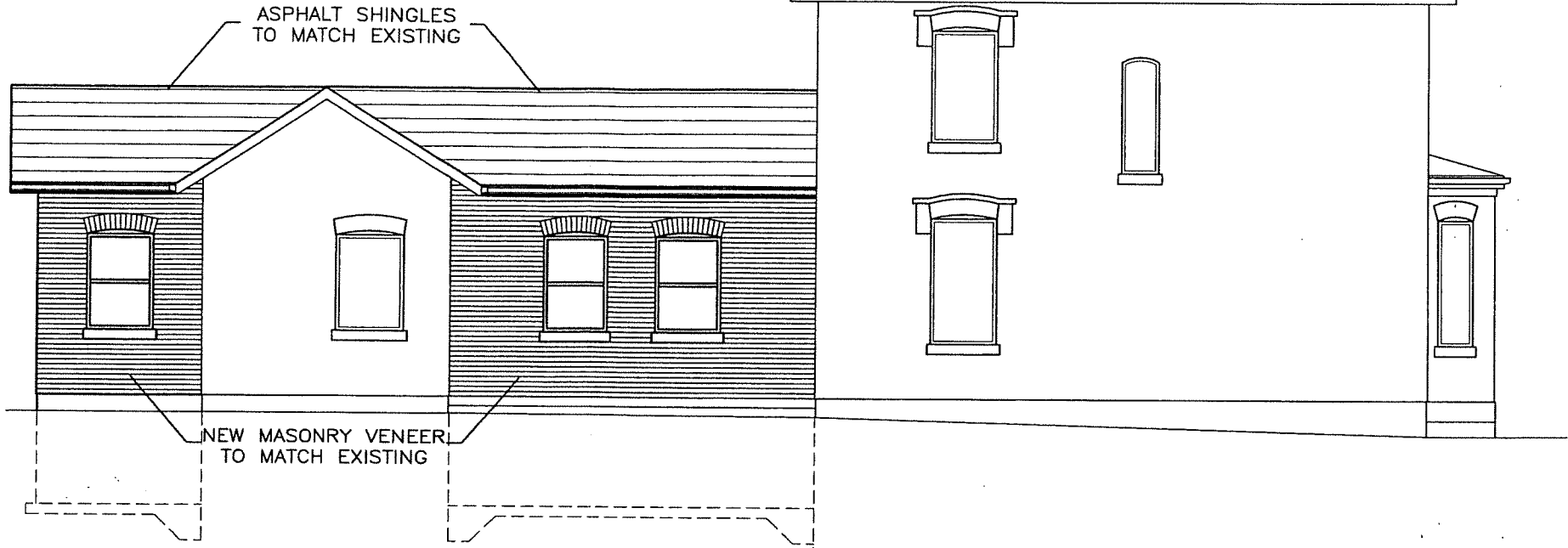
EXISTING SITE PLAN

DATE:	14 JUNE 04	SCALE:	1"=10'
DRAWN BY:	MK		
CHECKED BY:	LAG		
STATUS:	APPROVAL		
JOB NO:	0417		
FILE:	20EDWIN		
FOLDER:	20EDWIN		

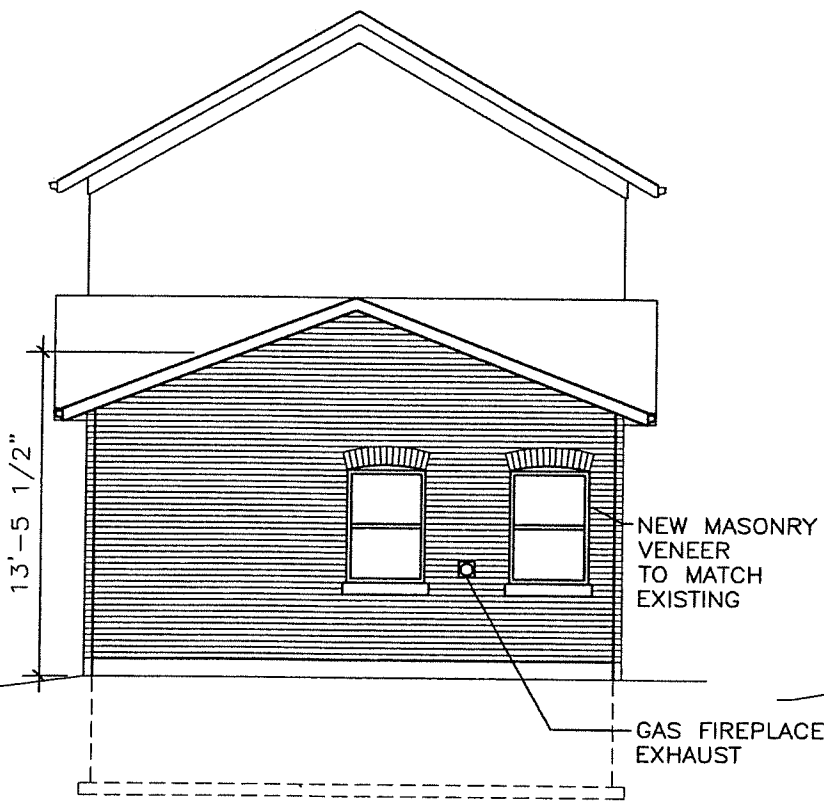
A-1



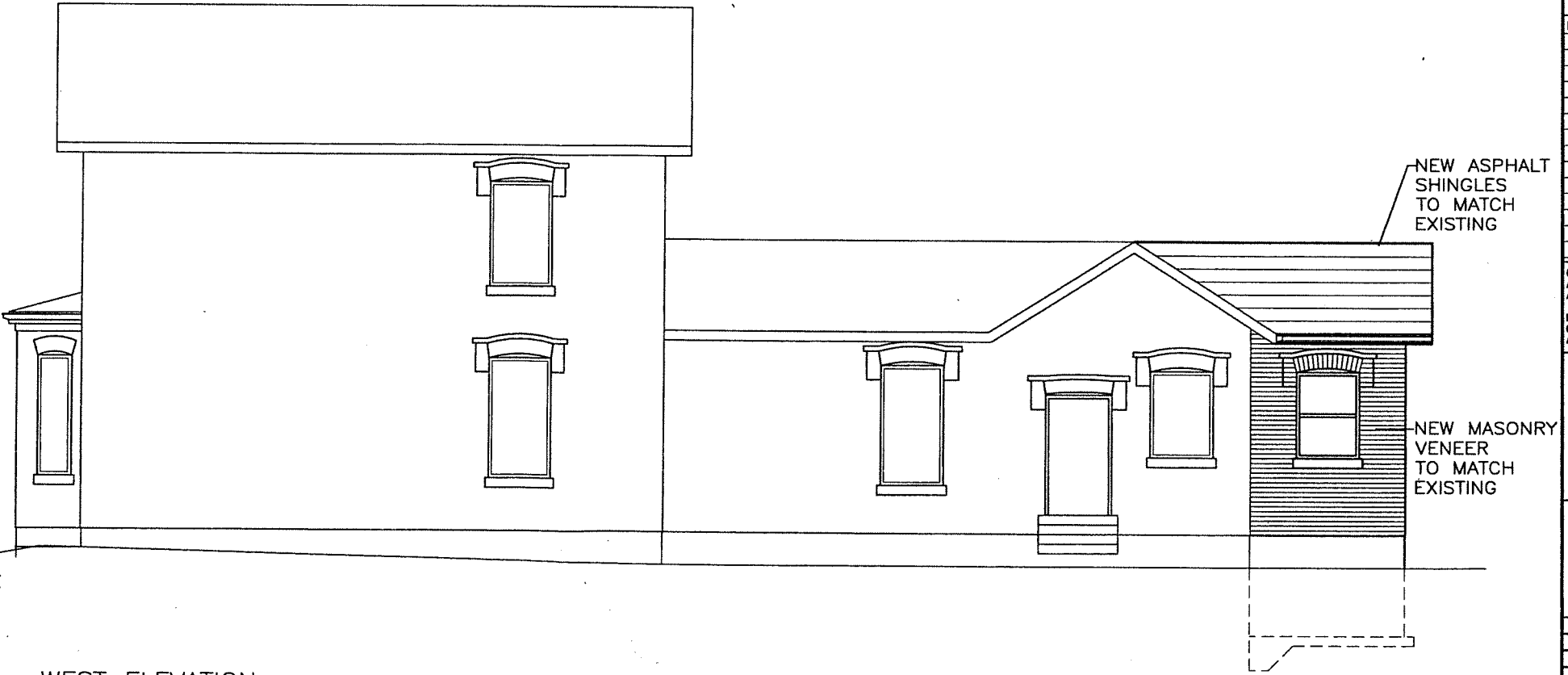
NORTH ELEVATION



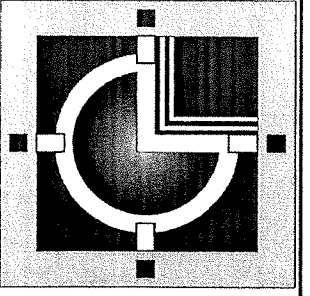
EAST ELEVATION



SOUTH ELEVATION

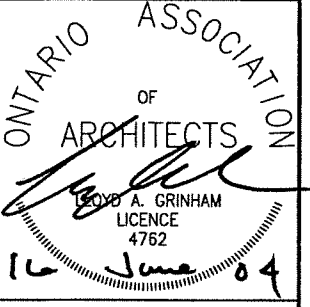


WEST ELEVATION



L. Alan Grinham
Architect Inc.

20 Douglas Street, Guelph, Ontario N1H 2S9
Tel: (519) 766-1580 Fax: (519) 766-1377
grinham@on.aibn.com



NO.	DATE	REVISIONS

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DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE ARCHITECT AS INSTRUMENTS OF HIS SERVICE AND MUST BE RETURNED AT HIS REQUEST.

20 EDWIN STREET
GUELPH, ONTARIO

ELEVATIONS

DATE:	14.JUNE.04	SCALE:	1/8"=1'-0"
DRAWN BY:	CM		
CHECKED BY:	LAG		
STATUS:	APPROVAL		
JOB NO:	0417		
FILE:	120EDWN		
FOLDER:	120EDWN		

A-3

Committee of Adjustment Notice of Public Hearing



An Application for a Minor Variance has been filed with the Committee of Adjustment

Application Details

Location:

2 Edgehill Drive

Proposal:

The applicant is proposing to construct a two storey addition to the right side of the existing dwelling. The addition includes additional floor space as well as an attached single car garage.

By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. A variance from Table 5.1.2 Row 7 of the Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum side yard setback of 1.5 metres.

Request:

The applicant is seeking relief from the By-Law requirements to permit a minimum right side yard setback of 1.25 metres for the proposed addition to the existing dwelling.

Hearing Details

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, January 9, 2020**
Time: **4:00 p.m.**
Location: **Council Chambers, City Hall, 1 Carden Street**
Application Number: **A-3/20**

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 **January 2, 2020 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 by visiting guelph.ca/cofa. 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.

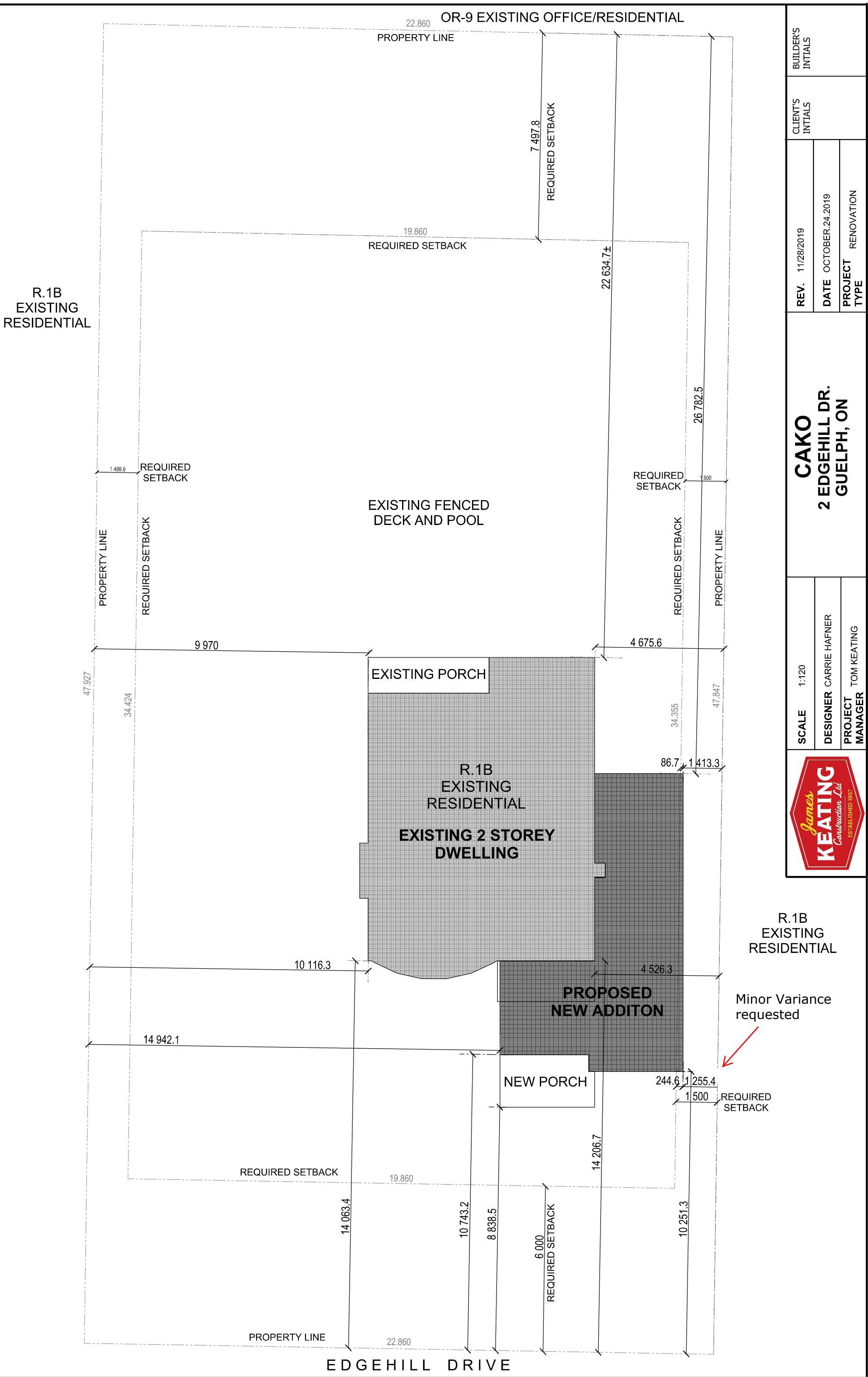
Notice Author

Juan da Silva
Council and Committee Assistant
Dated December 16, 2019.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
TTY: 519-826-9771 guelph.ca/cofa
Facsimile: 519-763-1260



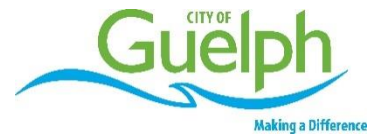


BUILDER'S INITIALS	
CLIENT'S INITIALS	
REV. 11/28/2019	DATE OCTOBER.24.2019
PROJECT RENOVATION	
CAKO	
2 EDGEHILL DR.	
GUELPH, ON	
SCALE 1:120	DESIGNER CARRIE HAFNER
PROJECT MANAGER TOM KEATING	
	

R.1B EXISTING RESIDENTIAL

Minor Variance requested

Committee of Adjustment Notice of Public Hearing



An Application for a Minor Variance has been filed with the Committee of Adjustment

Application Details

Location:

492 Victoria Road North

Proposal:

The applicant is proposing to maintain an existing fence in the front yard of the existing dwelling (facing Islington Avenue) and remove the existing fence encroaching on city property.

By-Law Requirements:

The property is located in the Low Density Residential (R.1B) Zone. A variance from Section 4.20.9 of the Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that fences located in the front yard shall not exceed 0.8 metres in height.

Request:

The applicant is seeking relief from the By-Law requirements to permit a fence in the front yard between 1.7 metres and 2.25 metres in height as shown on the sketch provided.

Hearing Details

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, January 9, 2020**
Time: **4:00 p.m.**
Location: **Council Chambers, City Hall, 1 Carden Street**
Application Number: **A-4/20**

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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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.

Notice Author

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated December 16, 2019.

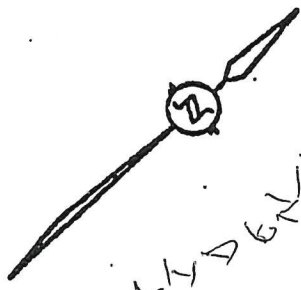
Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
TTY: 519-826-9771 guelph.ca/cofa
Facsimile: 519-763-1260



LOT 65, REG. PLAN No. 598

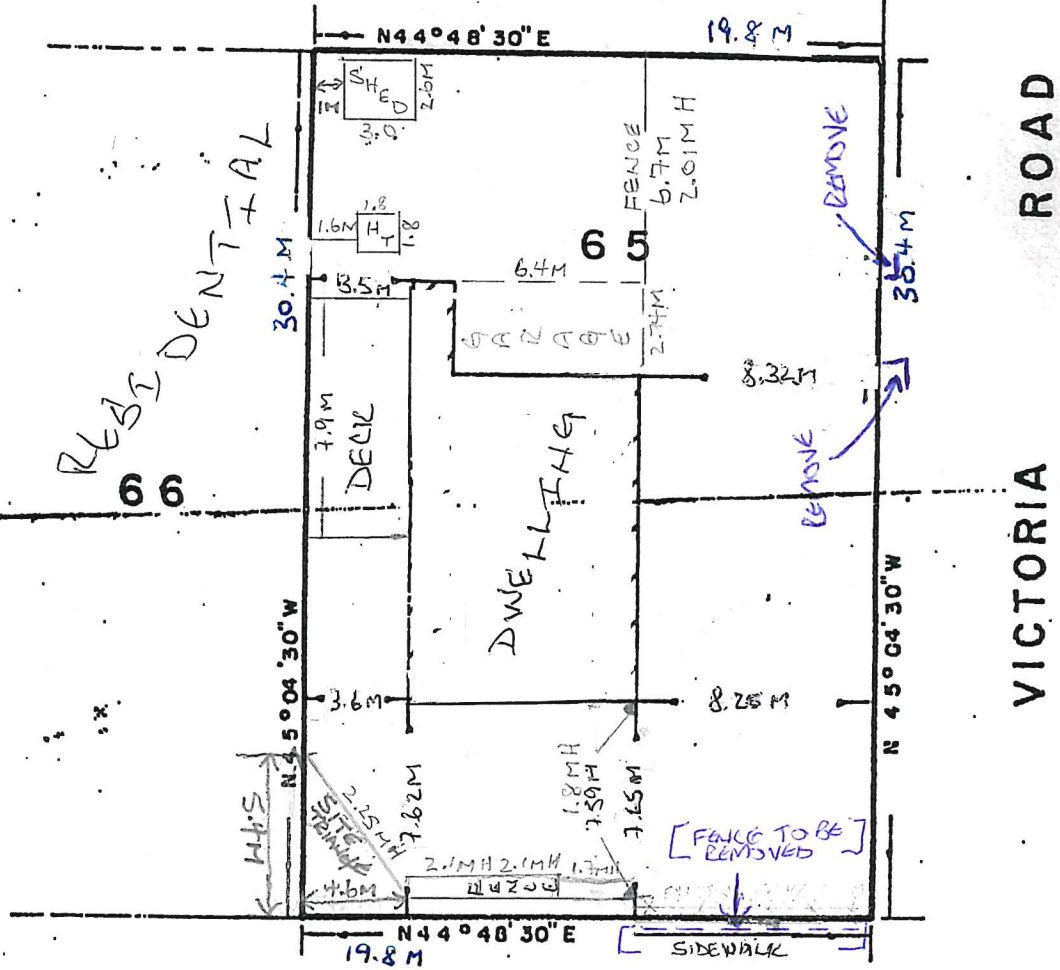
CITY OF GUELPH



64

RESIDENTIAL

RESIDENTIAL
66

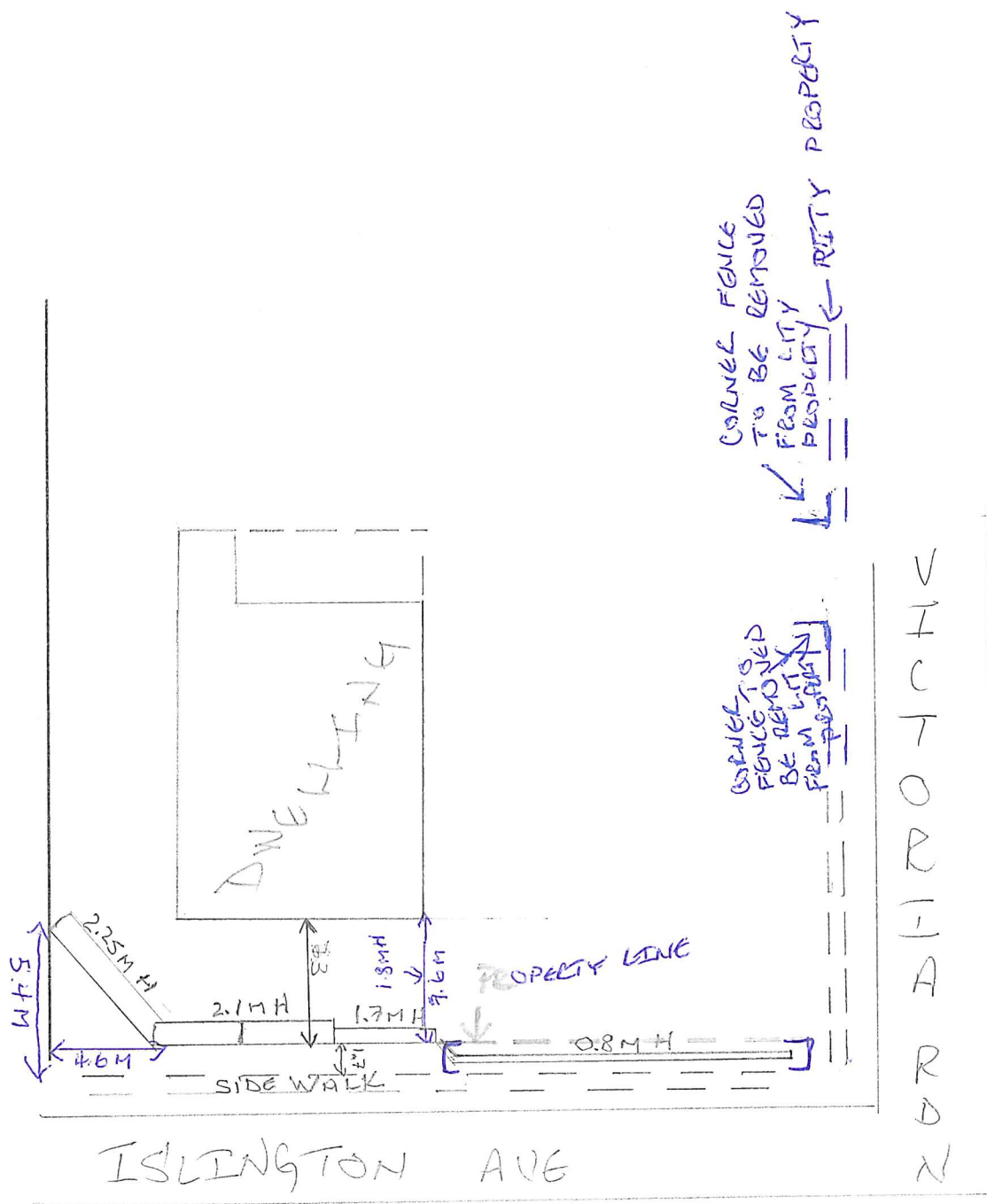


ROAD

VICTORIA

ISLINGTON

AVENUE.



CORNER FENCE
TO BE REMOVED
FROM CITY
PROPERTY ←

CORNER TO BE
REMOVED
FENCE TO BE
REMOVED
FROM CITY
PROPERTY

SECTION

[FENCE TO BE
REMOVED]

Committee of Adjustment Notice of Public Hearing



Applications for Consents [Lot Addition and Easements] have been filed with the Committee of Adjustment

Application Details

Location:

98 Alice Street and 125 Huron Street

Proposal:

The applicants are proposing to maintain the existing church and school buildings and correct an existing error through a lot addition. The church was constructed in 1922 and an addition (shown as part 1 on the attached sketch) was constructed at a later date, however the church addition was constructed on the adjacent school lands. The applicants are also proposing to create easements over the existing laneway between the church and school to allow for access and maintenance.

Minor Variance files A-5/20 and A-6/20 have been submitted (see attached pages) to correct zoning deficiencies resulting from the lot addition.

By-Law Requirements:

The properties are located in the Educational, Spiritual and Other Services (I.1) Zone.

Request:

The applicant proposes the following:

File B-1/20 – Easement (98 Alice Street)

- a) the creation of a 19.7 square metre easement for access and maintenance in favour of 125 Huron Street (shown as part 3 on the attached sketch).

File B-2/20 – Lot addition and easements (125 Huron Street)

- a) severance of a parcel of land with an area of 186.3 square metres (shown as parts 1 and 4 on the attached sketch) as a lot addition to 98 Alice Street (shown as parts 2 and 3 on the attached sketch). Once enlarged, 98 Alice Street will have an area of 650.3 square metres (comprising parts 1 to 4 on the attached sketch);
 - b) the creation of a 21.7 square metres easement for access and maintenance in favour of 125 Huron Street (shown as part 4 on the attached sketch); and
 - c) the creation of a 117.7 square metre access easement (shown as part 5 on the attached sketch) in favour of 98 Alice Street.
-

Hearing Details

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, January 9, 2020**
Time: **4:00 p.m.**
Location: **Council Chambers, City Hall, 1 Carden Street**
Application Numbers: **B-1/20 and B-2/20**

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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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 by visiting guelph.ca/cofa. 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 consents, 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.

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, the Local Planning Appeal Tribunal may dismiss the appeal.

Notice Author

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated this December 16, 2019.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
TTY: 519-826-9771 guelph.ca/cofa
Facsimile: 519-763-1260

Committee of Adjustment Notice of Public Hearing



Applications for Minor Variances have been filed with the Committee of Adjustment

Application Details

Location:

98 Alice Street and 125 Huron Street

Proposal:

The applicants are proposing to maintain the existing church and school buildings and correct an existing error through a lot addition, as well as creating various easements and a right-of-way, through consent files B-1/20 and B-2/20 (see attached pages). Minor variances are required to correct zoning deficiencies resulting from the lot addition.

By-Law Requirements:

The properties are located in the Educational, Spiritual and Other Services (I.1) Zone. Variances from Table 8.2 Rows 2, 5 and 6 of the Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum lot area of 700 square metres;
- b) a minimum side yard of 6 metres or one-half of the building height, whichever is greater; and
- c) a minimum rear yard of 7.5 metres or one-half of the building height, whichever is greater.

Request:

The applicant is seeking relief from the By-Law requirements to permit, once the lot addition is completed:

File A-5/20 (98 Alice Street)

- a) a minimum lot area of 650.3 square metres;
- b) a minimum side yard setback of 0.65 metres; and
- c) a minimum rear yard setback of 0.84 metres.

File A-6/20 (125 Huron Street)

- a) a minimum side yard setback of 0.8 metres.
-

Hearing Details

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

Date: **Thursday, January 9, 2020**
Time: **4:00 p.m.**
Location: **Council Chambers, City Hall, 1 Carden Street**
Application Numbers: **A-5/20 and A-6/20**

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 **January 2, 2020 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 applications 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 the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260, extension 2349.

Additional Information

Agendas and comments related to these applications will be available online by visiting guelph.ca/cofa. 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

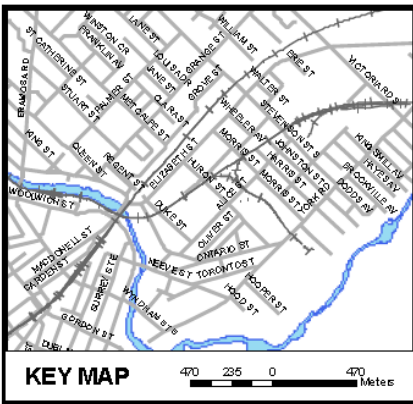
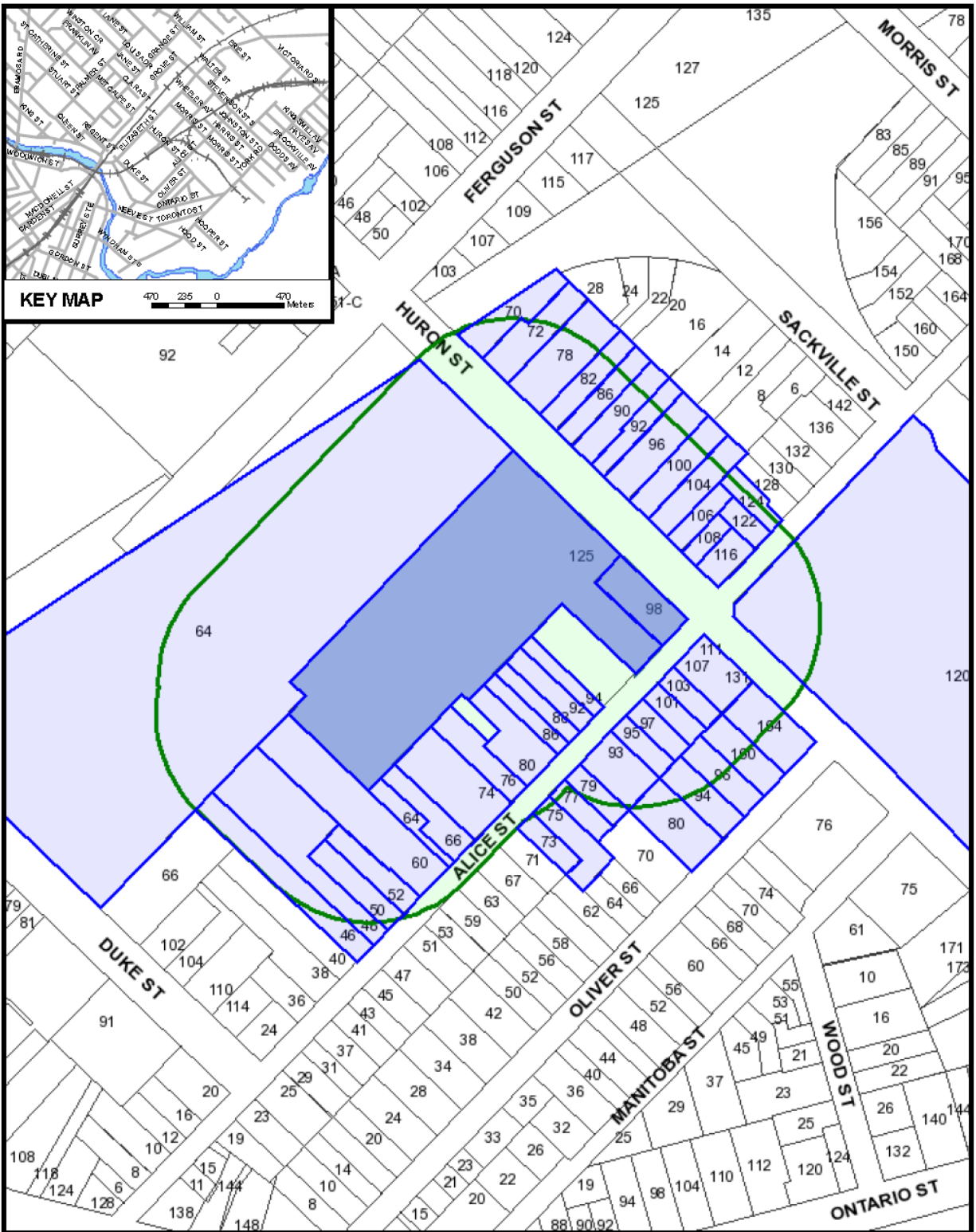
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variances, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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


Notice Author

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated December 16, 2019.



Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
TTY: 519-826-9771 guelph.ca/cofa
Facsimile: 519-763-1260




B-1/20 and B-2/20 (98 Alice Street and 125 Huron Street)
60m Circulation Area

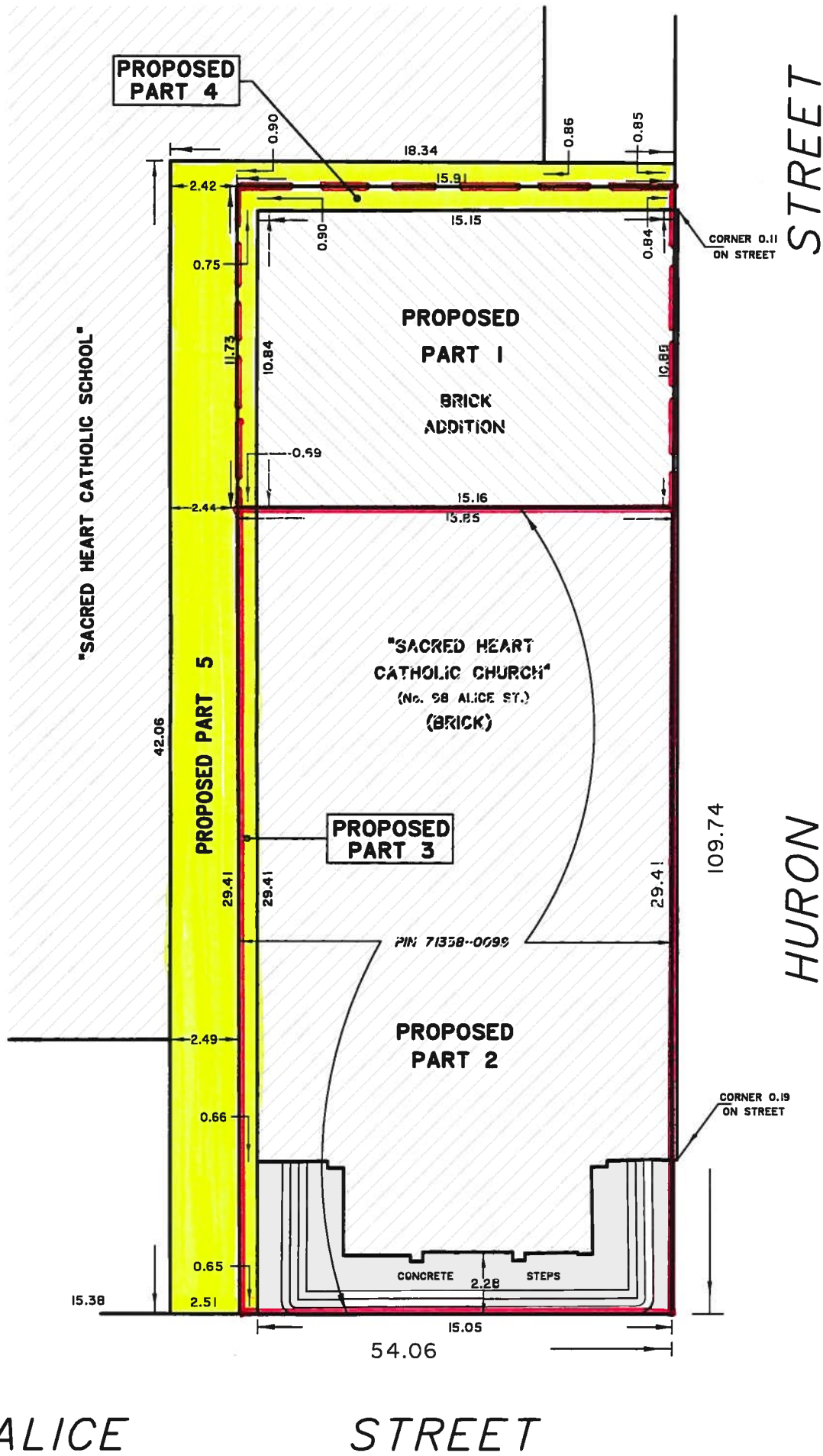
Produced by the City of Guelph
 City Clerk's Office-Committee of Adjustment
 Date Printed: 12/13/2019, 9:26:30 AM

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PROPOSED PART SCHEDULE (ZONING = I.1)

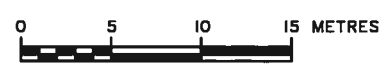
PART	AREA (m ²)	PURPOSE
PART 1	164.6	TO BE ADDED TO PART 2
PART 2	444.3	EXISTING PARISH LAND
PART 3	19.7	COMMON RIGHT-OF-WAY (EXISTING PARISH LAND)
PART 4	21.7	TO BE ADDED TO PART 1 AND COMMON RIGHT-OF-WAY
PART 5	117.7	COMMON RIGHT-OF-WAY (OVER RETAINED SCHOOL LAND)
PART 6	11325.3	RETAINED SCHOOL LANDS
PART 7	936.0	ADDITIONAL LANDS OWNED BY THE DIOCESE - PARKING LOT FOR PARISH

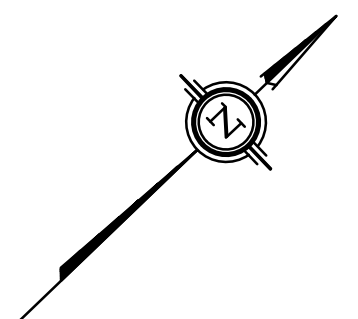
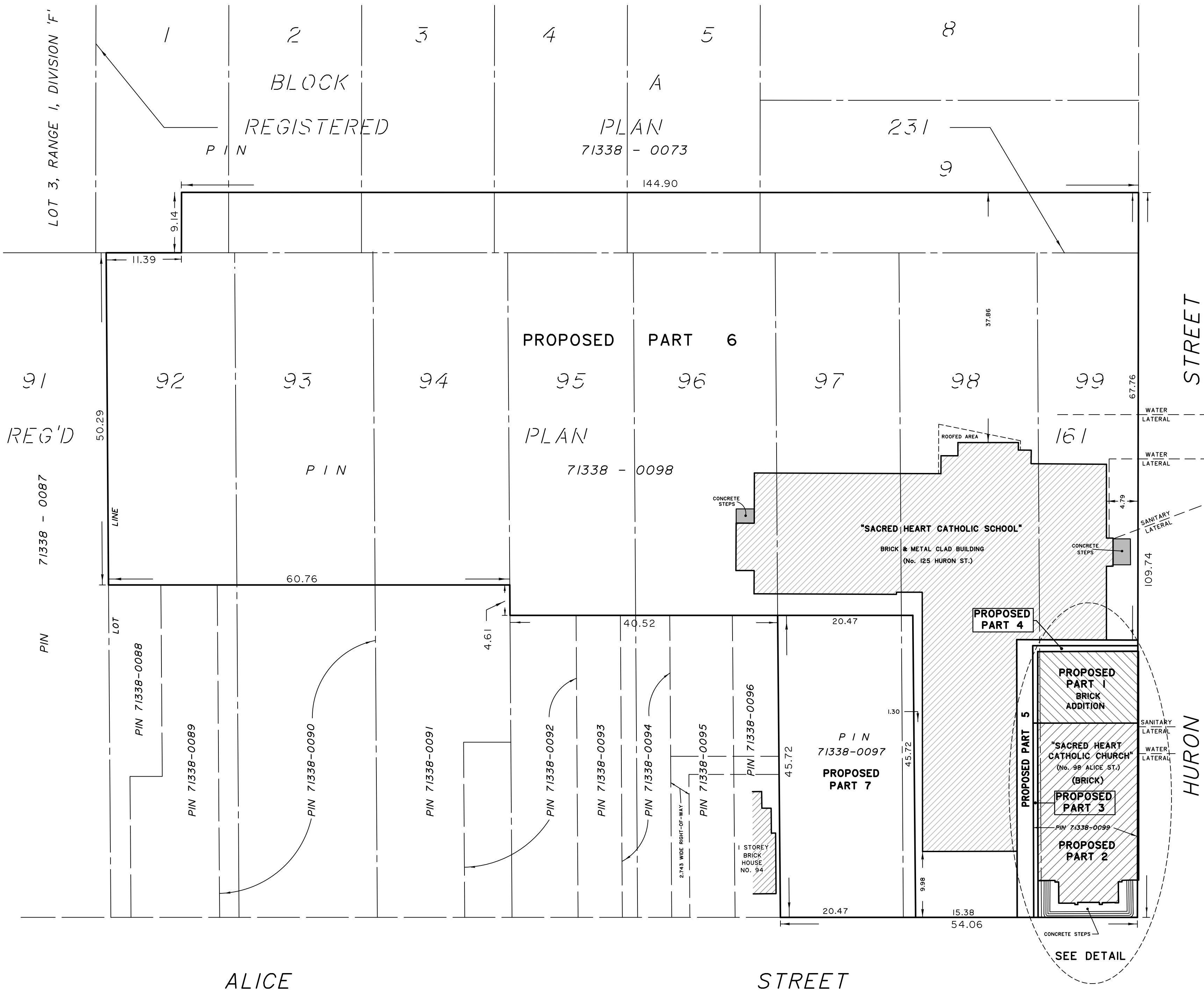


- EXISTING CHURCH PROPERTY
- - - LOT ADDITION
- EASEMENT/RIGHT-OF-WAY (ACCESS)

DETAIL

SCALE 1 : 200





PLAN
 TO ILLUSTRATE
 PROPOSED LOT LINE ADJUSTMENT,
 RIGHTS-OF-WAY & MINOR VARIANCES
 CITY OF GUELPH
 COUNTY OF WELLINGTON
 LEO LIU - ONTARIO LAND SURVEYOR

SCALE 1 : 400

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

NOTES:
 1. UNLESS OTHERWISE NOTED ALL BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES.

I.1 ZONE

No. 98 ALICE ST.

MINIMUM LOT AREA	REQUIRED 700 m	PROVIDED 444.3 m
MINIMUM SIDEYARD	6 m	0.66 m
MINIMUM REARYARD	7.5 m	0.84 m

No. 125 HURON ST.

MINIMUM SIDEYARD	REQUIRED 6 m	PROVIDED 0.86 m
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PROPOSED PART SCHEDULE (ZONING = I.1)

PART	AREA (m ²)	PURPOSE
PART 1	164.6	TO BE ADDED TO PART 2
PART 2	444.3	EXISTING PARISH LAND
PART 3	19.7	COMMON RIGHT-OF-WAY (EXISTING PARISH LAND)
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PART 7	936.0	ADDITIONAL LANDS OWNED BY THE DIOCESE - PARKING LOT FOR PARISH

THIS PLAN WAS PREPARED FOR THE ROMAN CATHOLIC EPISCOPAL CORP. OF HAMILTON IN ONTARIO AND SACRED HEART PARISH AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE SURVEY PORTION OF THIS PLAN WAS COMPLETED ON JANUARY 16, 2004.
 DATE: DECEMBER 9, 2019
 LEO LIU
 ONTARIO LAND SURVEYOR

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101-257 Woodlawn Rd. W. Guelph, Ontario N1H 8J1
 TEL: (519) 822-4031 FAX: (519) 822-1220

DATE: DECEMBER 9, 2019 KS PROJECT 18-14-642-00-A