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, December 12, 2019, 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

Disclosure of Pecuniary Interest and General Nature Thereof

Approval of Minutes – November 14, 2019 Hearing Minutes

Requests for Withdrawal or Deferral of Applications:

B-2/18 and B-3/18

Owner: Charleston Homes Ltd. And Scattered Lotco Inc.

Agent: Jamie Laws, Van Harten Surveying Inc.

Request: Consent to create a new lot with two retained lots

Location: 64 Queen Street

(Deferred from December 13, 2018 hearing)

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-96/19

Owner: Michael Palmer and Jessica Steinhaeuser

Agent: N/A

Request: Side yard setback variance for proposed second storey addition to existing dwelling

Location: 14 Park Avenue

b) A-97/19

Owner: Giuseppe D’Angelo and Giuseppina D’Angelo

Agent: Ryan Leal, Royal City Construction

Request: Variance for parking space length within existing attached garage

Location: 102 Hands Drive

c) A-98/19

Owner: 2254102 Ontario Limited

Agent: N/A

Request: Variance for parking space location

Location: 26 Woodycrest Drive

d) A-99/19

Owner: Ajit Bharta and Surjit Bharta

Agent: Reema Masri, Masri O Inc. Architects

Request: Variance for existing accessory apartment size

Location: 4 Golfview Road

Staff Announcements

Election of 2020 Chair and Vice Chair at next hearing

Adjournment

Next Hearing January 9, 2020
Contact Information
Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A
519-822-1260 Extension 2524 cofa@guelph.ca
tTTY: 519-826-9771 guelph.ca/cofa
Facsimile: 519-763-1260
Committee of Adjustment
Notice of Public Hearing

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

Applications Details

Location:
64 Queen Street

Proposal:
The applicant is proposing to create a new residential lot with two retained lots. The applicant is requesting deferral of the subject applications. These applications were previously deferred at the January 11, 2018 and December 13, 2018 hearings.

By-Law Requirements:
The property is located in the Residential Single Detached (R.1B) Zone.

Request:
The applicant is requesting the following severances as shown on the attached plan:

a) File B-2/18 (Part of Lot 34 and Lot 35):
Severance of a parcel with frontage along Queen Street of 5.17 metres and an area of 260 square metres. The retained parcel contains an existing stone wall and flagstone patio and will have frontage along Queen Street of 15.0 metres and an area of 753 square metres; and

b) File B-3/18 (Lots 36 and 37):
Severance of a parcel with frontage along Queen Street of 9.83 metres and an area of 472 square metres. The retained parcel contains an existing single detached dwelling and will have frontage along Queen Street of 20.64 metres and an area of 1054 square metres.

The applicant is proposing to merge the two severed parcels together in order to create a new residential lot with frontage along Queen Street of 15.0 metres and an area of 732 square metres.

Hearing Details
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, December 12, 2019
(Deferred from December 13, 2018)
Time: 4:00 p.m.
Location: Council Chambers, City Hall, 1 Carden Street
Application Numbers: B-2/18 and B-3/18

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 December 5, 2019 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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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
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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.
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
Juan da Silva
Council and Committee Assistant
Dated this November 22, 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
**SEVERANCE SKETCH**

ALL OF LOTS 35, 36 AND 37 AND PART OF LOT 34

REGISTERED PLAN 127

CITY OF GUELPH

COUNTY OF WELLINGTON

SCALE 1 : 300

VAN HARTEN SURVEYING INC.

ZONING DESIGNATION: RESIDENTIAL (R1B)

<table>
<thead>
<tr>
<th>ITEM</th>
<th>REQUIRED</th>
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<tbody>
<tr>
<td>MINIMUM LOT AREA</td>
<td>460m²</td>
</tr>
<tr>
<td>MINIMUM LOT FRONTAGE</td>
<td>15m</td>
</tr>
<tr>
<td>MINIMUM FRONT YARD (SEE NOTE BELOW)</td>
<td>1.5m</td>
</tr>
<tr>
<td>MINIMUM INTERIOR SIDEYARD</td>
<td>1.5m</td>
</tr>
<tr>
<td>REAR YARD</td>
<td>7.5m</td>
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<tbody>
<tr>
<td>MINIMUM LOT FRONTAGE</td>
<td>15.00m²</td>
</tr>
<tr>
<td>AT FRONT YARD SETBACK</td>
<td>[SEE NOTE BELOW]</td>
</tr>
</tbody>
</table>

BOUNDARY INFORMATION COMPILED FROM A SURVEY COMPLETED BY VANHARTEN SURVEYING DATED JULY 14, 2016

NOTE:

*THE MINIMUM FRONT YARD SETBACK BASED FROM 5.1.2.7 OF THE ZONING BYLAW IS 4.44m*

METRIC:

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

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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 (R1B).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL.

**PROJECT No. 23892-16**

© 2017 VanHarten Surveying Inc.
Committee of Adjustment
Notice of Public Hearing

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

Application Details

Location:
14 Park Avenue

Proposal:
The applicant is proposing to construct a 16.5 square metre second storey addition onto the left side of the existing dwelling.

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 left side yard setback of 0.88 metres for the proposed second storey addition.

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, December 12, 2019
Time: 4:00 p.m.
Location: Council Chambers, City Hall, 1 Carden Street
Application Number: A-96/19

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 December 5, 2019 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 Author
Juan da Silva
Council and Committee Assistant
Dated November 22, 2019.

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

[Diagram of a map with a key map and text: 14 Park Avenue (A-96/19) 30m Circulation Area]
NEW CANOPY BELOW 42" HIGH RAILING BUILT TO OBC SB-7

PROPOSED 2ND FLOOR PLAN

SCALE: 3/16"=1'

PROJECT: ADDITION & INTERIOR RENOVATIONS
14 PARK STREET
GUELPH, ON

DRAWING: PROPOSED 2ND FLOOR PLAN

OWNER'S GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER. DO NOT SCALE DRAWINGS.

SCALE: AS NOTED

DATE: 24.AUG.2019
DRAWN BY: TD
STATUS: ISSUED FOR C OF A

A3
Committee of Adjustment
Notice of Public Hearing

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

Application Details

Location:
102 Hands Drive

Proposal:
The applicant is proposing to increase the main floor area of the existing dwelling by reducing the length of the existing attached garage.

By-Law Requirements:
The property is located in the Residential Single Detached (R.1A) Zone. A variance from Section 4.13.3.2.2 of the Zoning By-law (1995)-14864, as amended, is being requested.
The By-law requires that the minimum parking space dimensions are 3 metres by 6 metres within a garage or carport.

Request:
The applicant is seeking relief from the By-Law requirements to permit a parking space within the garage of the existing dwelling to be 3 metres by 5.5 metres.

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, December 12, 2019
Time: 4:00 p.m.
Location: Council Chambers, City Hall, 1 Carden Street
Application Number: A-97/19

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Notice Author
Juan da Silva
Council and Committee Assistant
Dated November 22, 2019.

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

CURRENT USE: SINGLE DETACHED DWELLING
PROPOSED USE: SINGLE DETACHED DWELLING

ZONING
R1A

LOT AREA
703.0 m²
555 m² (min)

BUILDING COVERAGE
EXISTING
132.12 m²

LOT COVERAGE
18.8%

SETBACKS:
FRONT YARD
7.66 m
6.0
SIDE YARD (W)
2.42
1.5
SIDE YARD (E)
2.65
1.5
REAR YARD
19.83
7.01 (20% lot depth)

NOTE:
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The information and material herein reflect the best judgement of Joel Bartlett Architect Inc. in light of the information available to them at the time of preparation of these documents. Any use which a third party makes of these documents, or any reliance on or decisions to be made based on them, is the sole responsibility of such third party. Joel Bartlett Architect Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on these documents. Copyright Joel Bartlett Architect Inc.

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BOUNDARY INFORMATION TAKEN FROM PLAN OF SURVEY
OF PART OF LOT 46, REGISTERED PLAN 758
IN THE CITY OF GUELPH
IN THE COUNTY OF WELLINGTON
PREPARED BY VAN HARTEN SURVEYING, 1987
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Committee of Adjustment
Notice of Public Hearing

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

Application Details

Location:
26 Woodycrest Drive

Proposal:
The applicant is proposing to convert the existing attached garage into living space and allow the required parking space to be located on the driveway. The applicant is also proposing to construct an accessory apartment in the basement of the existing dwelling.

By-Law Requirements:
The property is located in the Residential Single Detached (R1.B) Zone. A variance from Section 4.13.2.1 of the Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that in a R.1 Zone, every required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building.

Request:
The applicant is seeking relief from the By-Law requirements to permit the required parking space to be located to the front of the front wall of the existing dwelling.

Hearing Details
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Date: Thursday, December 12, 2019
Time: 4:00 p.m.
Location: Council Chambers, City Hall, 1 Carden Street
Application Number: A-98/19

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**Notice Author**

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated November 22, 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

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

Application Details

Location:
4 Golfview Road

Proposal:
The applicant is proposing to maintain the existing accessory apartment with an area of 103.5 square metres in the basement of the existing detached dwelling.

By-Law Requirements:
The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.15.1.5 of the Zoning By-law (1995)-14864, as amended, is being requested.
The By-law requires an accessory apartment shall not exceed 45 percent of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser.

Request:
The applicant is seeking relief from the By-Law requirements to permit an accessory apartment size of 103.5 square metres, or 44.8 percent of the total floor area of the dwelling.

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guelph.ca/cofa
TTY: 519-826-9771
Facsimile: 519-763-1260
BASEMENT AREA
W/O CELLAR & MECH.
= 103.5m²

GROUND FLOOR AREA
W/O GARAGE
= 121.1m²

GFA WITH MECH.
= 231.1m²

103.5m² / 231.1m² = 44.8%