COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, December 8, 2016 - 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 - November 10, 2016 hearing minutes Requests for withdrawal or deferral of applications

Current	Appl	ications
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a) **B-25/16** Owner: Terra View Riverside Ltd.

Agent: Terry Lesperance, Van Harten Surveying Inc.

Request: Consent for severance to create a new lot

Location: 68 York Road

b) A-91/16 Owner: Rachael, Alistair & Samantha Keir

Agent: N/A

Request: Variance for driveway width

Location: 5 Vipond Street

c) A-92/16 Owner: Nathan Reid Holdings Ltd.

Agent: Grant Worton, Reid Homes

Request: Variance for accessory apartment size

Location: 45 DeShane Street

d) A-93/16 Owner: Nathan Reid Holdings Ltd.

Agent: Grant Worton, Reid Homes

Request: Variance for accessory apartment size

Location: 36 DeShane Street

e) **A-94/16** Owner: Eleane Reid

Agent: Grant Worton, Reid Homes

Request: Variance for accessory apartment size

Location: 71 Norma Crescent

f) **A-95/16** Owner: Adam Bonnycastle & Shannon Thibodeau

Agent: Daphne Wainman-Wood, TALO Architect Inc.

Request: Variance for right side yard set back

Location: 37 Raglan Street

g) A-96/16 Owner: Bruno Marziano, Jaral Properties (Arkell) Inc.

Agent: N/A

Request: Variance to add recreation centre as an additional

permitted use

Location: 403 Arkell Road

Owner:

h) A-97/16 Owner: Jacqueline Harrison Agent: N/A

Request: Variance for accessory apartment size

Location: 46 Teal Road

Agent: N/A

Barbara Main

Request: Extension/enlargement of legal non-conforming

use

Location: 868 York Road

i)

A-98/16

j) **A-99/16** Owner: Glynis Logue

Agent: N/A

Request: Extension/expansion of legal non-conforming use

Location: 187-191 Paisley Road

k) A-100/16 Owner: Reid Homes

Agent: Hugh Handy & Sarah Code, GSP Group Inc.

Request: Variances for proposed townhouse development

Location: 85 Mullin Drive

I) A-101/16 Owner: TSMA Southgate Inc.

Agent: Nancy Shoemaker, Black, Shoemaker, Robinson

and Donaldson Ltd.

Request: Variance to add deceased body parts resolution

Location: centre as an additional permitted use

340 Southgate Drive

m) **B-26/16** Owner: Susan Patricia McLean & Kelly McLean Lo

Agent: Jeff Buisman, Van Harten Surveying Inc. Request: Consent for severance as a lot addition

Location: 32 University Avenue West

OTHER BUSINESS

ADJOURNMENT - next regular hearing January 12, 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.



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

LOCATION:

68 York Road

PROPOSAL:

The applicant is proposing to sever the property to create a new residential lot. The property contains a semi-detached dwelling that

is currently under construction.

BY-LAW

REQUIREMENTS:

The property is located in the Residential Semi-Detached/Duplex

(R.2B) Zone.

REQUEST:

The applicant is proposing to sever a parcel with frontage along

York Road of 7.7 metres, a depth of 33.5 metres, and an area of

258.3 square metres.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street,

APPLICATION NUMBER:

B-25/16

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 1, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

ADDITIONAL INFORMATION

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

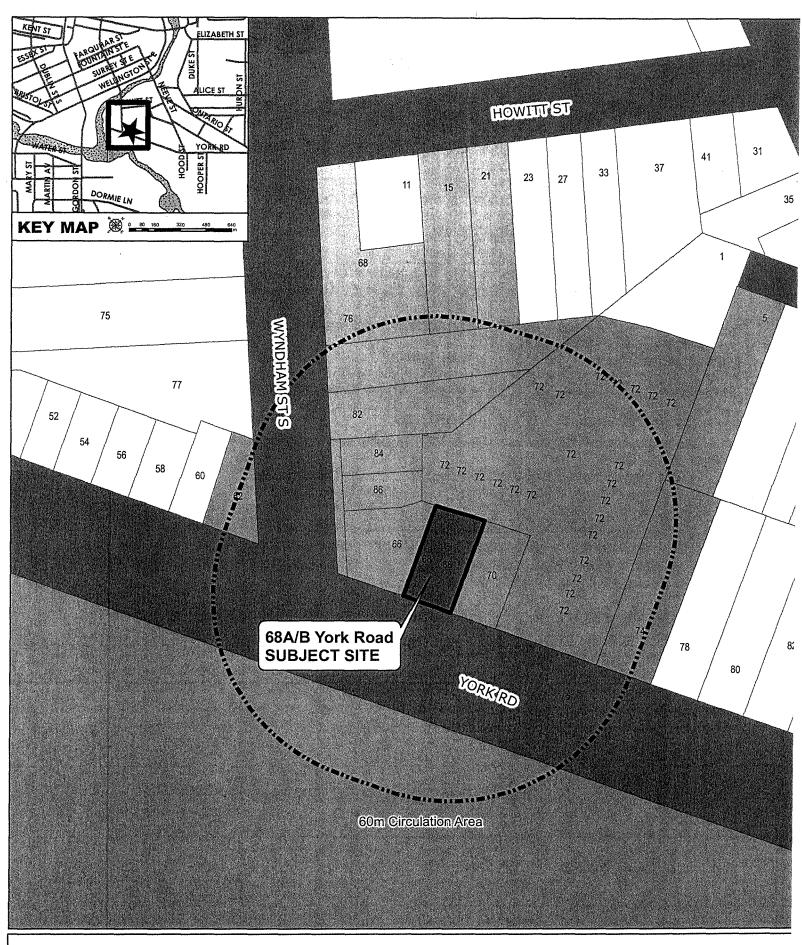
NOTICE OF THE DECISION

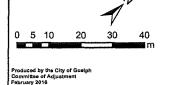
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

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

Committee of Adjustment, City of Guelph, 1 Carden Street, Guelph ON N1H 3A1 Phone: 519-822-1260 ext. 2524 | Fax: 519-763-1269 | Email: cofa@guelph.ca

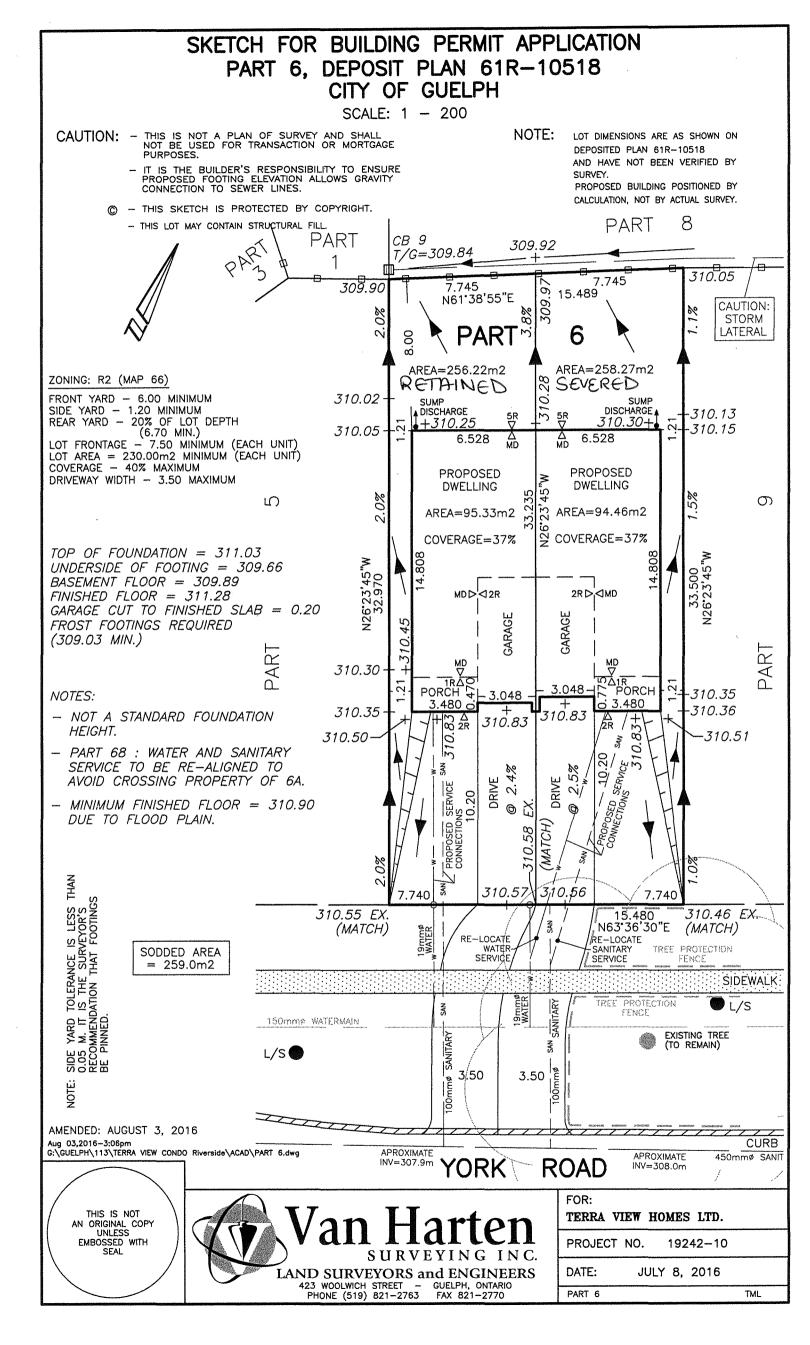
Dated this 18^{th} day of November, 2016.





60m CIRCULATION AREA 68A/B York Road File No.: B-25/16







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

LOCATION:

5 Vipond Street

PROPOSAL:

The applicant is proposing to extend the width of the driveway to

accommodate the width of two vehicles parked side by side.

BY-LAW

REQUIREMENTS:

The property is located in the Semi-Detached/Duplex (R.2) Zone. A

variance from Section 4.13.7.2.3 of Zoning By-law (1995)-14864,

as amended, is being requested.

The By-law permits a maximum driveway width of 3.5 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a driveway width of 4.9 metres.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER:

A-91/16

PROVIDING COMMENTS

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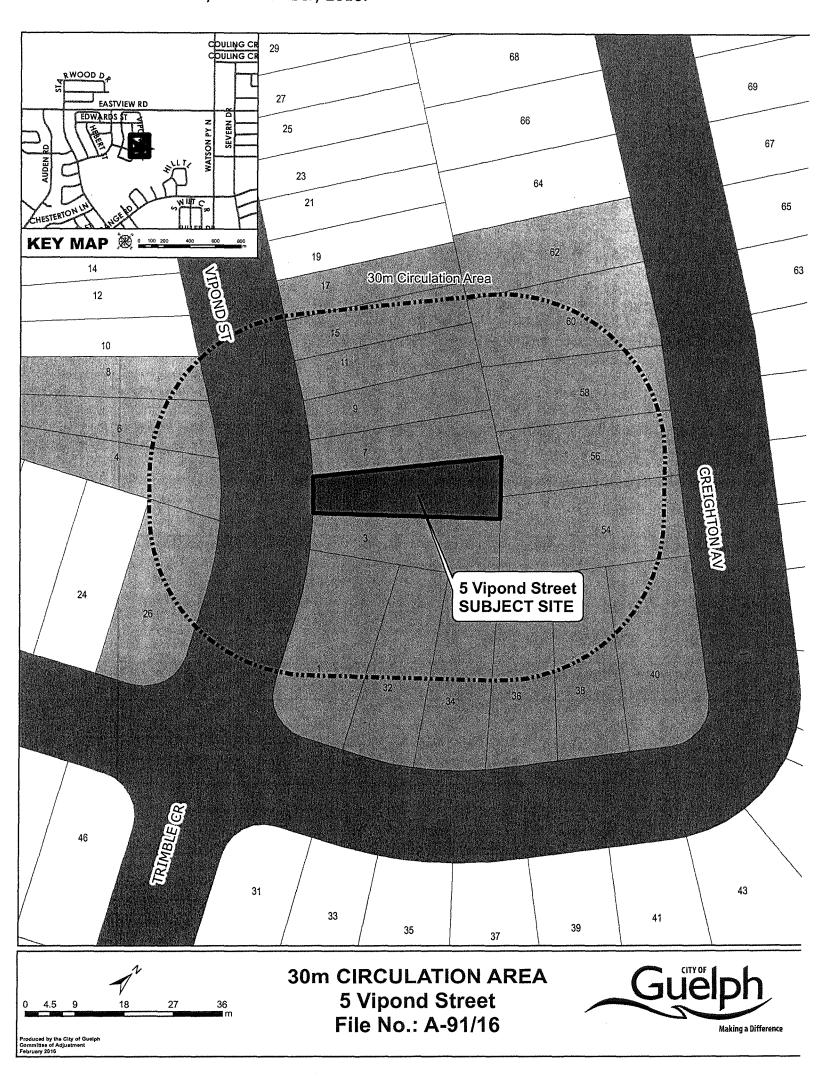
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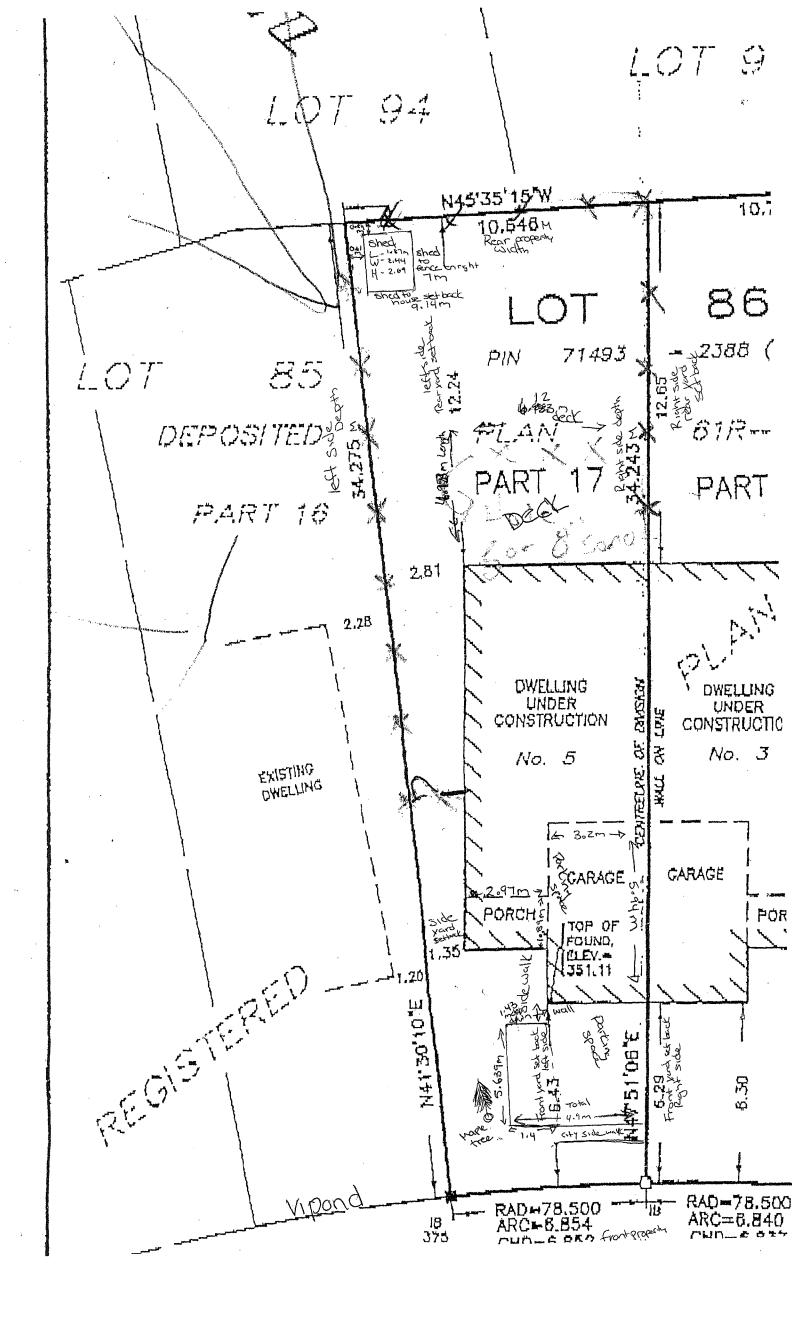
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NOTICE OF THE DECISION

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







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

LOCATION:

45 DeShane Street

PROPOSAL:

The applicant is proposing to construct a 113 square metre accessory apartment in the basement of a single detached dwelling

currently under construction.

BY-LAW

REQUIREMENTS:

The property is located in the Specialized Residential Single Detached (R.1D-12) 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 113 square metres, or 34.5% of the total floor area of the building.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER:

A-92/16

PROVIDING COMMENTS

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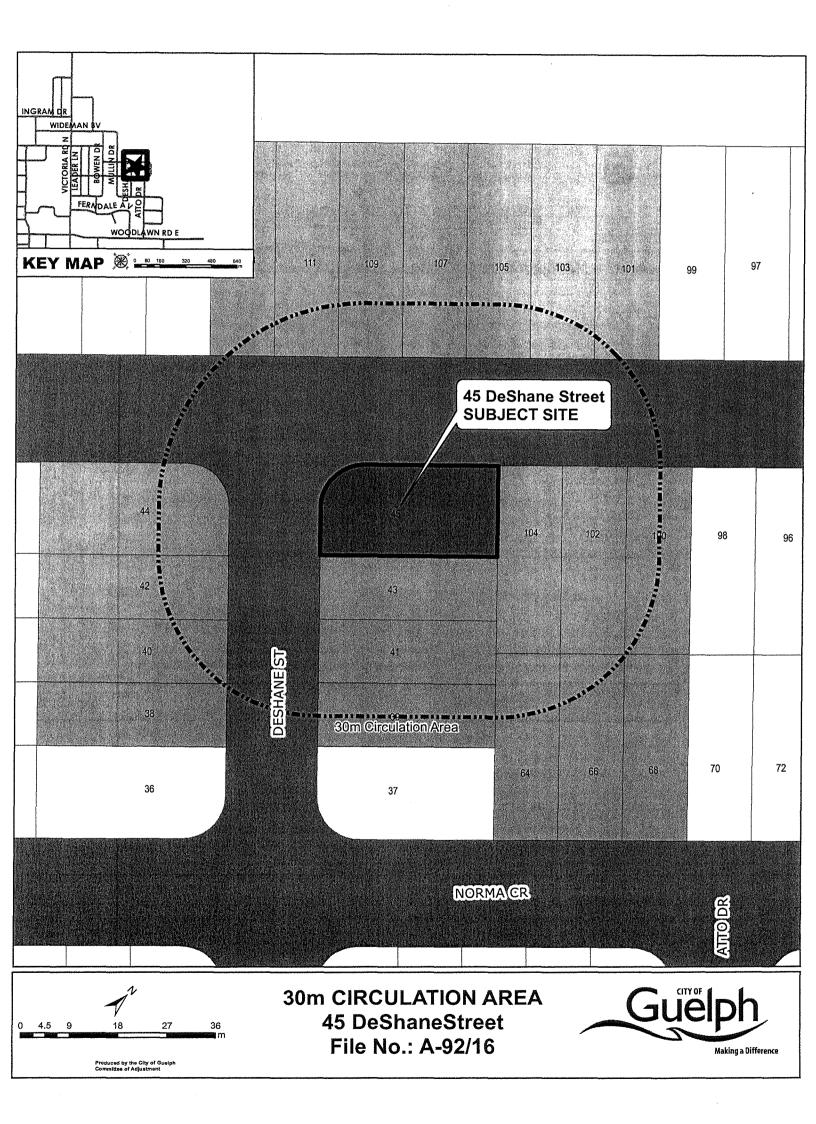
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SKETCH FOR BUILDING PERMIT APPLICATION LOT 39. REGISTERED PLAN 61M-178 CITY OF GUELPH

SCALE: 1 - 250

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

IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.

- THIS SKETCH IS PROTECTED BY COPYRIGHT.

- THIS LOT MAY CONTAIN STRUCTURAL FILL.

TOP OF FOUNDATION = 351.96UNDERSIDE OF FOOTING = 349.11BASEMENT FLOOR = 349.34FINISHED FLOOR = 352.29GARAGE CUT TO FINISHED SLAB = 0.77

NOTE: DOUBLE SILL PLATE. 2.70m (8'-10 1/2") FOUNDATION WALL HEIGHT AS PER CLIENT.



NOTE:

LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-178

AND HAVE NOT BEEN VERIFIED BY

SURVEY.

PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

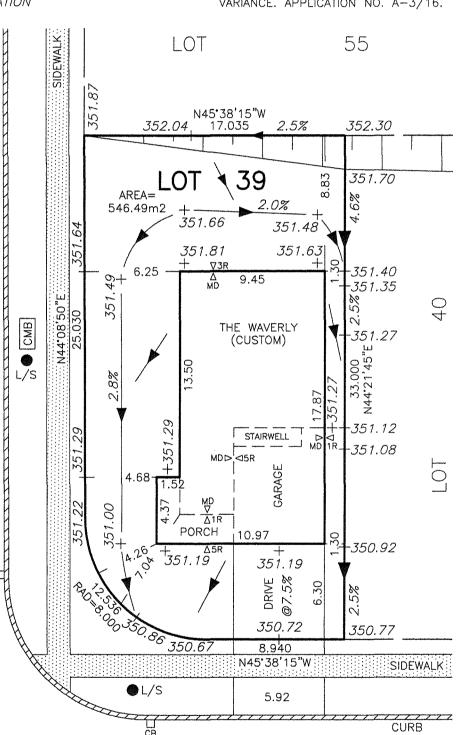
ZONING: R1D-12

FRONT YARD - 6.00 MIN. SIDE YARD - 0.60 MIN.
EXTERIOR SIDE YARD - 4.50 MIN.
EXTERIOR SIDE YARD - 2.10 MIN. TO PORCH
REAR YARD - 20% OF LOT DEPTH (6.60 MIN.)

LOT SUBJECT TO MINOR VARIANCE. APPLICATION NO. A-3/16.

SODDED AREA =333.7m2

NOTE: LOTS 38 AND 39 ARE NOT TO HAVE STORM SERVICES, SUMP PUMPS ARE REQUIRED. ALL DISCHARGE FROM SUMP PUMPS TO BE DIRECTED TO GRADE.



DeSHANE STREET

(17.0 METRES WIDE)

Mar 24,2016-7:16am G:\GUELPHM\61M-178\ACAD\P39.dwg

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SURVEYING INC. LAND SURVEYORS and ENGINEERS

FOR:

P39

REID HOMES

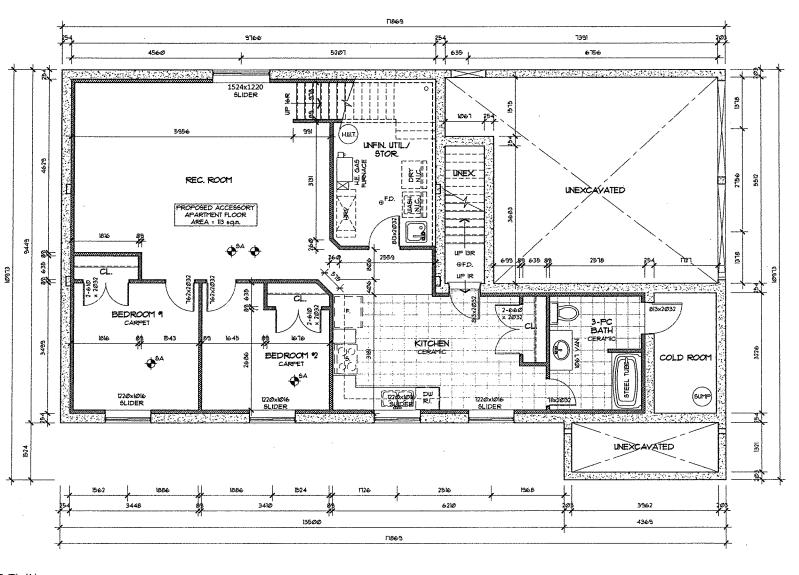
AMENDED (FOUNDATION WALL HEIGHT): MARCH 24, 2016

PROJECT NO. 19826-11

DATE: JANUARY 21, 2016

TML

423 WOOLWICH STREET - GUELPH, ONTARIO PHONE (519) 821-2763 FAX 821-2770



BASEMENT FLOOR PLAN

GENERAL NOTES:
ALL RUN OFF FROM EAVES AND WEEPING
TILE TO BE INTERCONNECTED DRAINING TO MUST BE AT FLOOR LEVEL.

SUMP FUMPRIT SHALL BE INSTALLED AND CONNECTED TO STORM SEUER CONTACT DEPARTMENT OF PUBLIC WORKS FOR VERHICATION OF LOCATION

FOR WALKOUTS OR FINISHED BASEMENTS,

INT. DOOR FRAMING SCHEDULE ALL INTERIOR BIFOLD DOOR RSO'S: NOMINAL WIDTH + 1' X82' HEIGHT

SLAB ON GRADE 3' POURED CONCRETE SLAB C/W 5' OF 1/4' STONE

. 8'-10 1/2" BSMT CEILING .

INSTALL SINGLE SPRINKLER HEAD IN BASEMENT FURNACE ROOM

REID A D SHEET NO.

OF,

SKI



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

LOCATION:

36 DeShane Street

PROPOSAL:

The applicant is proposing to construct a 113 square metre accessory apartment in the basement of a single detached dwelling

currently under construction.

BY-LAW

REQUIREMENTS:

The property is located in the Specialized Residential Semi-Detached/Duplex (R.2-12) 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 113 square metres, or 34.5% of the total floor area of the building.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER:

A-93/16

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 1, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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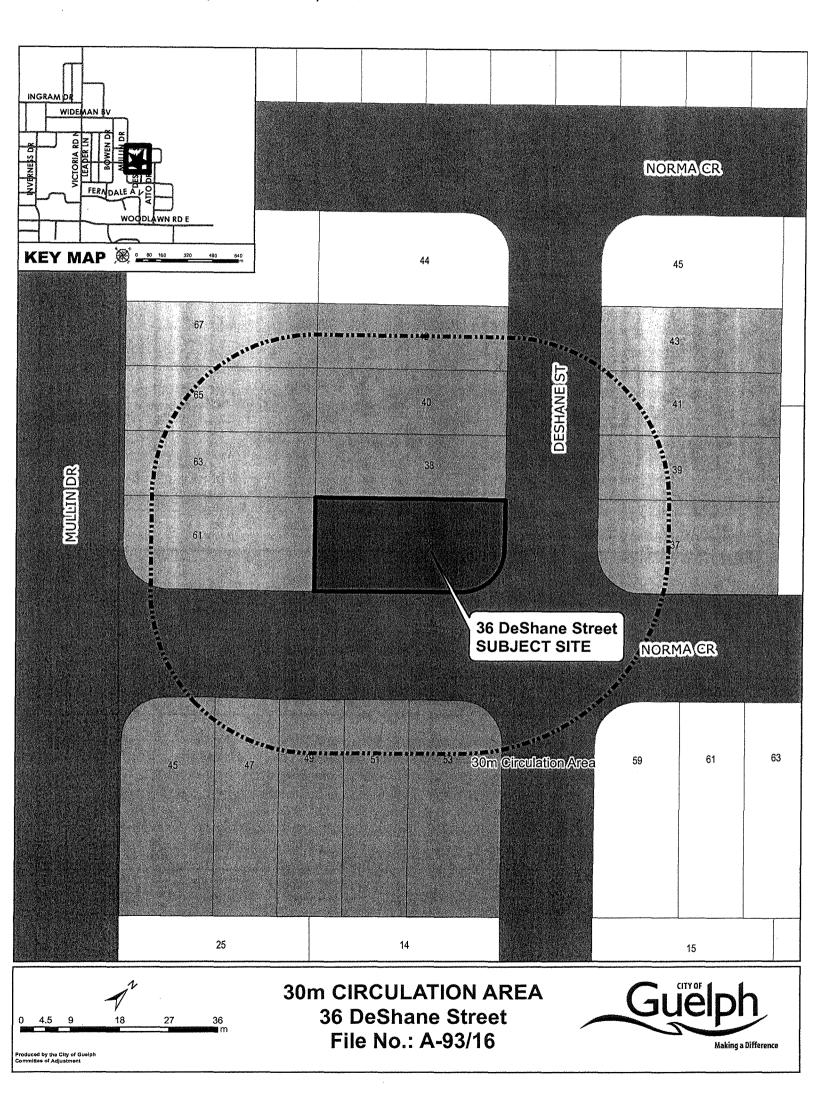
ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

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

Committee of Adjustment, City of Guelph, 1 Carden Street, Guelph ON N1H 3A1 Phone: 519-822-1260 ext. 2524 | Fax: 519-763-1269 | Email: cofa@guelph.ca



SKETCH FOR BUILDING PERMIT APPLICATION LOT 34, REGISTERED PLAN 61M-178 CITY OF GUELPH

SCALE: 1 - 250

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

IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.

- THIS SKETCH IS PROTECTED BY COPYRIGHT.

- THIS LOT MAY CONTAIN STRUCTURAL FILL.

TOP OF FOUNDATION = 352.21 UNDERSIDE OF FOOTING = 349.36 BASEMENT FLOOR = 349.59 FINISHED FLOOR = 352.54 GARAGE CUT TO FINISHED SLAB = 0.57

NOTE: DOUBLE SILL PLATE. 2.70m (8'-10 1/2") FOUNDATION WALL HEIGHT AS PER CLIENT.

NOTE:

LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-178

AND HAVE NOT BEEN VERIFIED BY

SURVEY.

PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

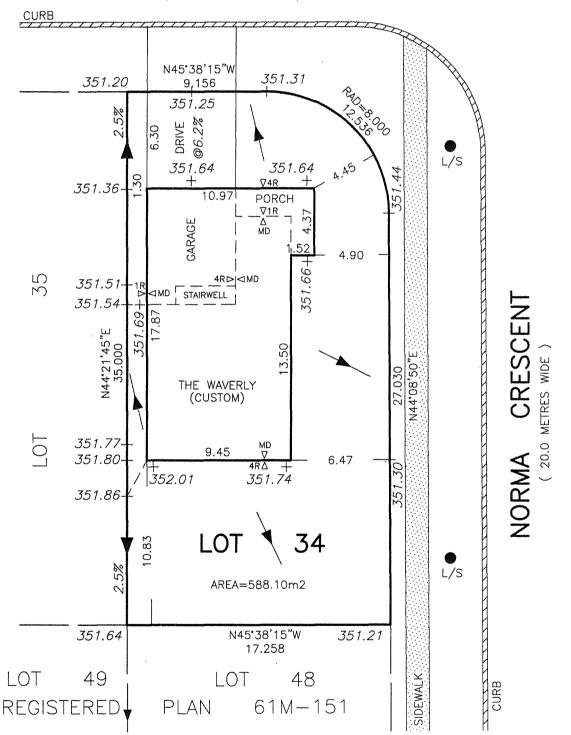
ZONING: R.2-12

FRONT YARD - 6.00 MIN.
SIDE YARD - 0.60 MIN.
EXTERIOR SIDE YARD - 4.50 MIN.
EXTERIOR SIDE YARD - 2.10 MIN. TO PORCH
REAR YARD - 20% OF LOT DEPTH
(7.00 MIN.)

SODDED AREA = 375.9 m2

DeSHANE STREET

(17.0 METRES WIDE)



Mar 24,2016-7:13am G:\GUELPHM\61M-178\ACAD\P34.dwg

AMENDED (FOUNDATION WALL HEIGHT): MARCH 24, 2016 AMENDED (MODEL CHANGE): JANUARY 4, 2016

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LAND SURVEYORS and ENGINEERS 423 WOOLWICH STREET - GUELPH, ONTARIO PHONE (519) 821-2763 FAX 821-2770

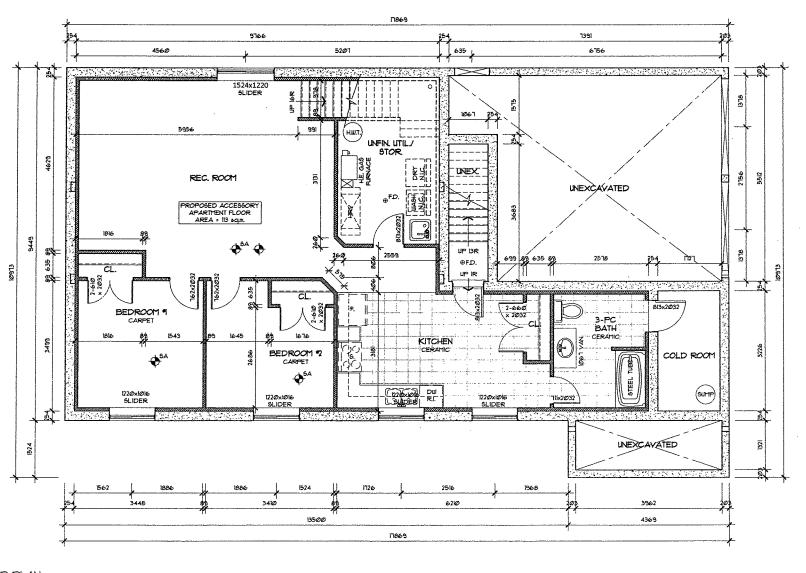
FOR:

REID HOMES

PROJECT NO. 19826-11

JANUARY 21, 2015 DATE:

P34



BASEMENT FLOOR PLAN

GENERAL MOTES:

ALL RIN OFF FROM EAVES AND ILEEPING BOTH SUPPLY AND RETURN TILE TO BE INTERCONNECTED DRAINING TO MUST BE AT FLOOR LEVEL. SITE RETENTION POND.

CONNECTED TO STORM SELLER CONTACT DEPARTMENT OF PUBLIC WORKS FOR VERIFICATION OF LOCATION

FOR WALKOUTS OR FINISHED BASEMENTS, BOTH SUPPLY AND RETURN AIR DUCTS

USE 2-2'XIO' HEADERS OVER ALL WINDOWS ALL INTERIOR SWING DOORS RSO'S. SUMP PUMP/PIT SHALL BE INSTALLED AND INLESS OTHERWISE NOTED AND WINDH + 2'X82'4' HEIGHT

NT. DOOR FRAMING SCHEDULE ALL INTERIOR BIFOLD DOOR RSO'S: NOMINAL WIDTH + 1" X82" HEIGHT

NOMINAL WIDTH + 2"X8214" HEIGHT

SLAB ON GRADE 3' POURED CONCRETE SLAB CAUS' OF 3' STONE

· 8'-10 1/2" BSMT CEILING ·

INSTALL SINGLE SPRINKLER HEAD IN BASEMENT FURNACE ROOM

REID Z 980 $\overline{\Omega}$ 첫 교 \sqrt{Q} ROPOSED PARTMENT \exists 計ら 0 4 0 0 SHEET No. OF,



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

LOCATION:

71 Norma Crescent

PROPOSAL:

The applicant is proposing to construct a 113 square metre

accessory apartment in the basement of a single detached dwelling

currently under construction.

BY-LAW

REQUIREMENTS:

The property is located in the Specialized Residential Single Detached (R.1D-13) 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 113 square metres, or 34.5% of the total floor area of the building.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER:

A-94/16

PROVIDING COMMENTS

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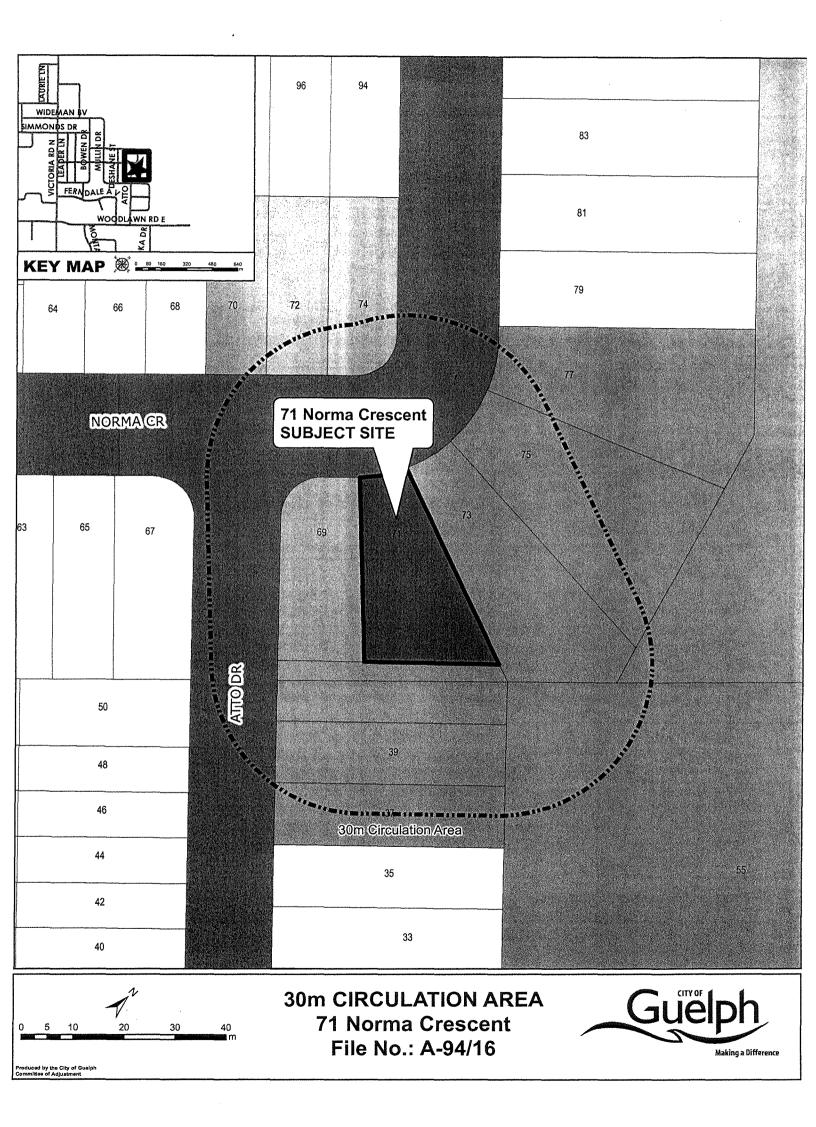
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ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

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SKETCH FOR BUILDING PERMIT APPLICATION LOT 24. REGISTERED PLAN 61M-178 CITY OF GUELPH

SCALE: 1 - 250

CURB CLEARANCE.

353.05

SIDEWALK

353.19

HYDRANT

353.36

PORCH ∇<u>1R</u>

Δ MD

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

IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.

C - THIS SKETCH IS PROTECTED BY COPYRIGHT.

- THIS LOT MAY CONTAIN STRUCTURAL FILL.

NOTE:

LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-178 AND HAVE NOT BEEN VERIFIED BY

SURVEY.

353.05

353.21

353.40

353.12

352.95

0

PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

NORMA CRESCENT

(20.0 METRES WIDE)

5.54 MAX.

353.05

DRIVE @4.9%

353.36

STAIRWELL 1R

THE WAVERLY

(CUSTOM)

9.45

MDD ⊲ 4R

6.30

11R

55 353.

- 3.67

353.15

RAD=28.000:

TOP OF FOUNDATION = 353.90 UNDERSIDE OF FOOTING = 351.04 BASEMENT FLOOR = 351.27 FINISHED FLOOR = 354.23 GARAGE CUT TO FINISHED SLAB = 0.54

NOTE: DOUBLE SILL PLATE.

NOTE: 8'-10 FOUNDATION WALL HEIGHT AS PER CONSTRUCTION DRAWINGS.

ZONING: R1D-13

FRONT YARD - 6.00 MIN. SIDE YARD - 0.60 MIN. REAR YARD - 20% OF LOT DEPTH (7.50 MIN.)

SODDED AREA =471.9m2

PART

353.55 6.52

BLOCK

353.33

9.45 353.70

AREA=676.33m2

N44.47'05"E 56 PLAN

61R-10222

352.10

BLOCK 163 61M-137

Jun 20,2016—11:54am G:\GUELPHM\61M—178\ACAD\P24.dwg

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SURVEYING INC.

LAND SURVEYORS and ENGINEERS 423 WOOLWICH STREET - GUELPH, ONTARIO PHONE (519) 821-2763 FAX 821-2770

FOR:

REID HOMES

PROJECT NO.

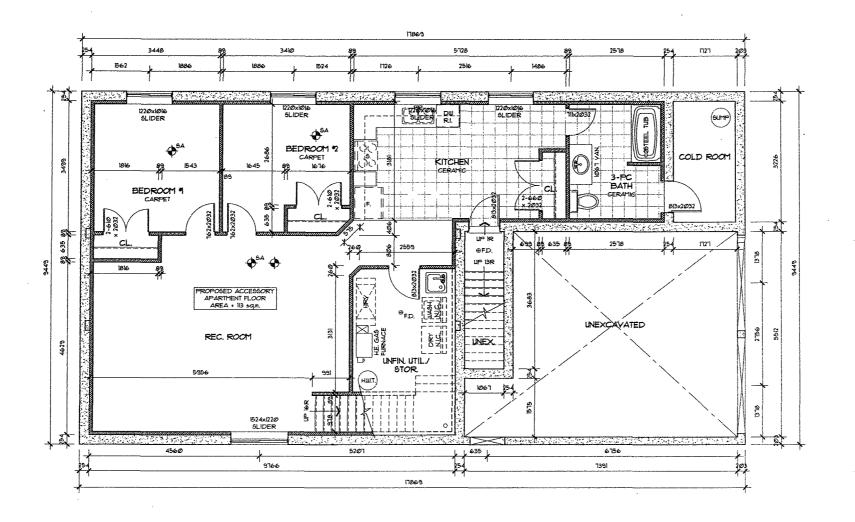
19826-11

DATE:

JUNE 16, 2016

P24

TML



BASEMENT FLOOR PLAN

GENERAL NOTES:

ALL RUN OFF FROM EAVES AND WEEPING
THE TO BE INTERCONNECTED DRAINING TO

MUST BE AT FLOOR LEVEL. SITE RETENTION POND.

CONNECTED TO STORM SELLER CONTACT DEPARTMENT OF PUBLIC WORKS FOR VERIFICATION OF LOCATION

FOR WALKOUTS OR FINISHED BASEMENTS, BOTH BUPPLY AND RETURN AIR DUCTS FUST BE AT FLOOR LEVEL. NITERIOR BIFOLD DOOR RSO'S: NUST BE AT FLOOR LEVEL. NITERIOR BIFOLD DOOR RSO'S:

USE 2-2'XIO' HEADERS OVER ALL WINDOWS ALL INTERIOR SWING DOORS RSO'S.
SUMP PUMP/PIT SHALL BE INSTALLED AND UNLESS OTHERWISE NOTED NOMINAL WIDTH + 2'X82'4' HEIGHT

NOMINAL WIDTH + 2"X821/4" HEIGHT

SLAB ON GRADE 3' POURED CONCRETE SLAB CAU 5' OF 34' STONE

. 8'-10 1/2" BSMT CEILING .

INSTALL SINGLE SPRINKLER HEAD IN BASEMENT FURNACE ROOM

	As a second seco					
0	SHOW SHOW	STATUS EXUILDING - PERMIT	DING-PERMIT	HANK RYAN HAVE REVIEWED AND TAKE	Specialists Ambiguities.	
3k				KEGECKERELITY FOR THE DEBIGN BORK DEBCREBED N THIS DOCUMENT 4 I AM GUALFIED IN THE APPROPRIATE I	\ \ !	T Y
_ 1	₹ 100 - 10	FILE PLPLNB	LN6	CATEGORIES AS AN OTHER DESIGNER UNDER PART 3, DIV. C. SERSECTION 325. OF THE OXIARIO BUILDING		
(1 202 + - 01	SCALE 3/6	3/16*=!'-@'	CODE. THESE DESIGNS RELATE TO THE CONSTRUCTION		HOMES
OF.	GUELPH, ONTARIO	DWN BY MPR				
=/	THE BUCCOAND ACCIDAGOOY	DATE NOV. 1, 2016	. 1, 2016		2781 TOWNLINE RD, RR#21	2781 TOWNLINE RD, RR#21
/				DAILE NOV. 1.20%	TEL: (519) 249-1500	1500
	APARTMENT FLOOR PLAN			BKANATURE (THE)	FAX: (519) 249-1700	1700



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

LOCATION:

37 Raglan Street

PROPOSAL:

The applicant is proposing to build a 49.5 square metre two-storey

addition to the rear of the existing dwelling.

BY-LAW

REQUIREMENTS:

The property is located in the Residential Single Detached (R.1B)

Zone. A variance from Section 5.1.2 Row 7 of Zoning By-law

(1995)-14864, as amended, is being requested.

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

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a right side yard of 0.62 metres.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER:

A-95/16

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 1, 2016 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.

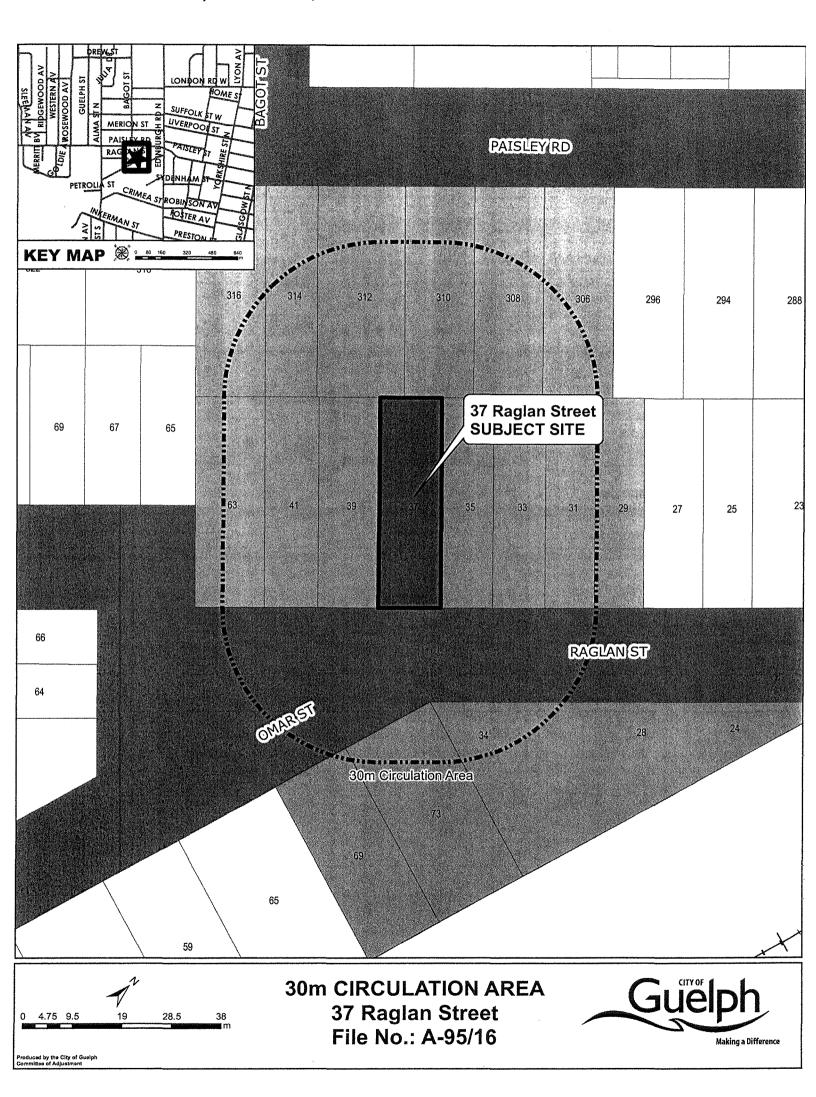
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ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

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REFERENCED PLAN OF BUILDING LOCATION SURVEY PREPARED BY M. P. VAN HARTEN LIMITED D.L.S., DATED MARCH 29, 1978. PART OF LOTS Q AND R REGISTERED PLAN 267 CITY OF GUELPH N 45 00' 00" W 132,591 (40.41 m) SINGLE CAR PARKING IN EXIST'S DRIVEWAY EXIST'G GARAGE 12'-0' |€ TO BE DEMOLISHED (3.66 m) 15'-7 STREET PROPOSED 2-STOREY = ADDITION ш (11,89 m) 03, 10, PROPOSED DECK-1.14m MAX. HT. ABOVE FIN. GRADE RAGLAN 37 RAGLAN STREET N 45 EXIST'G 2-STUREY BRICK & FRAME DWELLING EXIST'G FENCE N 45 00' 00" W 132.631 (40.43 m) 9'-5" 11'-4" 16'-0" $(2.87 m)^{1}$ (3.45 m)(4.88 m) 76'-6" (23.32 m) 87'-10" (26.77 m) GENERAL NOTES : ASSOCIATION OF ARCHITECTS Z NO. DATE ISSUES & REVISIONS ADDITION & ALTERATIONS Do not scale drawings. SITE PLAN 16/11/04 ISSUED TO COMMITTEE 37 Raglan St., Guelph OF ADJUSTMENT Contractor to verify all dimensions on site and report any discrepancies from these drawings to the Architect, in DULLOS DAPHNE WAINMAN-WOODS SCALE: 3/32" = 1'-0"writing, before starting any work. TALO Architect Inc. PROJECT # 16-176 AO LICENCE All drawings and specifications are the NOV. 2016 property of the Architect. (519) 341-3519ARCHITECT INC. DRAWN BY:



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

LOCATION:

403 Arkell Road

PROPOSAL:

The applicant is proposing to establish a 247 square metre

recreation use within the existing commercial building.

BY-LAW

REQUIREMENTS:

The property is located in the Neighbourhood Shopping Centre (NC)

Zone. A variance from Section 6.2.1.1 of Zoning By-law (1995)-

14864, as amended, is being requested.

The By-law permits a variety of uses in the NC Zone, but does not currently permit a recreation use.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a recreation use as an additional permitted use on the property.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER:

A-96/16

PROVIDING COMMENTS

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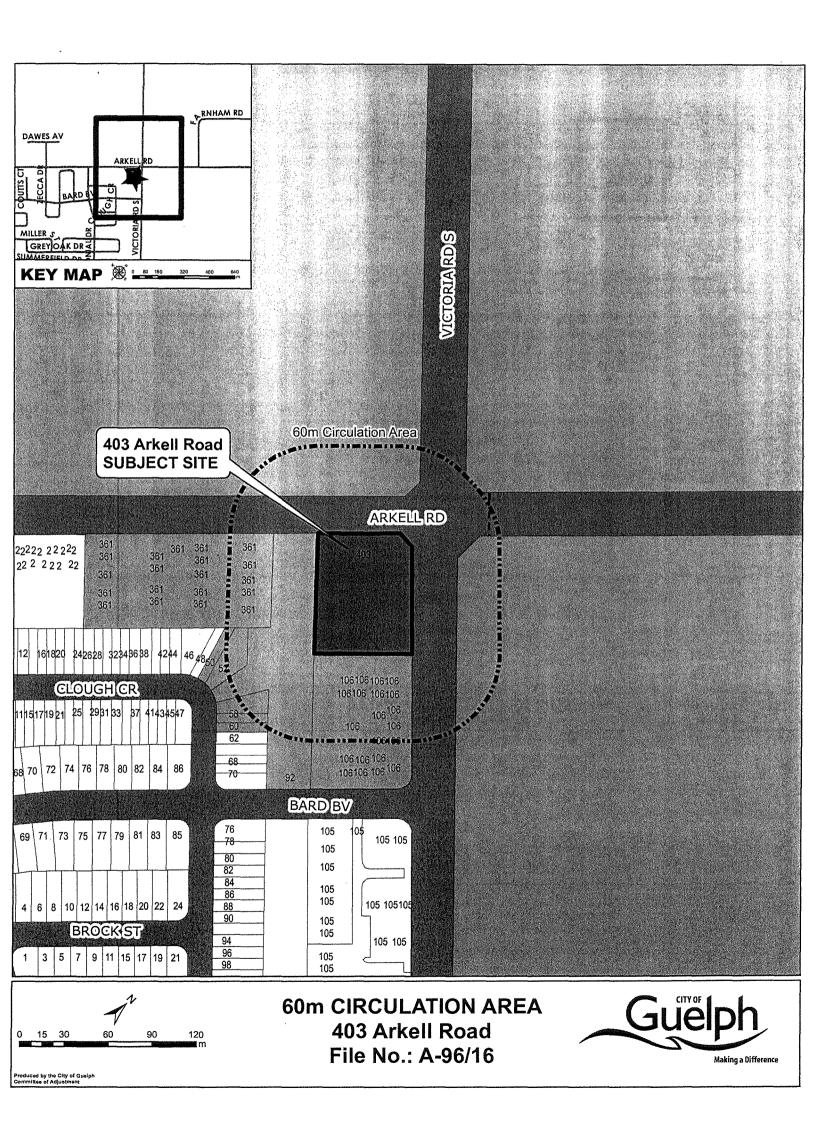
ADDITIONAL INFORMATION

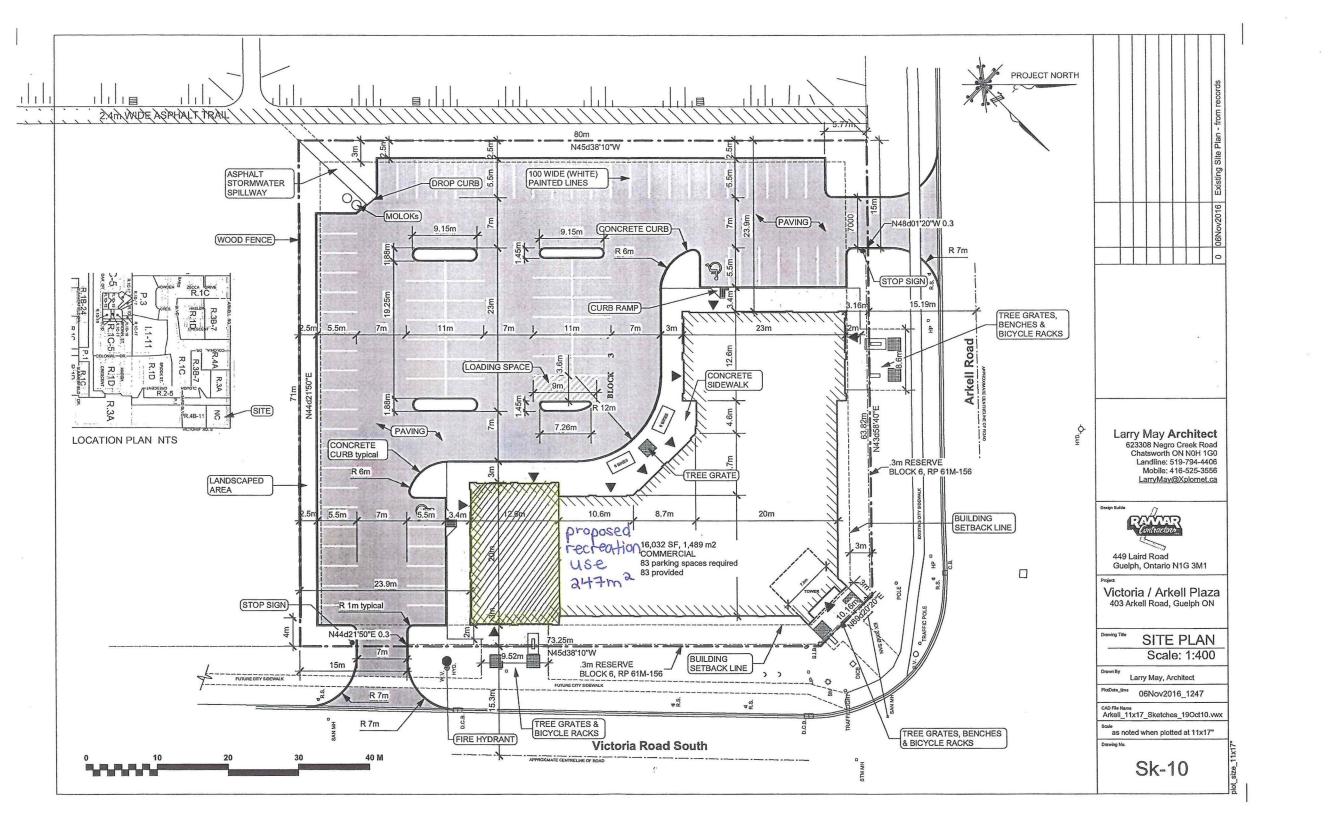
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Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment







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

LOCATION:

46 Teal Drive

PROPOSAL:

The applicant is requesting a variance to permit an existing 117.5

square metre accessory apartment in the basement of an existing

residential dwelling.

BY-LAW

REQUIREMENTS:

The property is located in the Specialized Residential Single

Detached (R.1C) 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 117.5 square metres, or 32% of the total floor area of the building.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER:

A-97/16

PROVIDING COMMENTS

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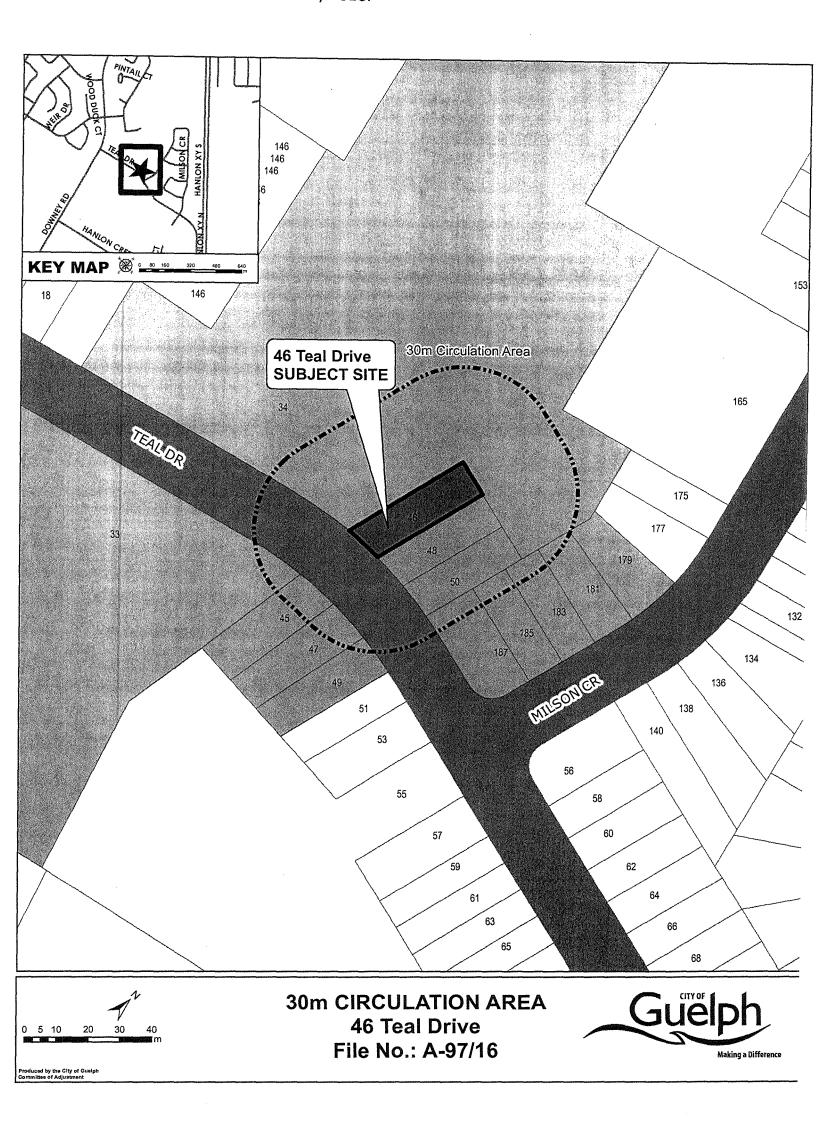
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Committee of Adjustment, City of Guelph, 1 Carden Street, Guelph ON N1H 3A1 Phone: 519-822-1260 ext. 2524 | Fax: 519-763-1269 | Email: cofa@guelph.ca



BI QCK 94 P.I.N. 71219-0261 N77°25'55"W 12,000 P.I.N. 71219-0255 CT.F. - 319.89 BRICK PILLA P.J.N. 71219-0254 BLOCK P.I.N. 71219-0261 REGISTERED PLAN HOUSE UNDER 61M - 54CONSTRUCTION TEAL DRIVE (DEDICATED BY REGISTERED PLAN 6IM-54)

P.I.N. 71219 - 0262

SURVEYOR'S REAL PROPERTY REPORT, PART I PLAN OF LOT 88 REGISTERED PLAN 61M-54 CITY OF GUELPH COUNTY OF WELLINGTON

A. BRUCE DONALDSON - ONTARIO LAND SURVEYOR.

2002

SCALE 1: 250



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

NOTES:

- 1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST LIMIT OF LOT 88 AS BEING N12°34'05"W IN ACCORDANCE WITH REGISTERED PLAN 61M-54.
- 2. UNLESS OTHERWISE NOTED ALL BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES AND ARE TAKEN TO CONCRETE FOUNDATION.
- 3. PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

I DENOTES SURVEY MONUMENT PLANTED

DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)

SIB DENOTES STANDARD IRON BAR IB DENOTES IRON BAR

375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD., O.L.S.'s

. T.F. DENOTES TOP OF FOUNDATION

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM

20 METRES

1418936



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

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED SEPT. 16, 2002

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

E THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM. 2 THE SURVEY WAS COMPLETED ON THE 16th DAY OF SEPTEMBER, 2002.

SEPTEMBER 16, 2002

A. BRUCE DONALDSON ONTARIO LAND SURVEYOR

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> BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Ontario Land Surveyors Urban and Rural Planners

351 Speedvale Avenue West Guelph, Ontario NIH IC6

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

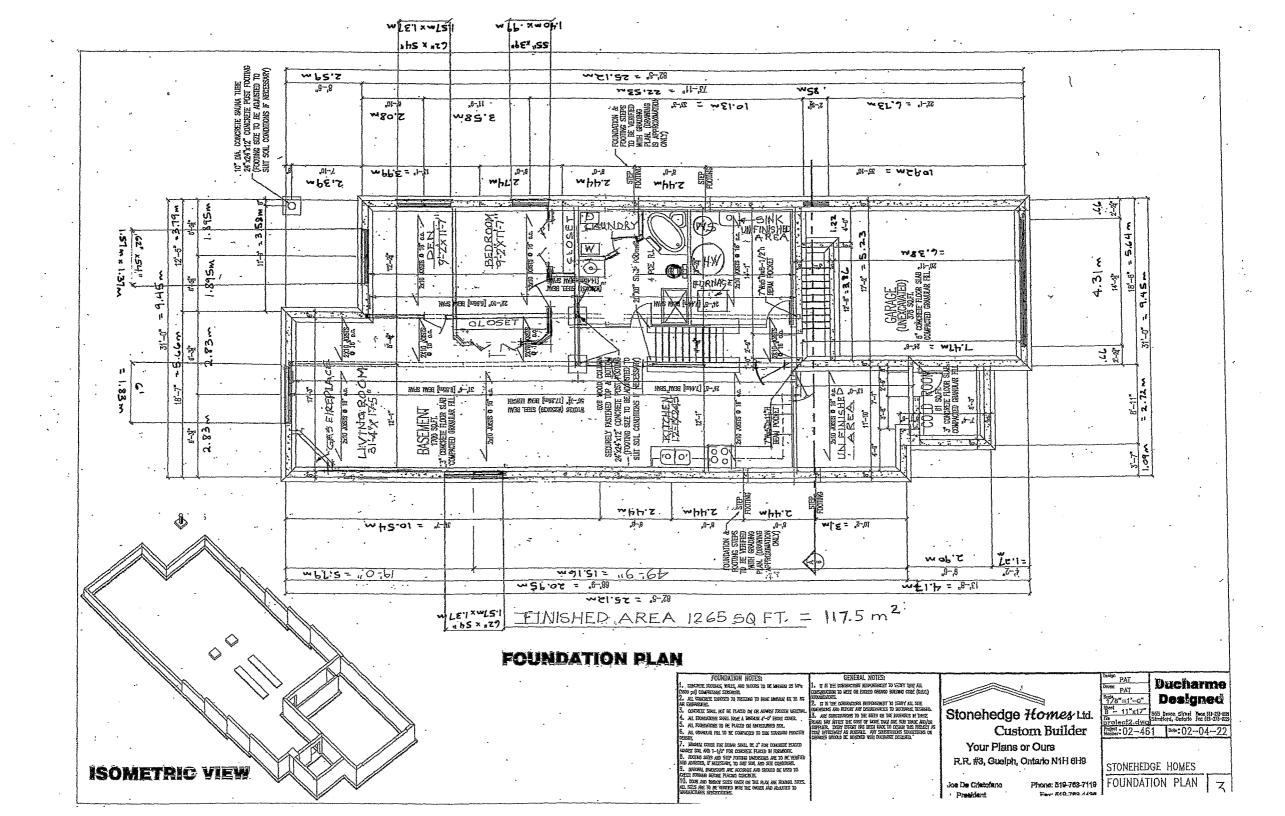
DATE: SEPTEMBER 16, 2002

DM

PROJECT 01-3951-1

MONUMENTATION USED TO RE-ESTABLISH THE BOUNDARY OF LOT 88. REG. PLAN 61M-54

REFERENCE MONUMENTS 5725 & 5727 ON RECORD WITH BSR&D LTD.





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

LOCATION:

868 York Road

PROPOSAL:

The applicant is proposing to rebuild a two-storey single detached dwelling with a 20.3 square metre sunroom addition and an increase in height to two storeys for the existing one storey portion

of the dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Urban Reserve (UR) zone.

The property is occupied by a single detached dwelling which is considered to be a legal non-conforming use in the UR zone. Any additions or changes to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment.

REQUEST:

The applicant is requesting permission to enlarge/extend the legal non-conforming use to permit an increase:

a) in height to two-storeys;

b) in gross floor area of 20.3 square metres; and

c) in volume of 551 cubic metres.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER:

A-98/16

PROVIDING COMMENTS

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NOTICE OF THE DECISION

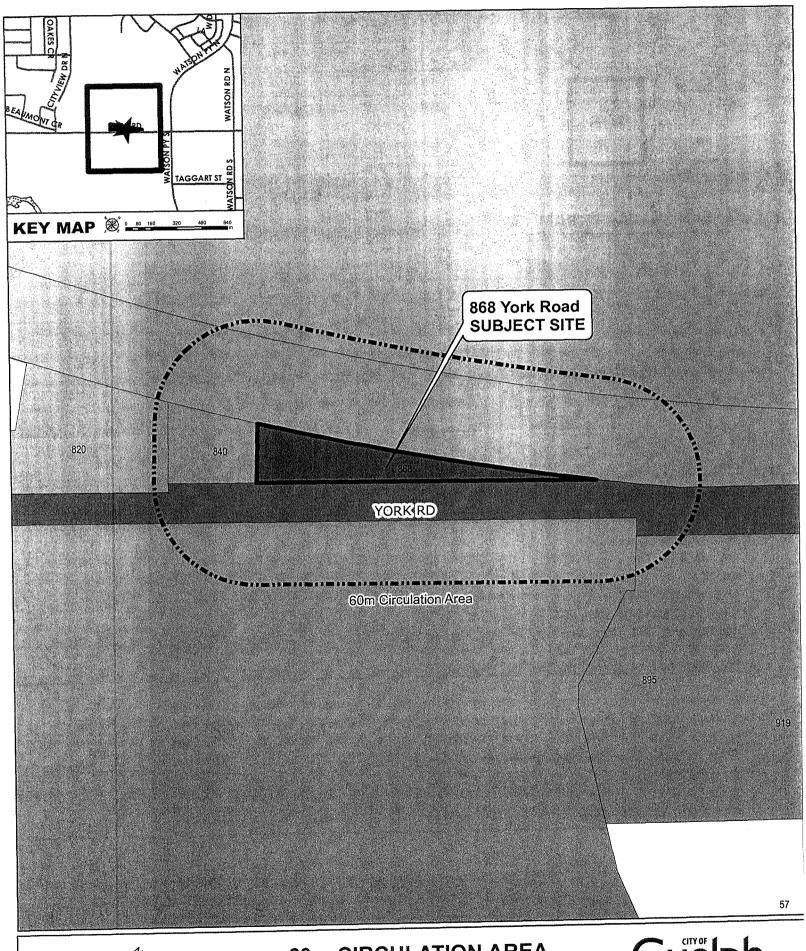
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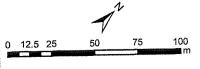
Committee of Adjustment, City of Guelph, 1 Carden Street, Guelph ON N1H 3A1 Phone: 519-822-1260 ext. 2524 | Fax: 519-763-1269 | Email: cofa@guelph.ca

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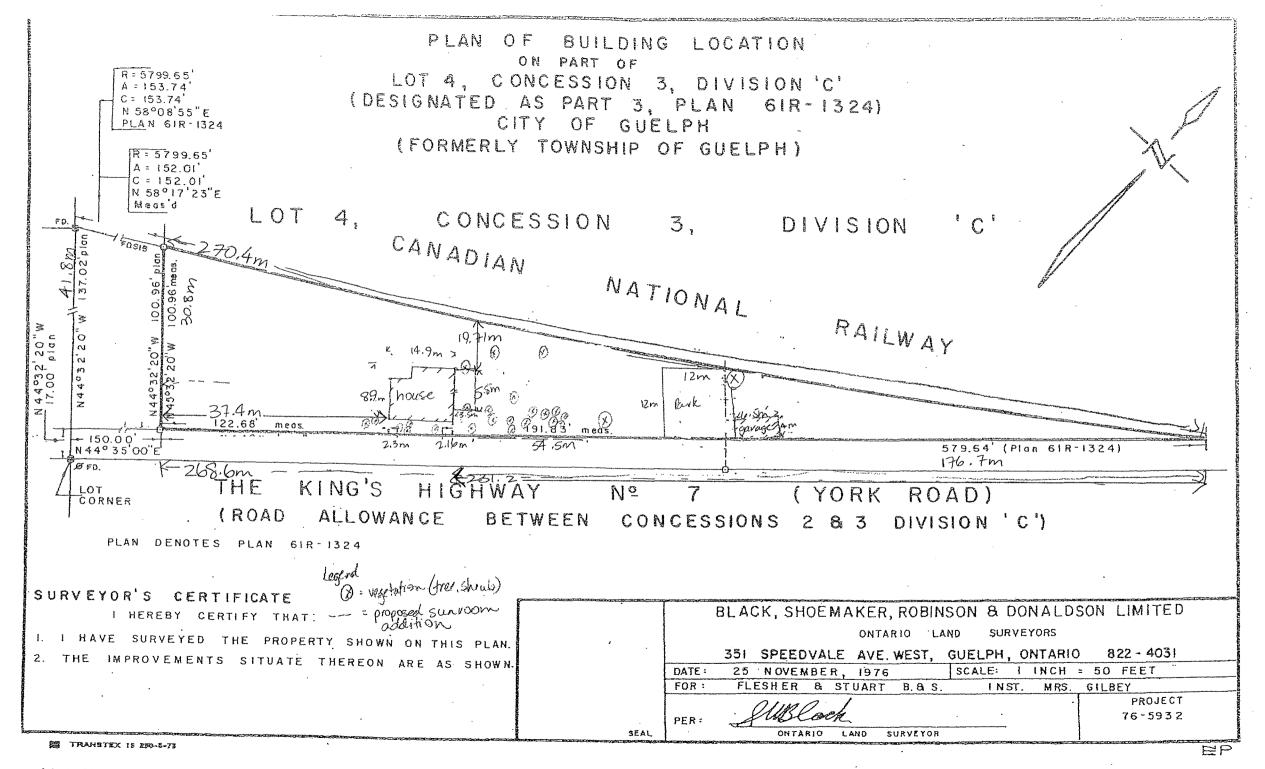
Dated this 18th day of November, 2016.

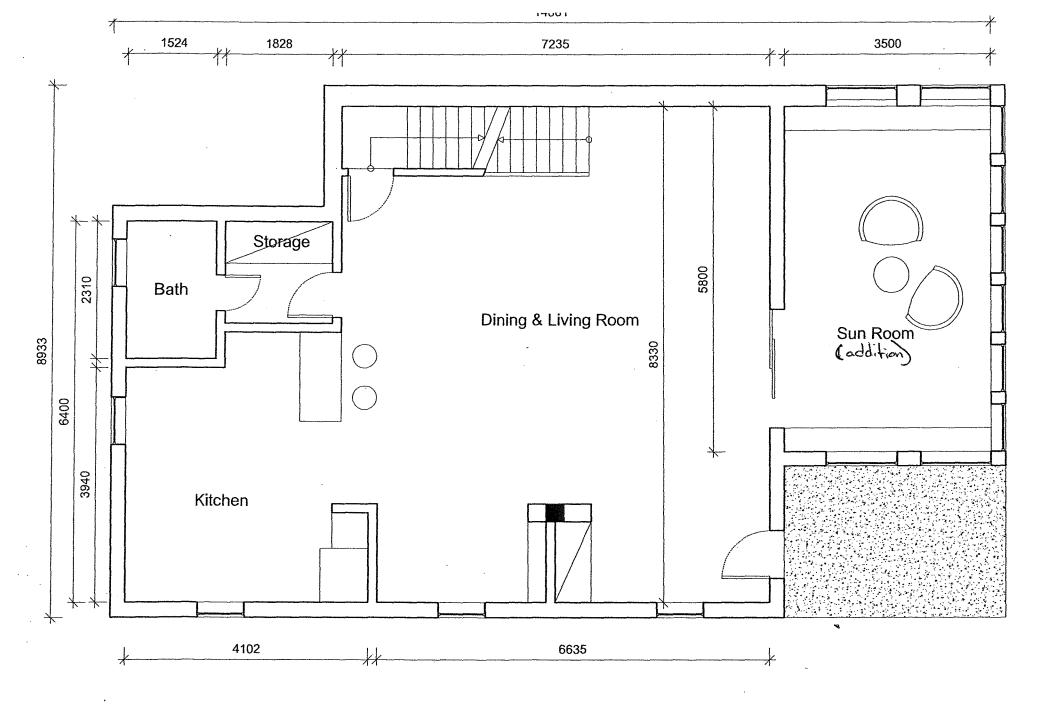




60m CIRCULATION AREA 868 York Road File No.: A-98/16







GROUND FLOOR



Volume of house proposed current

Basement 251m³ 52m³VIEW-1

Ground+1st 662m³ 338m³

Sunronn 58m³ \$

420m³

+otal 971m³



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

LOCATION:

187-191 Paisley Street

PROPOSAL:

The applicant is proposing to construct a 30 square metre

additional bedroom on the second floor of the existing dwelling.

BY-LAW

REQUIREMENTS:

The property is located in the Residential Single Detached (R.1B)

zone.

The property is occupied by a triplex which is considered to be a legal non-conforming use in the R.1B zone. Any additions or changes to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment.

REQUEST:

The applicant is requesting permission to enlarge/extend the legal non-conforming use to permit the proposed 30 square metre additional bedroom on the second floor of 187 Paisley Street.

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 8, 2016

TIME:

4:00 p.m.

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APPLICATION NUMBER:

A-99/16

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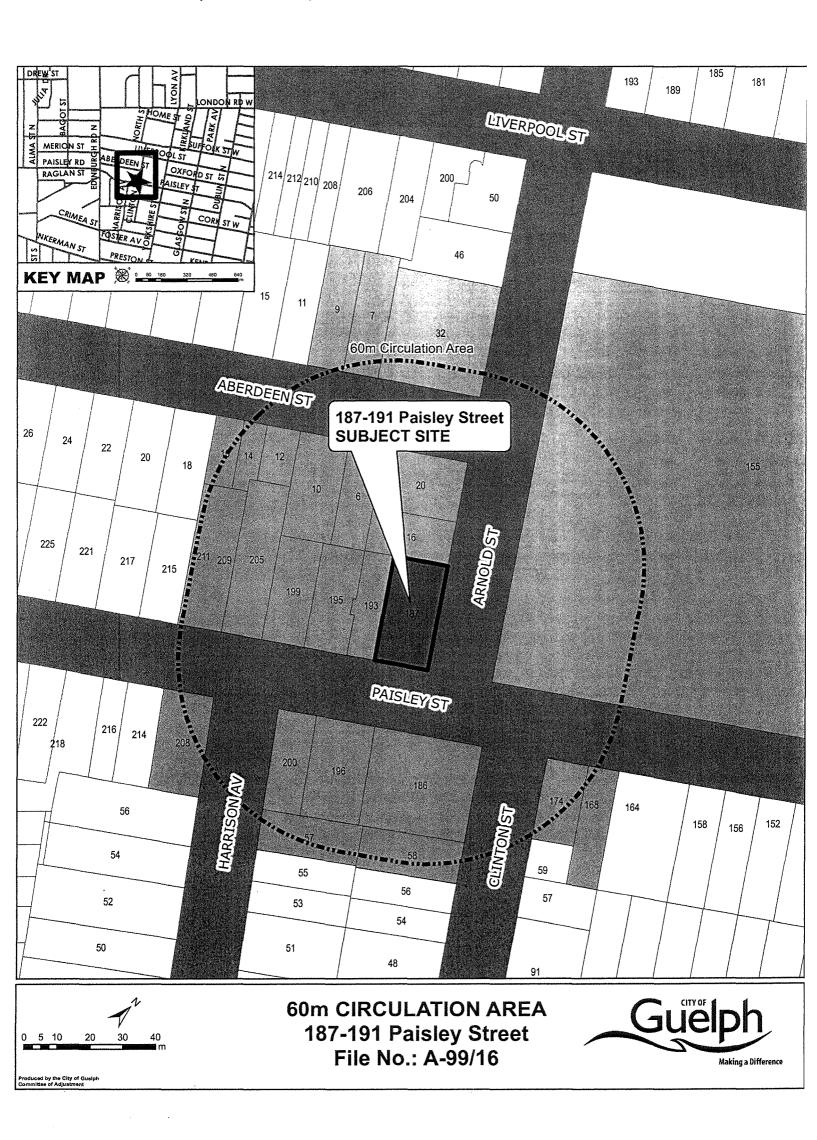
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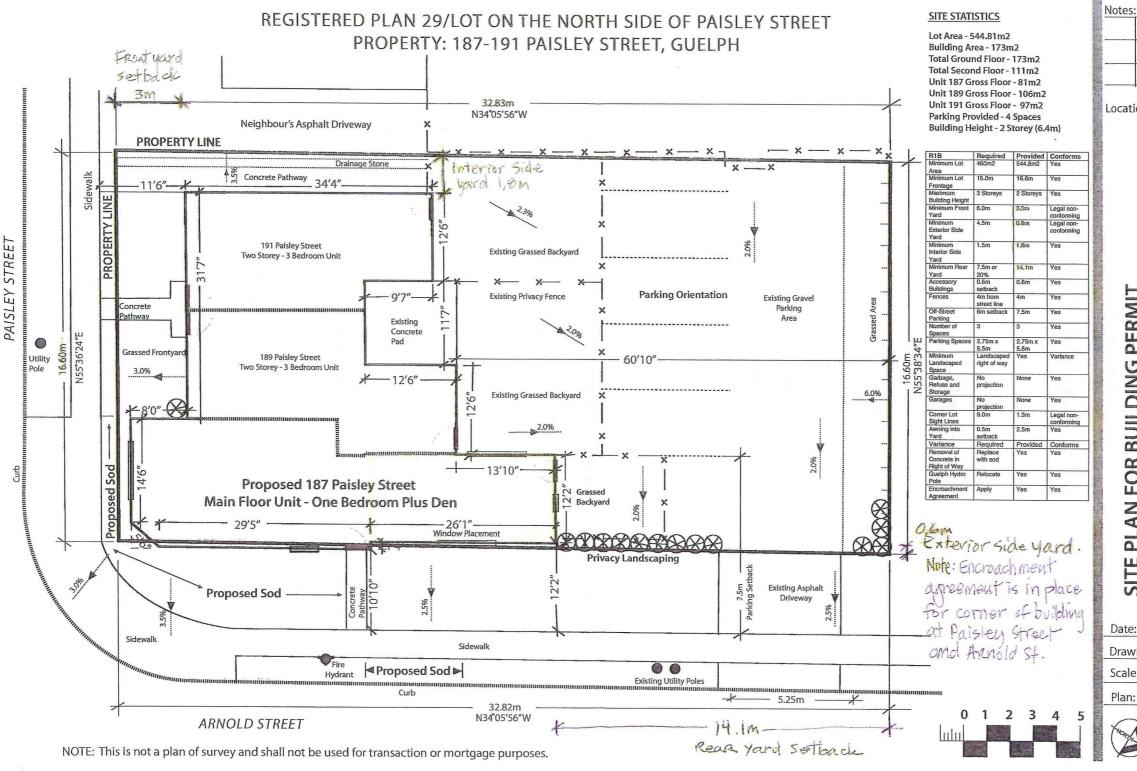
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Committee of Adjustment, City of Guelph, 1 Carden Street, Guelph ON N1H 3A1 Phone: 519-822-1260 ext. 2524 | Fax: 519-763-1269 | Email: cofa@guelph.ca

Dated this 18th day of November, 2016.





	Residential - Extension of Us

Location: Guelph

- Residenital Extension PLAN FOR BUILDING PERMIT Logue and Street arei Paisley Owners: SITE 187

Date: July 5, 2016

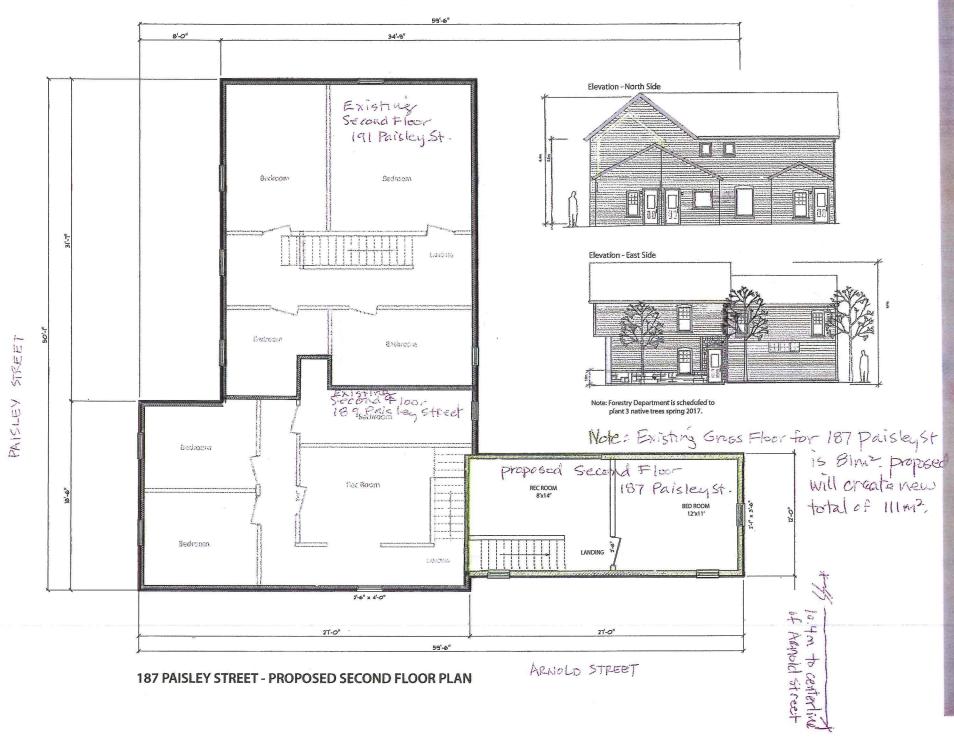
Drawn by: G. Loque

Scale: 1:125

Plan: For Permit







Notes:

Location:

PROPOSED SECOND FLOOR PLAN 187 Paisley Street, Guelph

Date: Nov 8, 2016

Drawn by: G. Logue

Scale: As noted

Plan: For Approval

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION:

85 Mullin Drive

PROPOSAL:

The applicant is proposing to construct a 110 unit residential

stacked townhouse development. This property is also subject to an

application for site plan approval (SP15A050).

BY-LAW

REQUIREMENTS:

The property is located in the Residential Townhouse (R.3A) Zone. Variances from Section 4.16.2, 5.3.2.5.2, 5.3.2.6.2 and Table 5.3.2 Row 3 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law:

a) requires an angular plane of 40° to a park;

b) requires a minimum private amenity area of 10 square metres;

c) permits a maximum density of 60 units per hectare for stacked townhouse developments; and

d) requires a minimum lot area per dwelling unit of 150 square metres.

REQUEST:

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

a) an angular plane to the park of 66.3°;

b) a private amenity area of 8.4 square metres;

c) a maximum density of 77 units per hectare; and

d) a minimum lot area per dwelling unit of 129.8 square metres.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER:

A-100/16

PROVIDING COMMENTS

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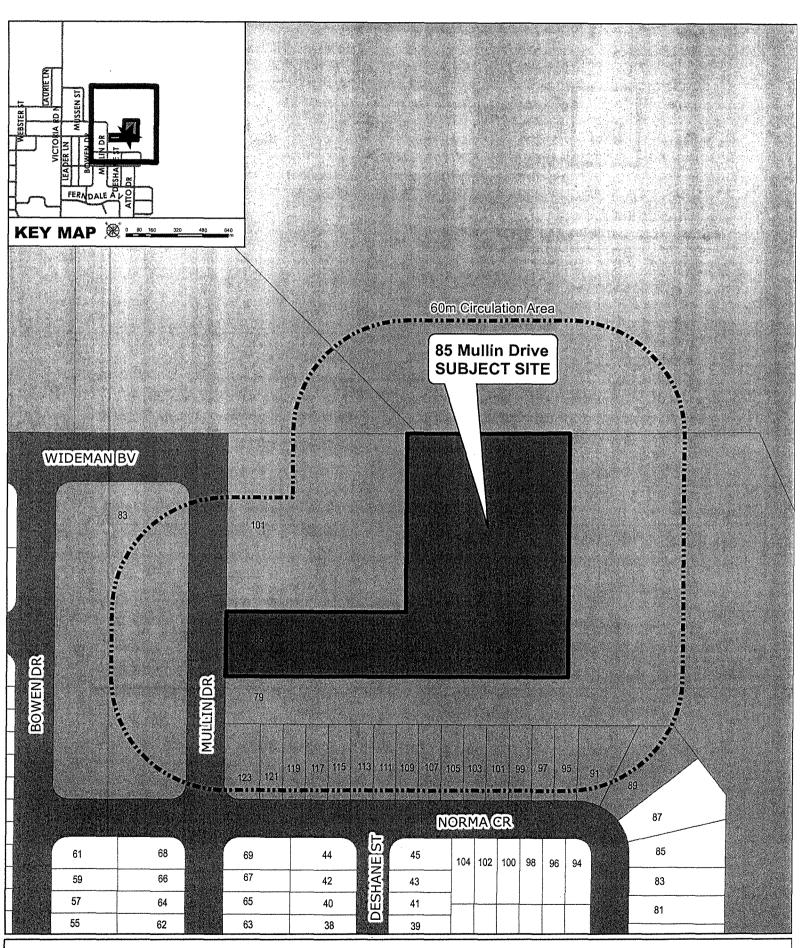
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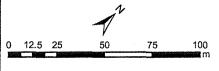
NOTICE OF THE DECISION

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

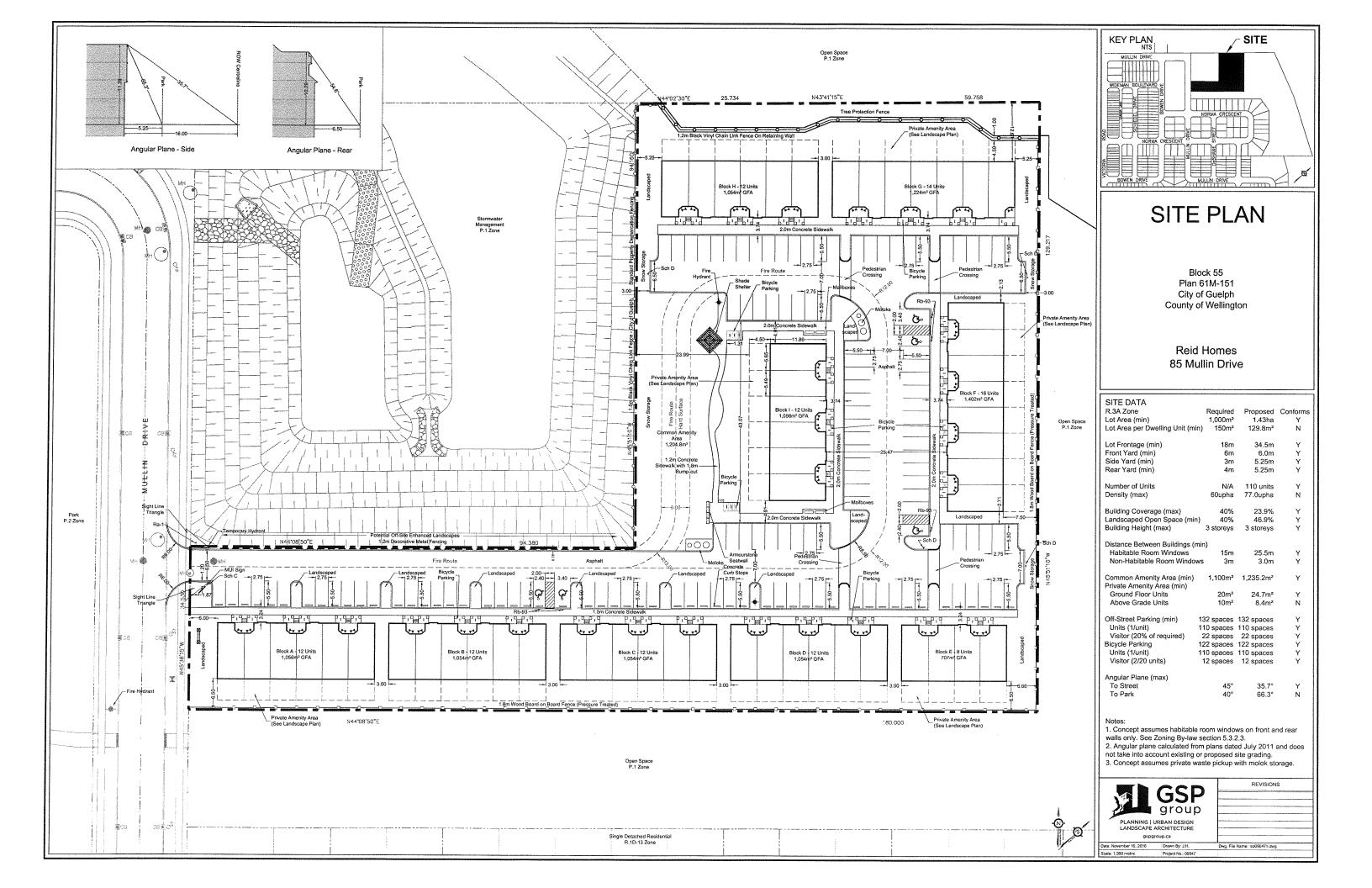
Dated this 18th day of November, 2016.





60m CIRCULATION AREA 85 Mullin Drive File No.: A-100/16





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION:

340 Southgate Drive

PROPOSAL:

The applicant is proposing to establish a 220 square metre

deceased body resolution centre within an existing industrial mall

building.

BY-LAW

REQUIREMENTS:

The property is located in the Industrial (B.2) Zone. A variance

from Section 7.1.1 of Zoning By-law (1995)-14864, as amended, is

being requested.

The By-law permits a variety of uses in B.2 Zone, but does not currently permit the proposed use.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a deceased body resolution centre as an additional permitted use on the property.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER:

A-101/16

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 1, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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

ADDITIONAL INFORMATION

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

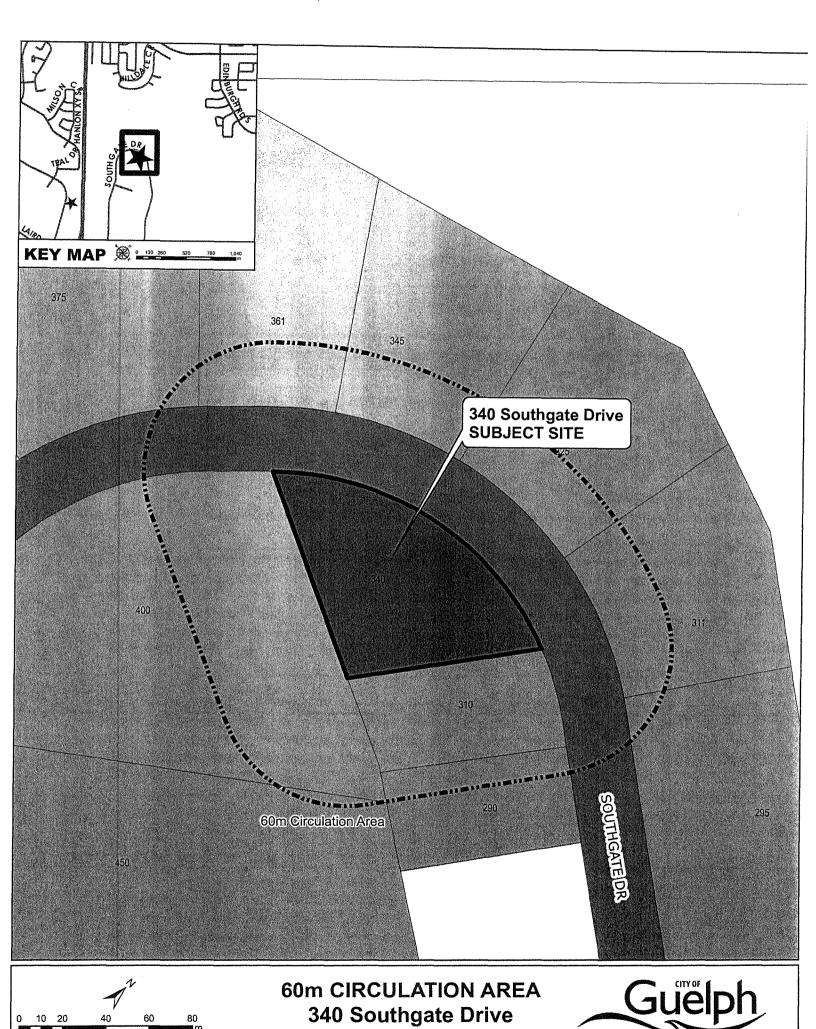
NOTICE OF THE DECISION

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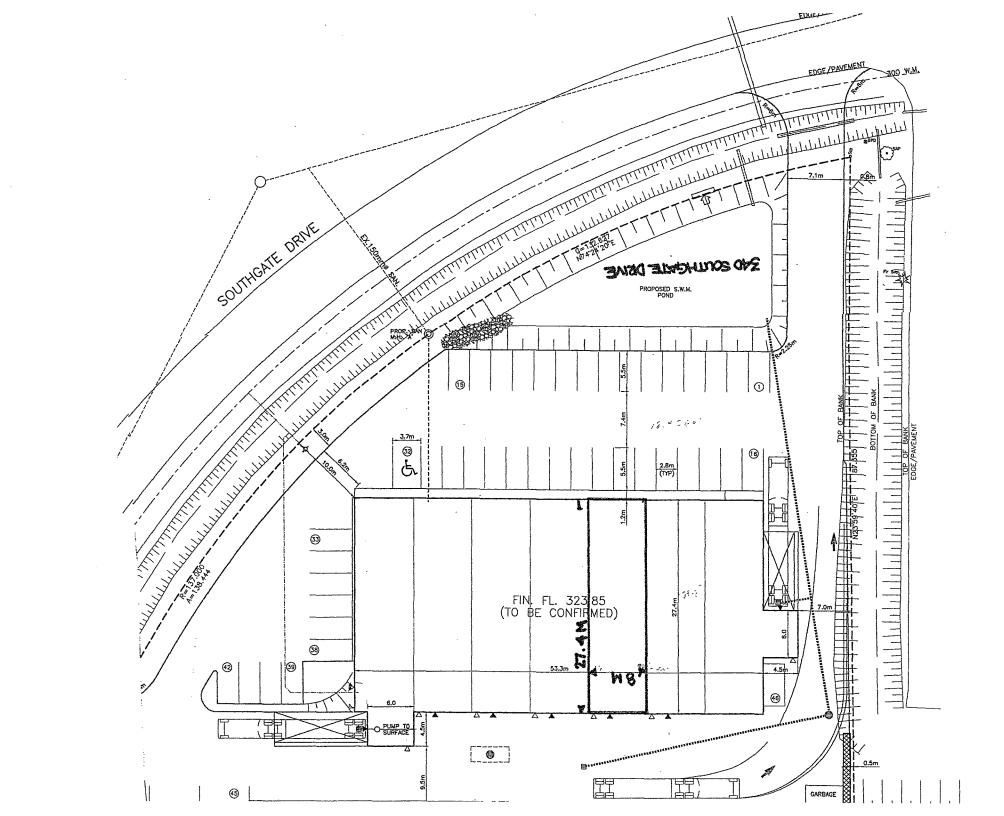
Committee of Adjustment, City of Guelph, 1 Carden Street, Guelph ON N1H 3A1 Phone: 519-822-1260 ext. 2524 | Fax: 519-763-1269 | Email: cofa@guelph.ca

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

Dated this 18th day of November, 2016.



File No.: A-101/16



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION:

32 University Avenue West

PROPOSAL:

The applicant is proposing to sever a portion of 32 University

Avenue West as a lot addition to 30 University Avenue West.

BY-LAW

REQUIREMENTS:

The property is located in the Residential Single Detached (B.1)

Zone.

REQUEST:

The applicant proposes to sever a parcel of land with frontage along

University Avenue West of 5.5 metres, a depth of 30.4 metres, and

an area of 167 square metres.

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

DATE:

Thursday, December 8, 2016

TIME:

4:00 p.m.

LOCATION:

Council Chambers, City Hall, 1 Carden Street,

APPLICATION NUMBER:

B-26/16

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 1, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

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ADDITIONAL INFORMATION

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NOTICE OF THE DECISION

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed 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.

Committee of Adjustment, City of Guelph, 1 Carden Street, Guelph ON N1H 3A1 Phone: 519-822-1260 ext. 2524 | Fax: 519-763-1269 | Email: cofa@guelph.ca

Dated this 18th day of November, 2016.

