

# COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

**DATE** Thursday, February 11, 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 - JANUARY 14, 2016 HEARING MINUTES**

### **REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS**

#### **CURRENT APPLICATIONS**

- a) **B-3/16** Owner/Agent: Casey and Marissa Den Ouden/David Matthews, Matthews Planning & Management Ltd.  
Request: Consent for severance as a lot addition  
Location: 22 Forest Hill Drive
- A-4/16** Owner/Agent: Casey and Marissa Den Ouden/David Matthews, Matthews Planning & Management Ltd.  
Request: Variance for landscaped space for existing dwelling  
Location: 22 Forest Hill Drive
- A-5/16** Owner/Agent: Casey and Marissa Den Ouden/David Matthews, Matthews Planning & Management Ltd.  
Request: Exterior side yard variance for proposed dwelling  
Location: 22 Forest Hill Drive
- b) **B-4/16** Owner/Agent: Reid's Heritage Homes Ltd.  
Request: Severance to create new lot and easement  
Location: 1405 Gordon Street
- B-5/16** Owner/Agent: Reid's Heritage Homes Ltd.  
Request: Severance to create new lot  
Location: 1405 Gordon Street
- B-6/16** Owner/Agent: Reid's Heritage Homes Ltd.  
Request: Severance to create new lot and easement  
Location: 1405 Gordon Street
- B-7/16** Owner/Agent: Reid's Heritage Homes Ltd.  
Request: Severance to create new lot and easement  
Location: 1405 Gordon Street
- B-8/16** Owner/Agent: Reid's Heritage Homes Ltd.  
Request: Severance to create new lot and easement  
Location: 1405 Gordon Street
- c) **A-6/16** Owner/Agent: Toarms Properties Inc./Astrid Clos, Astrid J. Clos Planning Consultants  
Request: Variance for Recreation Centre as accessory use  
Location: 230 Hanlon Creek Boulevard
- d) **A-7/16** Owner/Agent: Craig and Brenda Purdie/David Brix, Terra View Custom Homes Ltd.  
Request: Variances for accessory building and accessory apartment size  
Location: 202 Glasgow Street

# COMMITTEE OF ADJUSTMENT AGENDA

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- e) **A-8/16**    Owner/Agent: Terra View Riverside Ltd.  
Request: Variance for driveway width  
Location: 68 York Road
  
- f) **A-9/16**    Owner/Agent: Roman Catholic Episcopal Corporation Diocese of  
Hamilton/James Webb, WEBB planning Consultants  
Request: Variance to permit standalone office use  
Location: 325 Gordon Street
  
- g) **B-9/16**    Owner/Agent: Armel Corporation  
Request: Consent for long term lease  
Location: 110 Silvercreek Parkway North

## **OTHER BUSINESS**

- Review of Parkland Dedication Policy

## **ADJOURNMENT**

*To be notified of any of the decisions of the City of Guelph Committee of Adjustment, you must submit a "Request for Written Decision" form.*

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 22 Forest Hill Drive

**PROPOSAL:** The subject property is comprised of two lots on a registered plan of subdivision. The applicant is proposing to convey one vacant lot, and proposes to sever a portion from 22 Forest Hill Drive as a lot addition to the vacant lot. The requested severance is proposed to allow a larger side yard for the vacant lot to accommodate construction of a new residential dwelling.

**BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone.

**REQUEST:** The owner of 22 Forest Hill Drive has requested a severance of a parcel to the right side, with a width of 0.84 metres, a depth of 38.25 metres and an area of 34.65 square metres. The proposed severed parcel would be added to the abutting property, legally described as Lot 9, Registered Plan 401.

Minor variances from the requirements of the By-law are being requested for the retained parcel, and the enlarged vacant lot (Files A-4/16 & A-5/16, see attached)

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

**DATE:** Thursday, February 11, 2016  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street,  
**APPLICATION NUMBER:** B-3/16

## 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 **February 4, 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](mailto: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](http://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

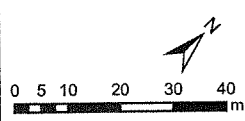
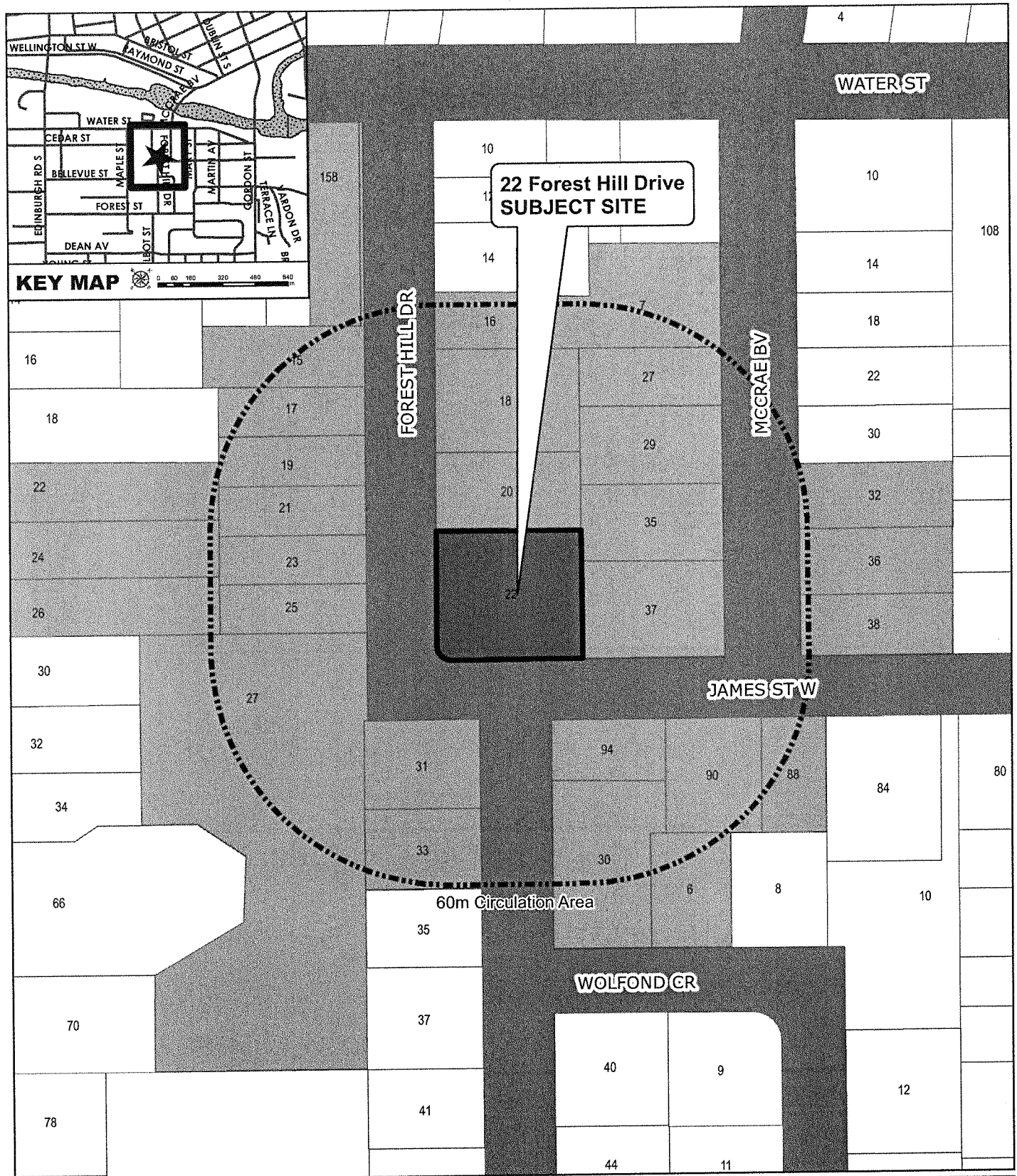
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in

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.*

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

Dated this 22<sup>nd</sup> day of January, 2016.



**60m CIRCULATION AREA**  
**22 Forest Hill Drive**  
**File No.: B-3/16, A-4/16,**  
**A-5/16**



Produced by the City of Guelph  
Committee of Adjustment  
December 2015



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 22 Forest Hill Drive

**PROPOSAL:** The applicant has applied for a severance of the subject property as a lot addition to a vacant lot for the construction of one new dwelling (File B-3/16, see attached). Minor variances are requested for both the retained parcel, and the enlarged lot.

**BY-LAW**

**REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Row 12, and Section 5.1.2.7 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires that:

- a) a minimum area of 0.5 metres between the driveway and nearest lot line must be maintained as landscaped space; and
- b) the minimum exterior side yard shall be 6 metres.

**REQUEST:**

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

Retained Parcel (File A-4/16)

- a) to permit an area of 0.14 metres between the driveway and right lot line to be maintained as landscaped space; and

Enlarged lot (File A-5/16)

- b) to permit an exterior side yard of 4.55 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, February 11, 2016  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street  
**APPLICATION NUMBER:** A-4/16 & A-5/16

**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 **February 4, 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.

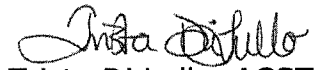
Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback 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](mailto: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](http://www.guelph.ca) > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

**NOTICE OF THE DECISION**

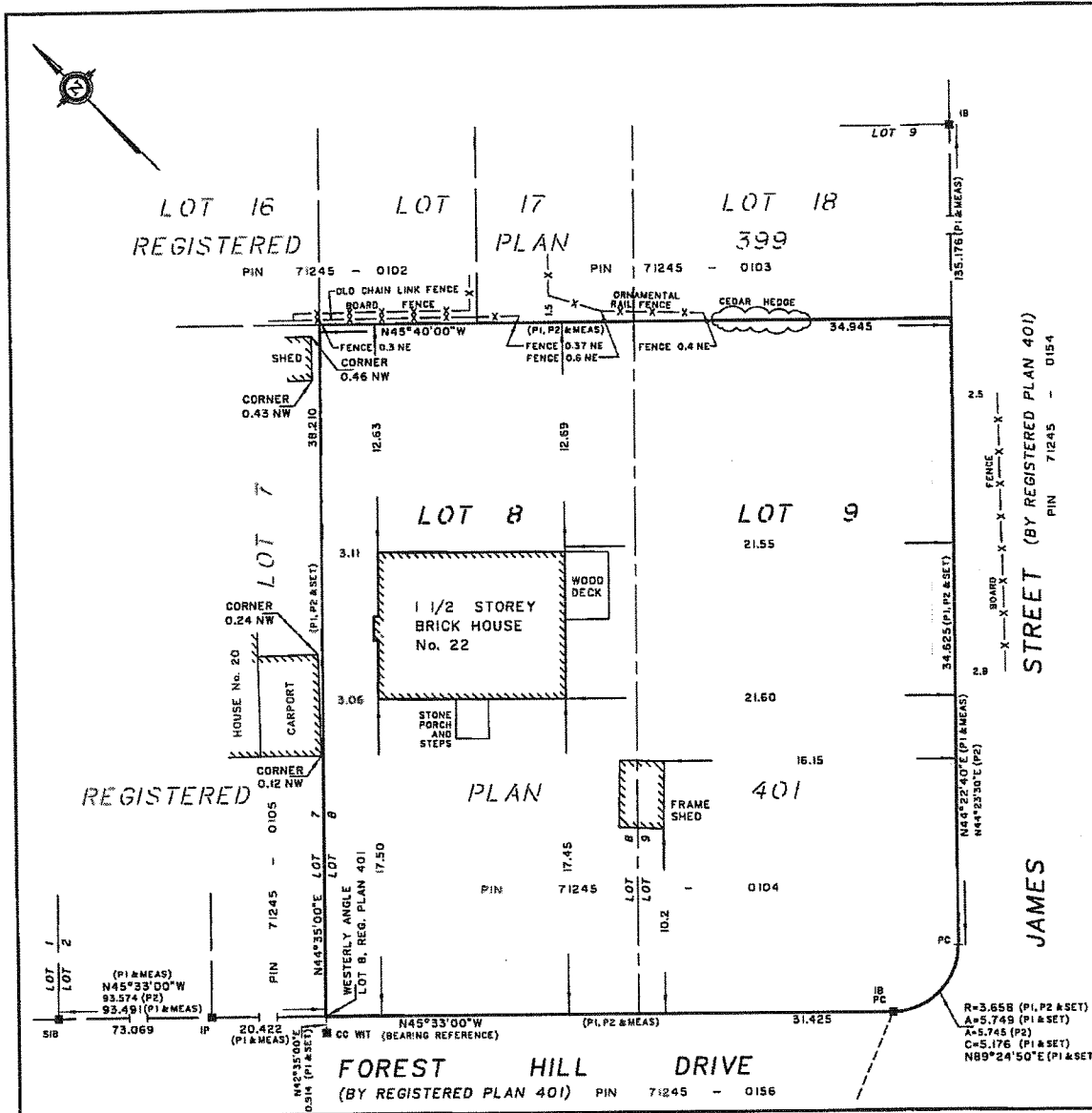
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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



Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 22<sup>nd</sup> day of January, 2016.



**SURVEYOR'S REAL PROPERTY REPORT**  
 PLAN OF  
**LOTS 8 & 9**  
**REGISTERED PLAN 401**  
**CITY OF GUELPH**  
**COUNTY OF WELLINGTON**

KERRY F. HILLIS - ONTARIO LAND SURVEYOR  
 2015  
 SCALE 1 : 250

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

**NOTES:**

- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF FOREST HILL DRIVE AS BEING N45°33'00"W AS SHOWN ON REGISTERED PLAN 401.
- UNLESS OTHERWISE NOTED ALL BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES.
- PROPERTY LINES ARE NOT FENCED UNLESS OTHERWISE NOTED.

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
 PLAN SUBMISSION FORM  
 1948583

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

**SUMMARY REPORT:**  
 THIS REPORT WAS PREPARED FOR DENNIS DELLIGOS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**EASEMENTS:**  
 NONE FOUND IN REGISTRY OFFICE

**FENCES:**  
 AS SHOWN ON THIS PLAN

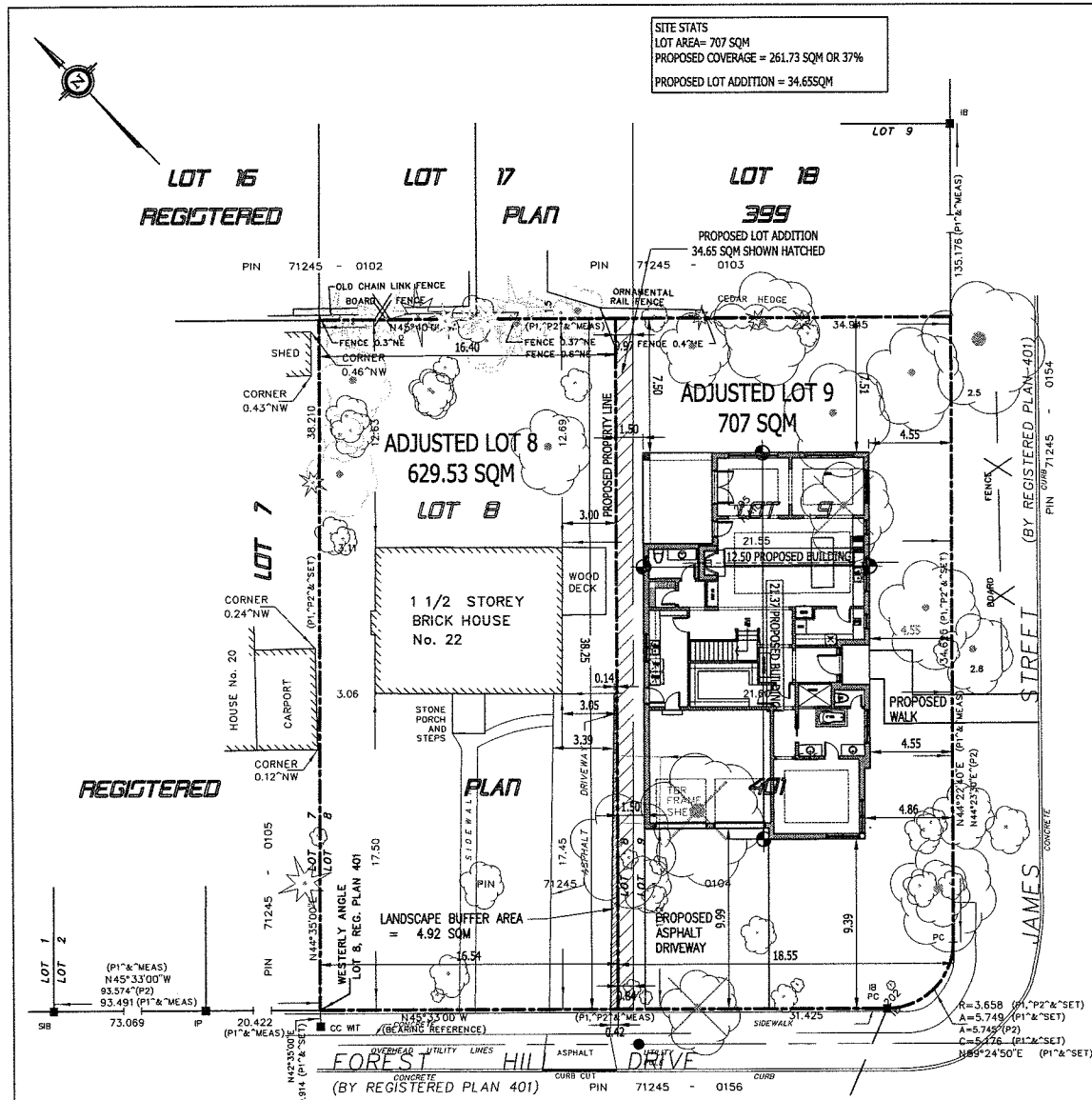
**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 7th DAY OF JULY, 2015.

DECEMBER 21, 2015  
 KERRY F. HILLIS  
 ONTARIO LAND SURVEYOR

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**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**  
**BSR&D** Ontario Land Surveyors  
 Urban and Rural Planners  
 351 Speedvale Avenue West Guelph, Ontario N1H 1C6  
 FAX: (519) 822-1220  
 TEL: (519) 822-4031

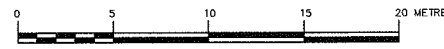
DATE: DECEMBER 21, 2015 DM PROJECT 15-0081



SITE STATS  
 LOT AREA= 707 SQM  
 PROPOSED COVERAGE = 261.73 SQM OR 37%  
 PROPOSED LOT ADDITION = 34.65SQM

**SURVEYOR'S REAL PROPERTY REPORT**  
 PLAN OF  
 LOTS 8 & 9  
 REGISTERED PLAN 401  
 CITY OF GUELPH  
 COUNTY OF WELLINGTON

KERRY F. HILLIS - ONTARIO LAND SURVEYOR  
 2015  
 SCALE 1 : 250  
 METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



- NOTES:**
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  - UNLESS OTHERWISE NOTED ALL BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES.
  - PROPERTY LINES ARE NOT FENCED UNLESS OTHERWISE NOTED.

- DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
- S18 DENOTES STANDARD IRON BAR
- IP DENOTES IRON PIPE
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- VIT DENOTES WITNESS
- DENOTES FENCE
- 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD., G.L.S.
- PC DENOTES POINT OF CURVATURE
- P1 DENOTES PLAN BY 375, PROJECT No. 06-6608, DATED JAN. 11/06
- P2 DENOTES REGISTERED PLAN 401

**SUMMARY REPORT:**  
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**EASEMENTS:**  
 NONE FOUND IN REGISTRY OFFICE

DECEMBER 21, 2015  
 KERRY F. HILLIS  
 ONTARIO LAND SURVEYOR

**FENCES:**  
 AS SHOWN ON THIS PLAN

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

**BSR&D** Ontario Land Surveyors  
 & Urban and Rural Planners

351 Speedvale Avenue West Guelph, Ontario N1H 1C6  
 FAX: (519) 822-1220  
 TEL: (519) 822-4031

DATE: DECEMBER 21, 2015    DM    PROJECT 15-0081

**PROPOSED CONSENT/ VARIANCE PLAN**

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Consent [Severances/Easements] has been filed with the Committee of Adjustment.

**LOCATION:** 1405 Gordon Street

**PROPOSAL:** The applicant is currently constructing ten (10) freehold townhouse units on the subject property. Permission to sever the property to create ten (10) residential parcels is being requested to allow for individual ownership. An application for Site Plan Approval (SP15A022) and associated building permits for the development were issued in December 2015.

**BY-LAW REQUIREMENTS:** The property is located in the Specialized Residential Cluster Townhouse (R.3A-36) Zone.

**REQUEST:** Severances and easements for rear yard access to the interior units have been requested as shown on the attached plan:

**B-4/16:** Severance of a parcel with frontage along Vaughn Street of 5.5 metres, and a depth of 27.3 metres labelled as parts 15 and 16. An 8.2 square metre easement, labelled as part 16, is requested for the benefit of the retained lands. A 15.9 square metre easement, labelled as part 18, is requested for the benefit of the severed lands.

**B-5/16:** Severance of a parcel with frontage along Vaughn Street of 7.1 metres, and a depth of 27.3 metres.

**B-6/16:** Severance of a parcel with frontage along Vaughn Street of 5.5 metres, and a depth of 27.3 metres. A 74.8 square metre easement, labelled as parts 2, 4, 6 and 8, is requested for the benefit of the severed lands.

**B-7/16:** Severance of a parcel with frontage along Vaughn Street of 5.5 metres, and a depth of 27.3 metres. An 8.2 square metre easement, labelled as part 6, is requested for the benefit of the retained lands. A 58.4 square metre easement, labelled as parts 2 and 4, is requested for the benefit of the severed lands.

**B-8/16:** Severance of a parcel with frontage along Vaughn Street of 7.6 metres, and a depth of 27.3 metres. A 50.1 square metre easement, labelled as part 2, is requested for the benefit of the retained lands.

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, February 11, 2016  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street,  
**APPLICATION NUMBER:** B-4/16, B-5/16, B-6/16, B-7/16, B-8/16

## PROVIDING COMMENTS

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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](mailto:privacy@guelph.ca) or at 519-822-1260 ext. 2605.

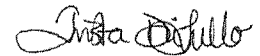
**ADDITIONAL INFORMATION**

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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.

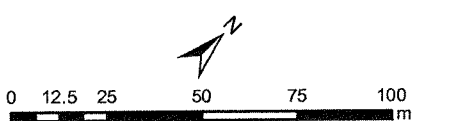
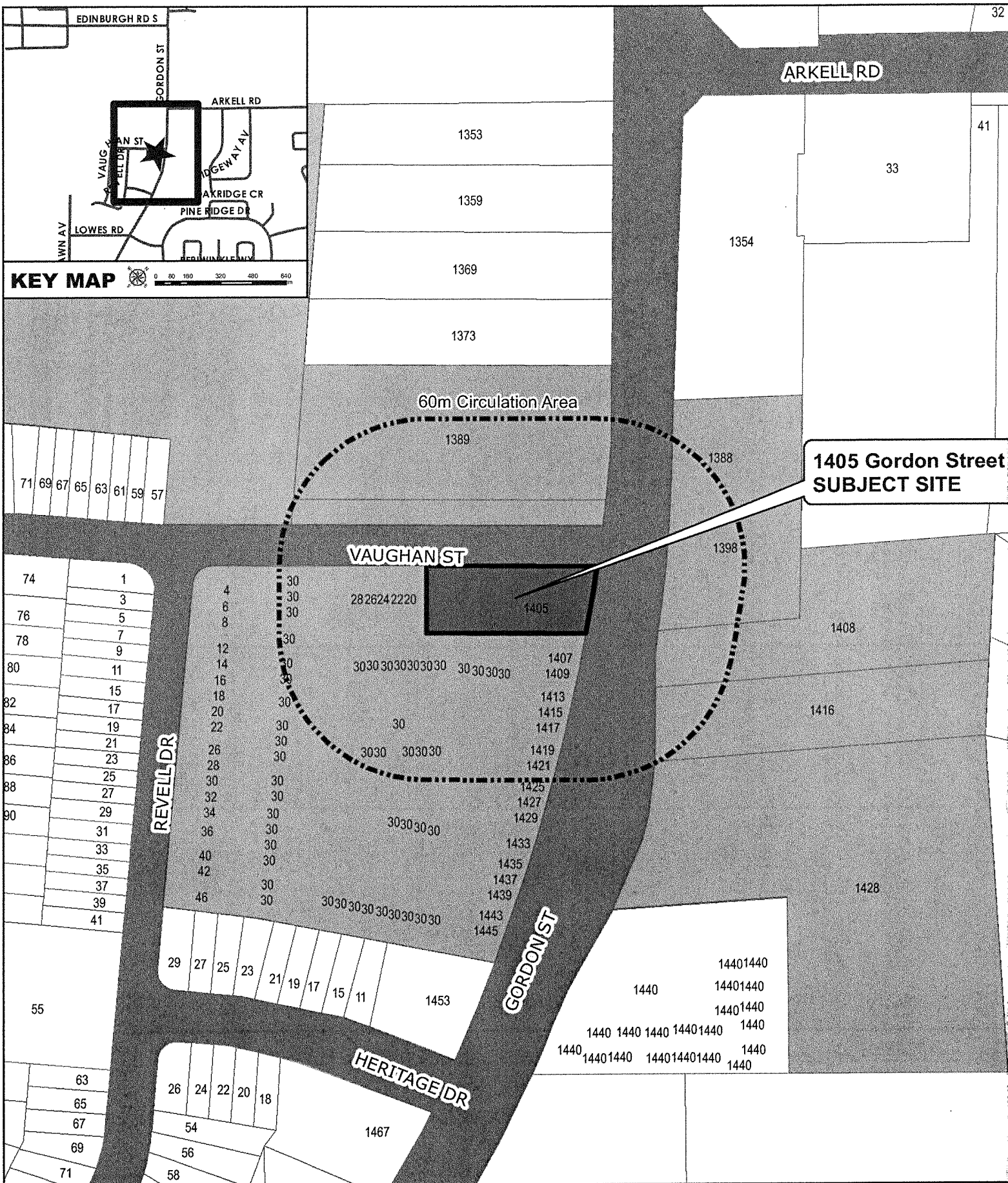
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Trista Di Lullo, ACST(A)  
Secretary-Treasurer, Committee of Adjustment

Dated this 22<sup>nd</sup> day of January, 2016.





**60m CIRCULATION AREA**  
**1405 Gordon Street**  
**File No.: B-4/16 - B-8/16**



Produced by the City of Guelph  
 Committee of Adjustment  
 December 2015

**LEGEND:**

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES 0.25 x 0.25 x 1.20 STANDARD IRON BAR
- SSB DENOTES 0.15 x 0.15 x 0.60 IRON BAR
- RP DENOTES 0.25 x 0.25 x 0.60 SHANK STANDARD IRON BAR
- IP DENOTES 0.15 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
- PC DENOTES 0.15 x 0.25 x 0.30 PLASTIC BAR
- CC DENOTES CUT CROSS
- WT DENOTES WIRETIE
- QU DENOTES ORIGIN UNKNOWN
- WHT DENOTES VAN HARTEN SURVEYING INC., O.S.S.'s
- P1 DENOTES DEPOSITED PLAN 61R-10352 BY (M)
- P2 DENOTES REGISTERED PLAN 61M-113

**BEARING AND COORDINATE NOTE:**

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, MAG 63 (CGRS-2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED CORRECTED SCALE FACTOR OF 0.999933.
3. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, MAG63 (CGRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4818019.97	564837.52
B	4817928.58	564854.87
C	4817970.13	564790.33

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) OREG 216/10. THESE COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

SCHEDULE			
PART	LOT	CONCESSION	PN
1			1693
2			840
3			1526
4			89
5			1524
6			89
7			1524
8			89
9			1522
10			2011
11			69
12			69
13			2013
14			1511
15			1522
16			89
17			2504
18			173
19			680

I HEREBY THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: JUNE 22, 2015

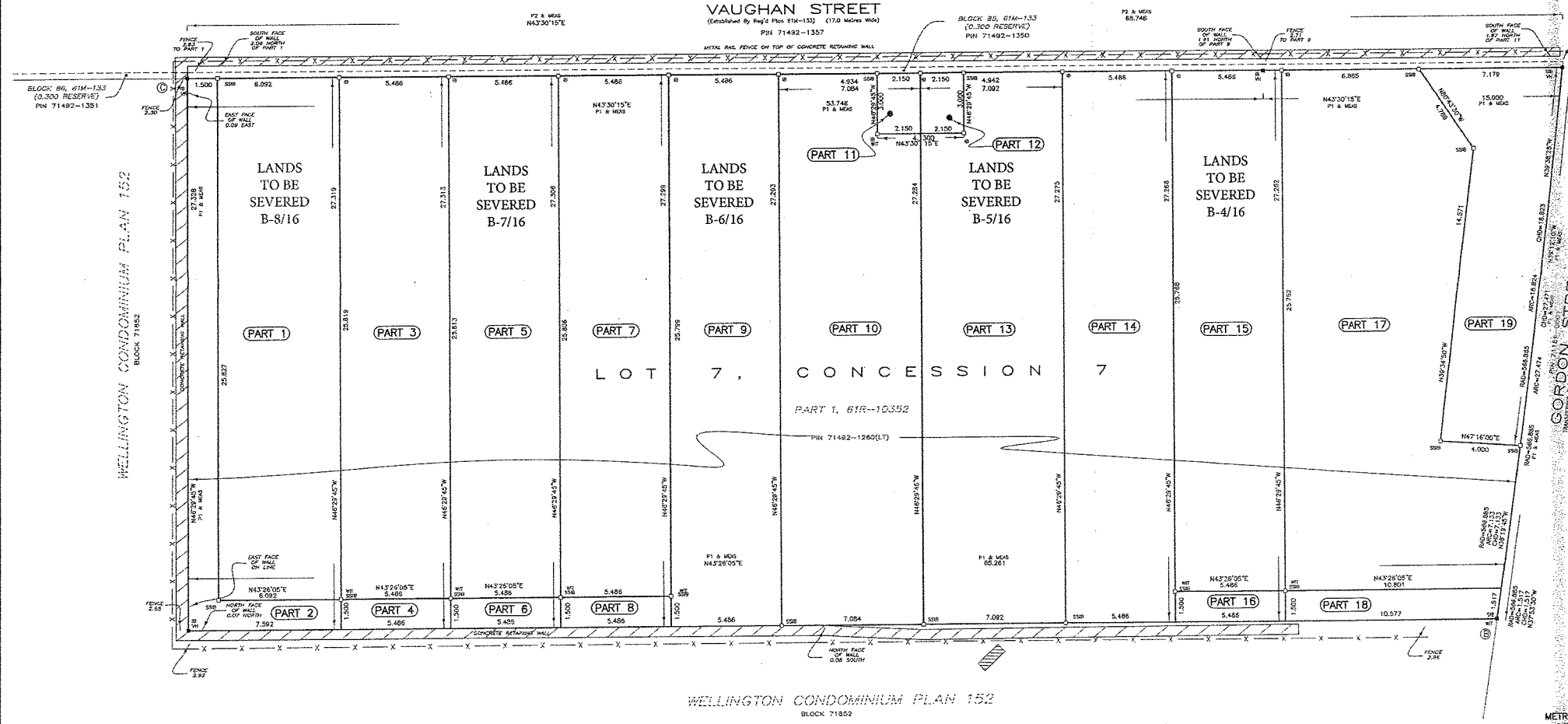
JAMES M. LAWS  
ONTARIO LAND SURVEYOR

PLAN 61R-10352  
REGISTERED AND DEPOSITED  
DATE: JUNE 23, 2015  
Gordon H. Huggins

PLAN OF SURVEY  
PART OF LOT 7  
CONCESSION 7  
GEOGRAPHIC TOWNSHIP OF EURLINCH  
CITY OF WELLPH  
COUNTY OF WELLPH

SCALE: 1 = 100

VAN HARTEN SURVEYING INC.



WELLINGTON CONDOMINIUM PLAN 152  
BLOCK 7182

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATION AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THIS SURVEY WAS COMPLETED ON THE 19th DAY OF JUNE, 2015.
- DATE: JUNE 22, 2015
- JAMES M. LAWS  
ONTARIO LAND SURVEYOR

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

**Van Harten**  
SURVEYORS INC.  
LAND SURVEYORS and ENGINEERS

431 WELLPH STREET  
GUELPH, ONTARIO N1L 1J2  
PHONE: 519-821-2288  
FAX: 519-821-2282  
WWW.VANHARTEN.SURV

880 WISSELL ROAD, 2ND FLOOR  
GUELPH, ONTARIO N1L 1J2  
PHONE: 519-821-2288  
FAX: 519-821-2282  
WWW.VANHARTEN.SURV

DRAWN BY: JML  
CHECKED BY: JML  
PROJECT NO.: 20-23-14

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 230 Hanlon Creek Boulevard

**PROPOSAL:** The applicant is proposing to provide a 1,091 square metre children's play place, café and party rooms within the existing 4,465 square metre industrial building.

**BY-LAW REQUIREMENTS:** The property is located in the Corporate Business Park (B.5) Zone. A variance from Section 7.4.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits a recreation centre as an accessory use provided that such use is subordinate, incidental and exclusively devoted to another permitted use.

**REQUEST:** The applicant is seeking relief from the By-law requirements to permit a recreation centre as an accessory use that is not exclusively devoted to another permitted use.

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, February 11, 2016  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street  
**APPLICATION NUMBER:** A-6/16

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

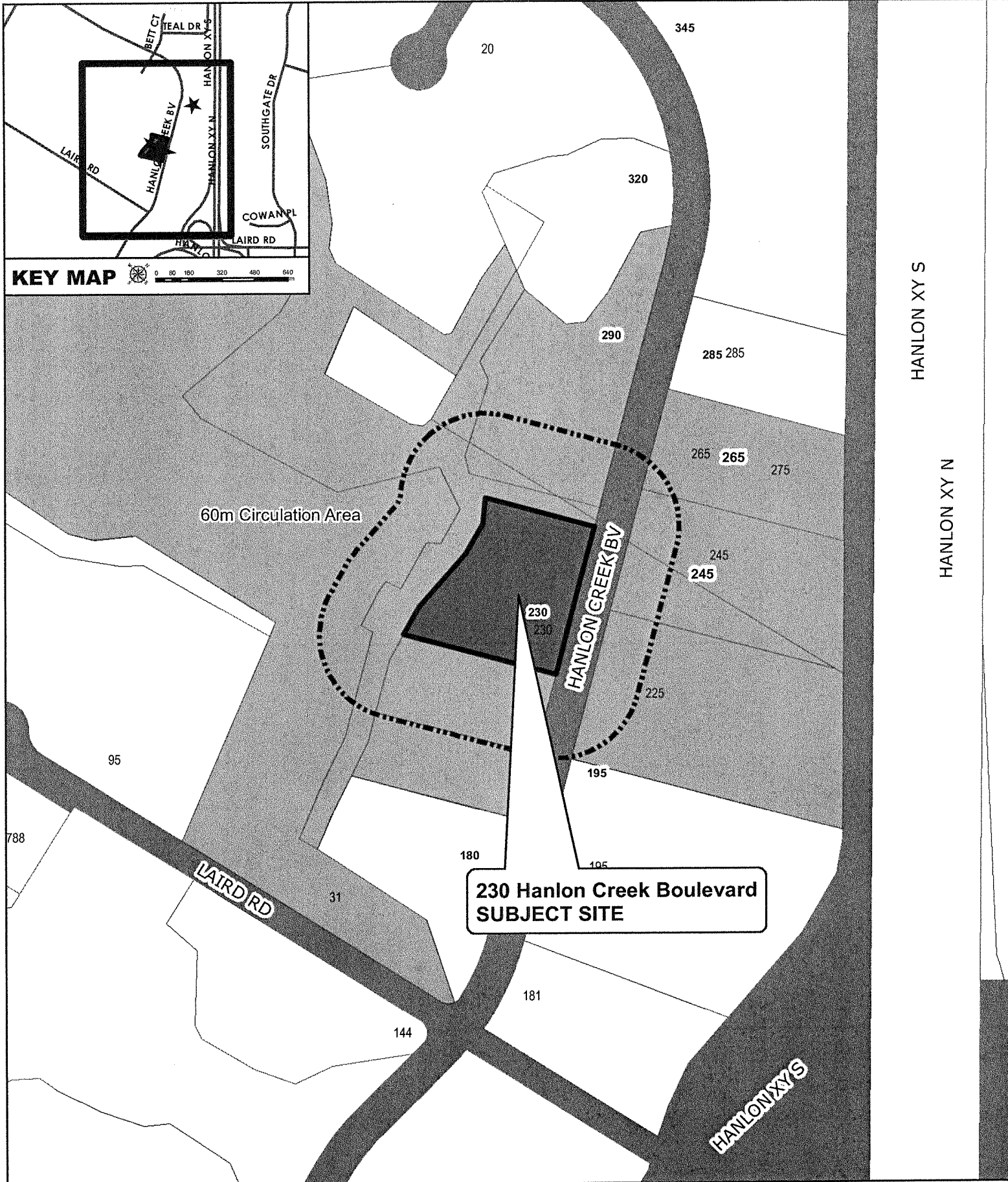
**NOTICE OF THE DECISION**  
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process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

*Trista Di Lullo*

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

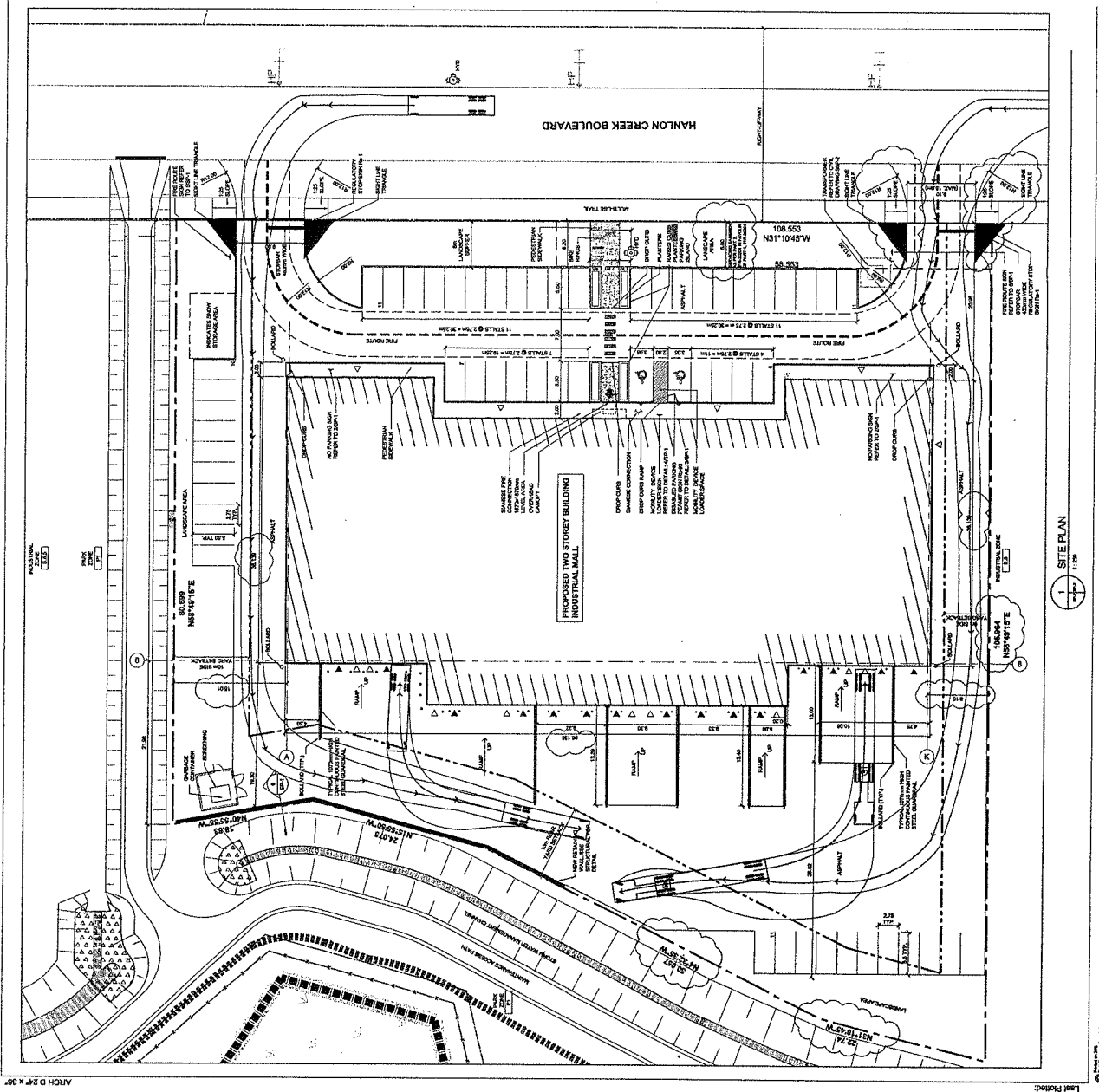
Dated this 22<sup>nd</sup> day of January, 2016.



**60m CIRCULATION AREA**  
**230 Hanlon Creek Boulevard**  
**File No.: A-6/16**



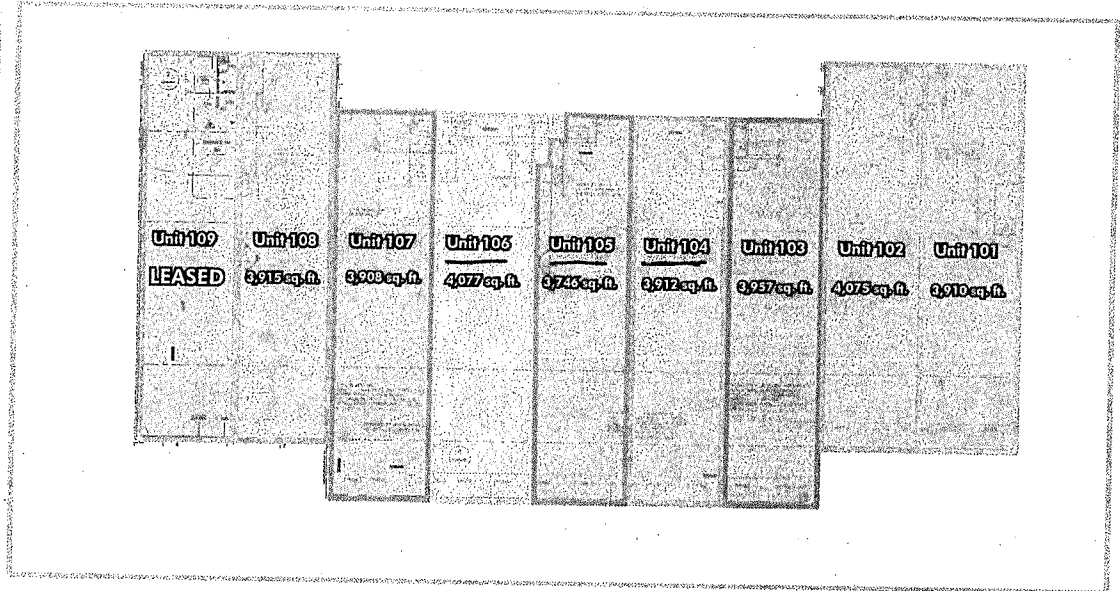




Arch D-24-X-30

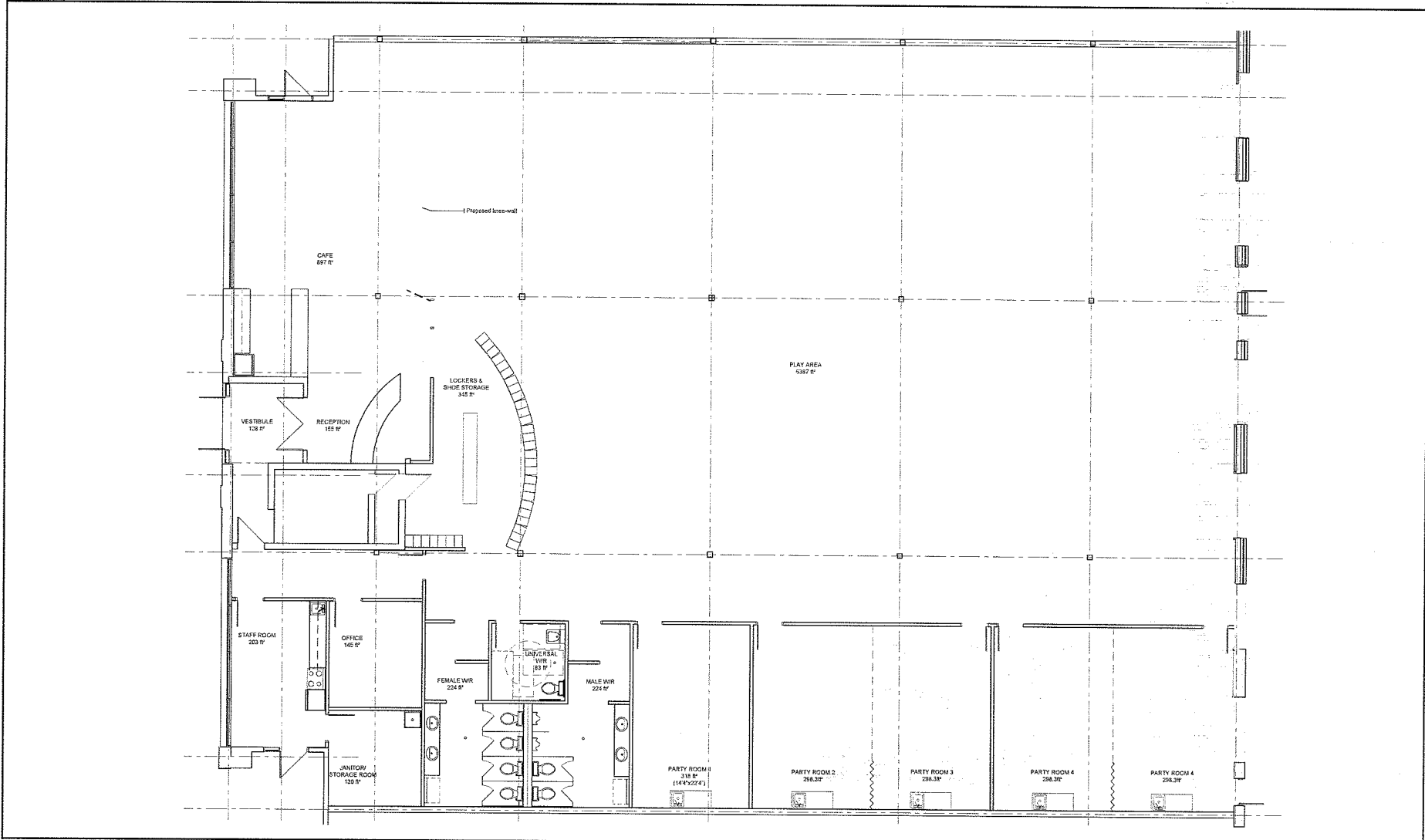
Leaf Profile: SITE PLAN 1:200

**MAIN FLOOR**



RECREATION CENTRE  
PROPOSED FOR  
UNITS 104, 105 AND 106

CBRE Limited, Brokerage | 101 Frederick Street | Suite 810 | Kitchener, ON | N2H 6R2 | www.cbre.ca  
 The disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE and CBRE does not represent, warrant or guarantee the accuracy, currency and completeness of the Information. CBRE does not accept any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited.



THIS DOCUMENT IS THE PROPERTY OF SPEC-BUILD AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC CONSTRUCTION AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF SPEC-BUILD CONSTRUCTION INC.

VERIFY ALL DIMENSIONS ON-SITE AND REPORT ALL DISCREPANCIES TO SPEC-BUILD CONSTRUCTION INC. BEFORE PROCEEDING WITH THE WORK.

DATE: 05/28/14

NO.	REVISION	DATE

**PROPOSED FLOOR PLAN**  
**Jungle Play Centre**

WWW.SPEC-BUILD.COM  
777 LAUREL STREET, UNIT 14A  
TEL: 519-650-4930

PROJECT NO.	15-072
SCALE	3/16" = 1'-0"
DATE	05/28/14
<b>P2</b>	



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 202 Glasgow Street North

**PROPOSAL:** The applicant is proposing to demolish the existing 265 square metre dwelling and detached garage on the subject property. The applicant is proposing to construct a 363.05 square metre dwelling, and detached garage with potting shed. An accessory apartment is proposed on the second floor of the dwelling.

**BY-LAW**

**REQUIREMENTS:** The property is located in the Residential Single detached (R.1B) Zone. Variances from Sections 4.5.1.2, 4.5.2.1, and 4.15.1.5 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that accessory buildings shall not be located within 0.6 metres from any lot line;
- b) that in a residential zone, an accessory structure shall not exceed 3.6 metres in height; and
- c) that an accessory apartment shall not exceed a maximum of 80 square metres in floor area, and not exceed 45% of the total floor area of the building, whichever is lesser.

**REQUEST:**

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

- a) the proposed detached garage to be located 0.0 metres from the rear lot line;
- b) the proposed detached garage to have a height of 4.62 metres; and
- c) the proposed accessory apartment to have a floor area of 115.4 square metres, being 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, February 11, 2016  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street  
**APPLICATION NUMBER:** A-7/16

**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 **February 4, 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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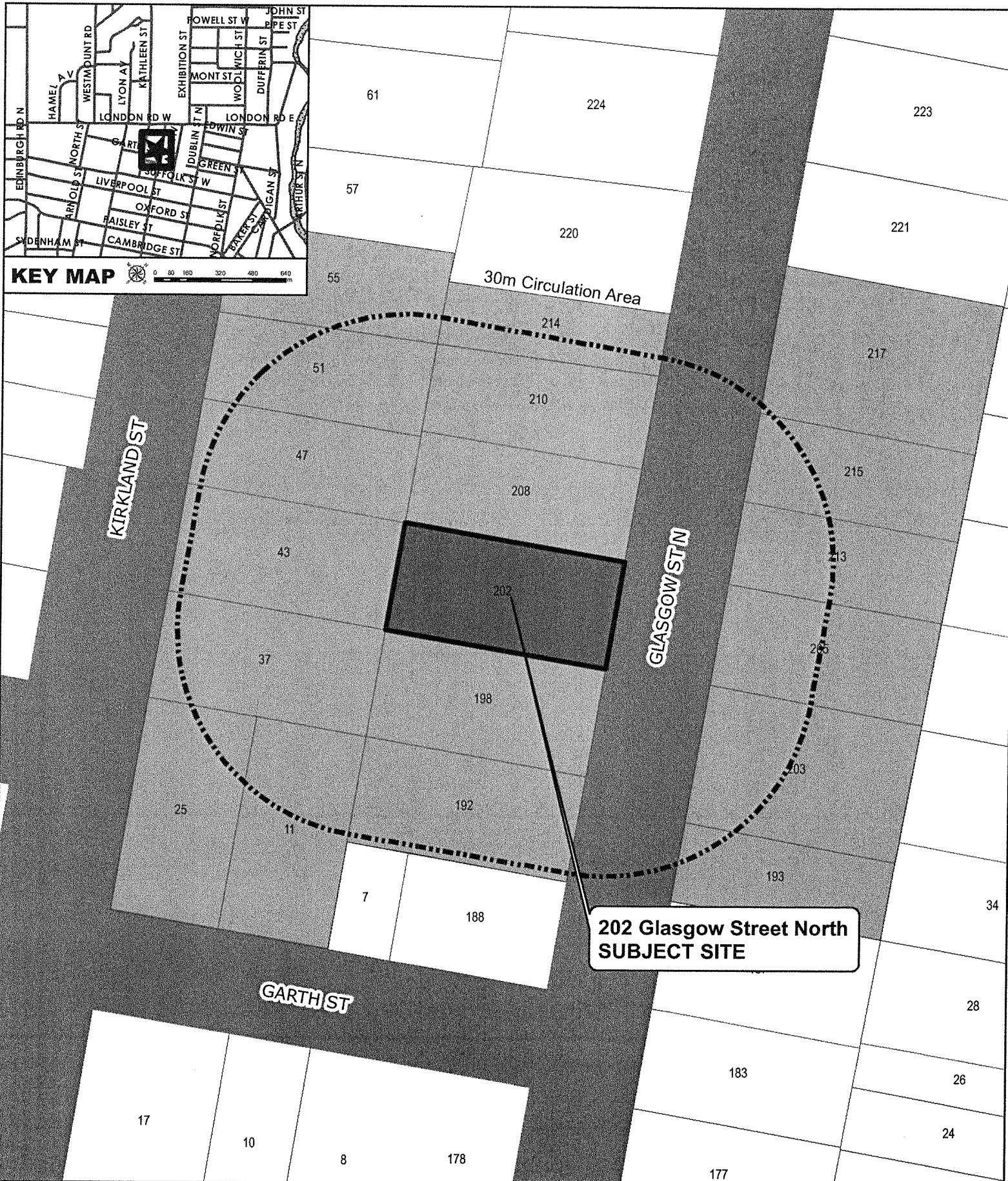
p.m. (Monday to Friday).

**NOTICE OF THE DECISION**

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

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

Dated this 22<sup>nd</sup> day of January, 2016.



202 Glasgow Street North  
SUBJECT SITE

**30m CIRCULATION AREA**  
**202 Glasgow Street North**  
**File No.: A-7/16**



LOT 4, REGISTERED  
PIN 71292-0056

PIN 71292-0057  
LOT 24 REGISTERED

LOT 26  
PIN 71292-0058

PLAN 152

LOT 25  
PLAN 228

LOT 27  
PIN 71292-0075

2 STOREY  
BRICK  
SEMI  
No. 208

CENTRE OF HEDGE ON LINE

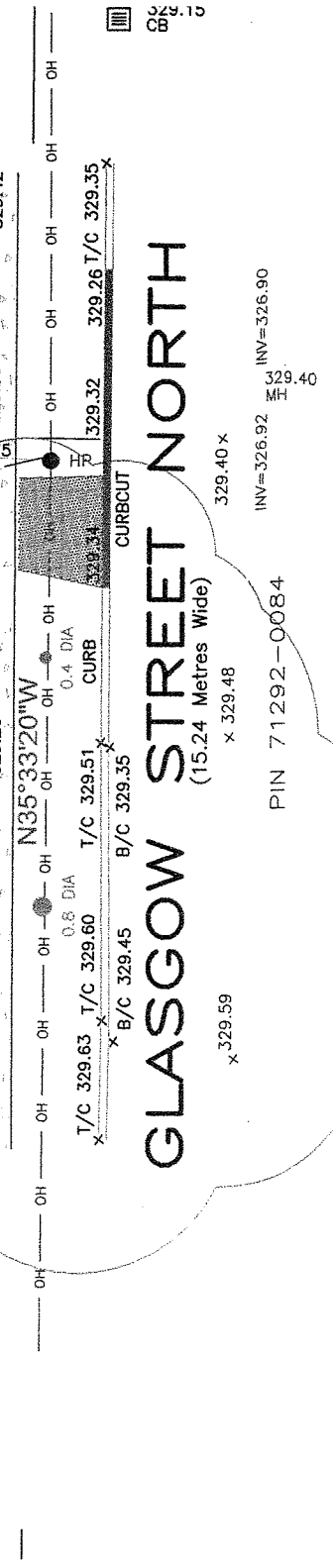
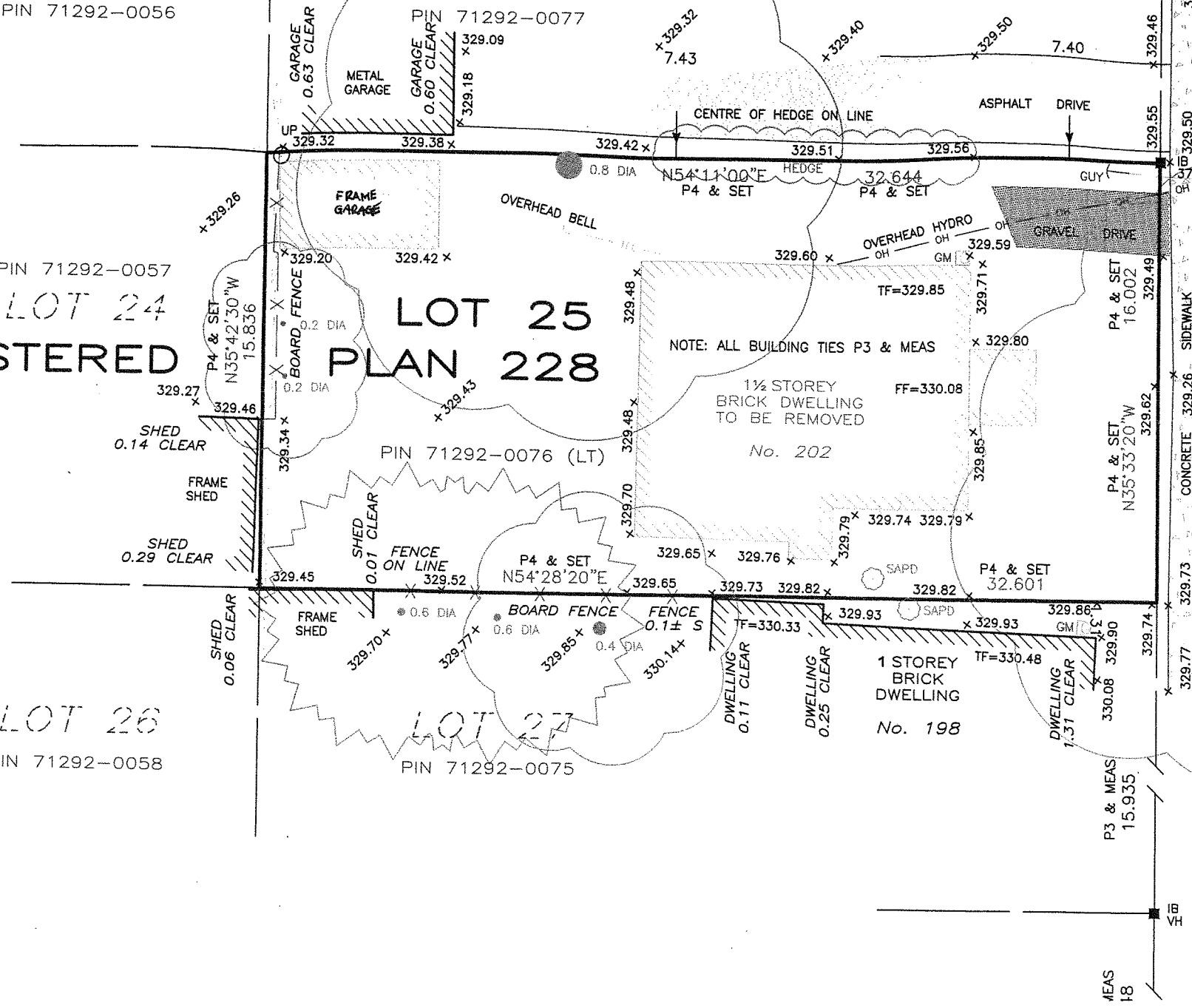
NOTE: ALL BUILDING TIES P3 & MEAS

1 1/2 STOREY  
BRICK DWELLING  
TO BE REMOVED

No. 202

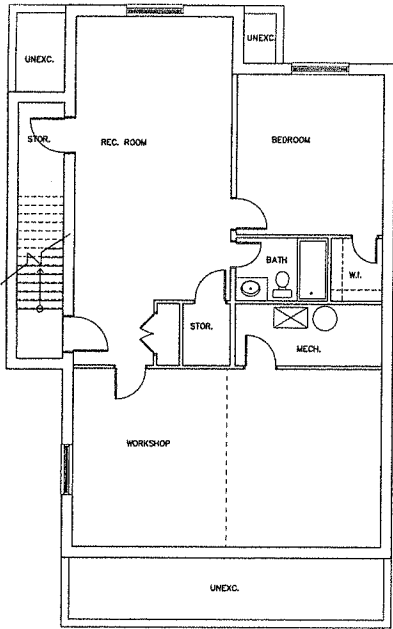
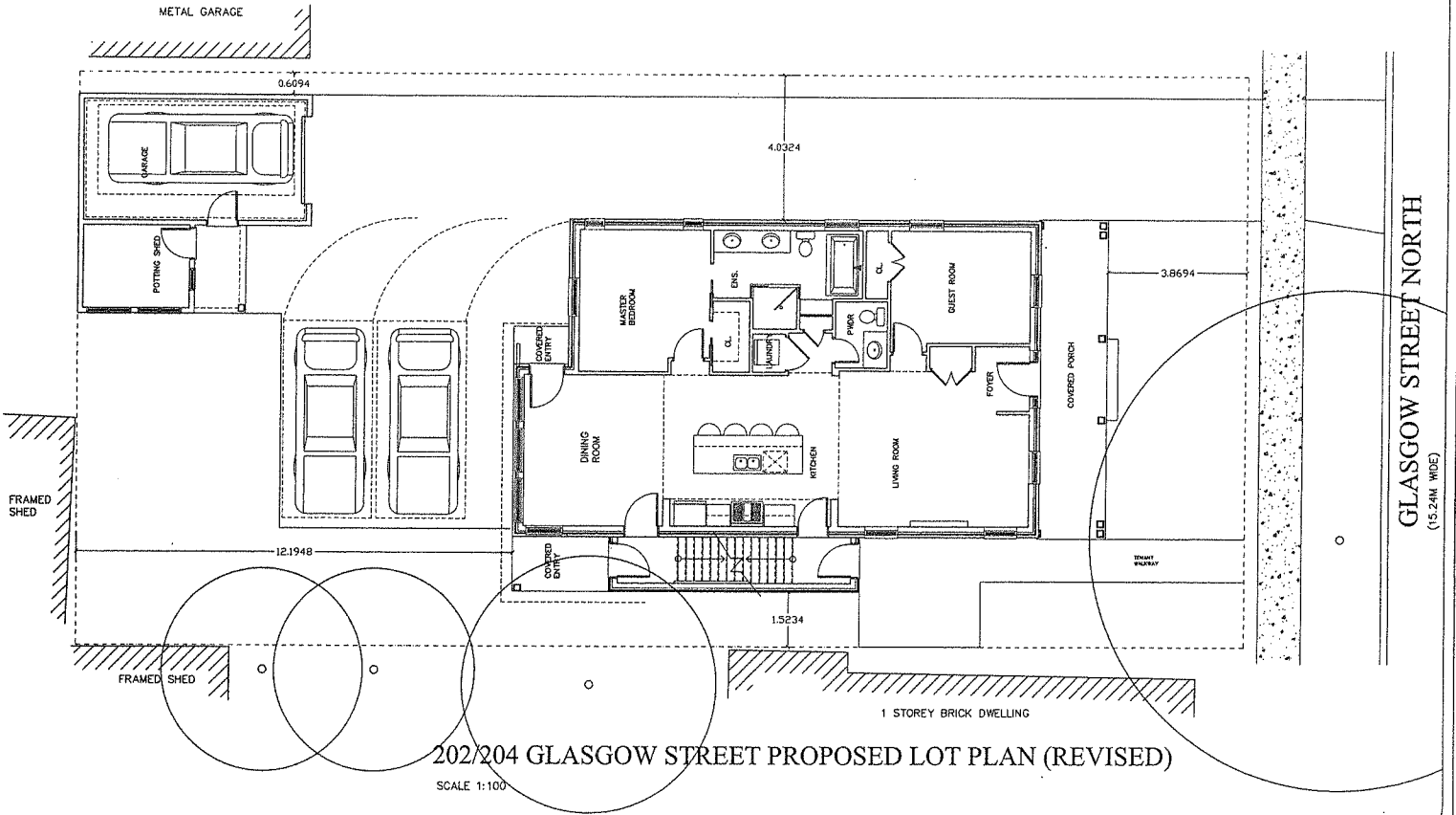
1 STOREY  
BRICK  
DWELLING  
No. 198

GLASGOW STREET NORTH  
(15.24 Metres Wide)

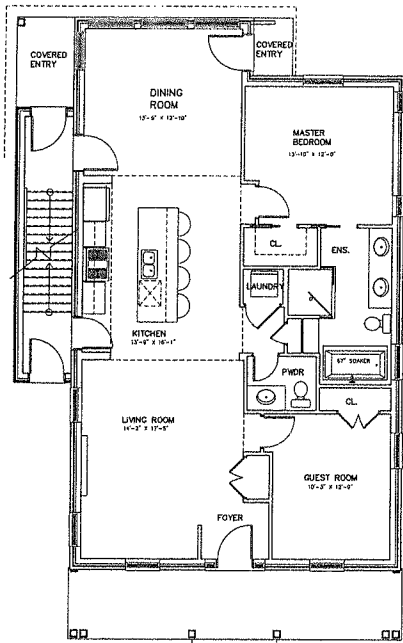


PIN 71292-0084  
INV=326.92  
329.40 x  
329.40 x  
INV=326.90

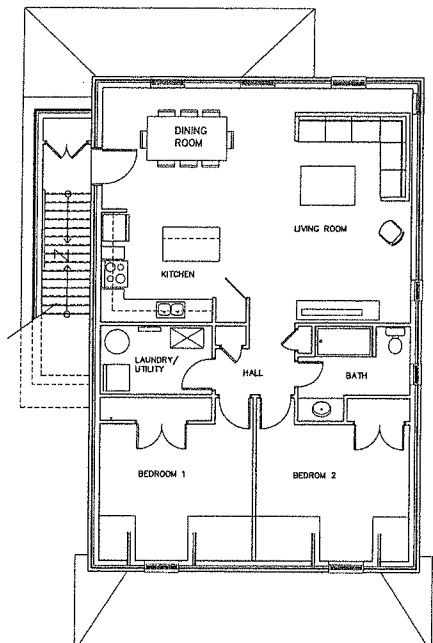
MEAS  
18



FINISHED BASEMENT 123.56 SQ.METERS. (W/O STAIRS)



FIRST FLOOR 123.56 SQ.METERS (W/O STAIRS)

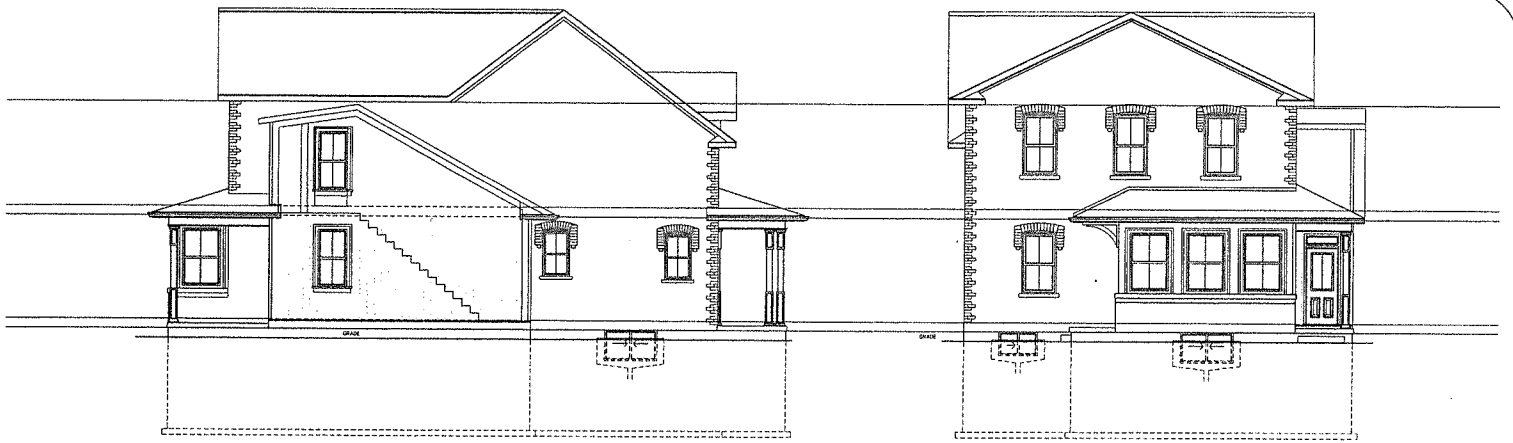


SECOND FLOOR 115.94 SQ.METERS. (W/O STAIRS)

AREA OF ALL FLOORS FINISHED 363.05 SQ.METERS  
AREA OF ACCESSORY UNIT 115.94 SQ. METERS  
45% OF TOTAL FINISHED SPACE 163.41 SQ. METERS

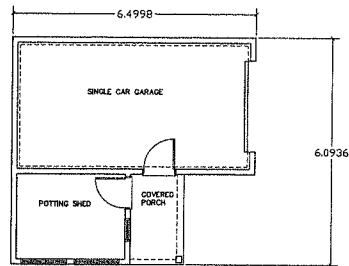
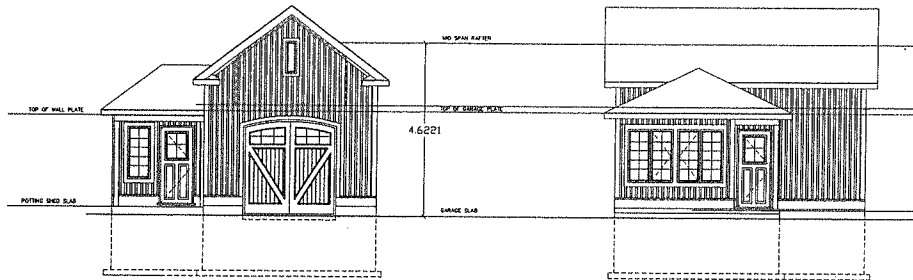
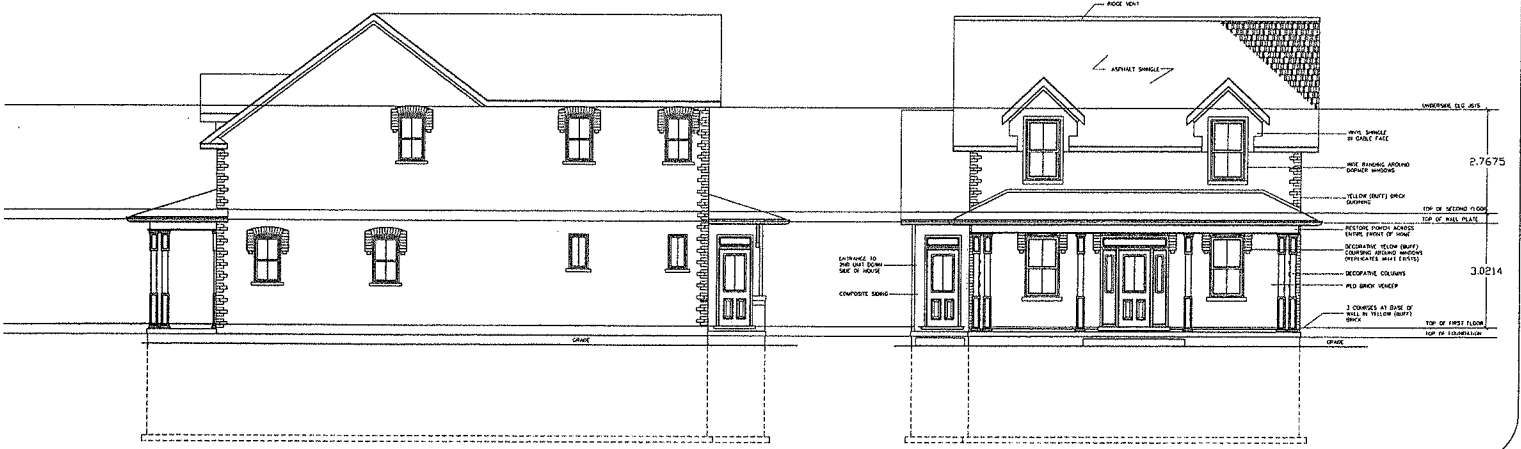
202/204 GLASGOW STREET PROPOSED LOT PLAN

SCALE 1:100



202/204 GLASGOW STREET PROPOSED ELEVATIONS OF NEW HOME

SCALE 1:100



202/204 GLASGOW STREET PROPOSED GARAGE/ACCESORY BUILDING

SCALE 1:100

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

**LOCATION:** 68 York Road

**PROPOSAL:** The applicant is proposing to construct two semi-detached dwelling units on the subject property.

## **BY-LAW**

**REQUIREMENTS:** The property is located in the Residential 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 requires that a driveway in an R.2 zone shall have a maximum driveway width of 3.5 metres.

## **REQUEST:**

The applicant is seeking relief from the By-law requirements to permit the driveways for each of the proposed semi-detached dwellings to have a maximum driveway width of 5.0 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, February 11, 2016**

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

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

**APPLICATION NUMBER:** **A-8/16**

## **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 **February 4, 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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## **NOTICE OF THE DECISION**

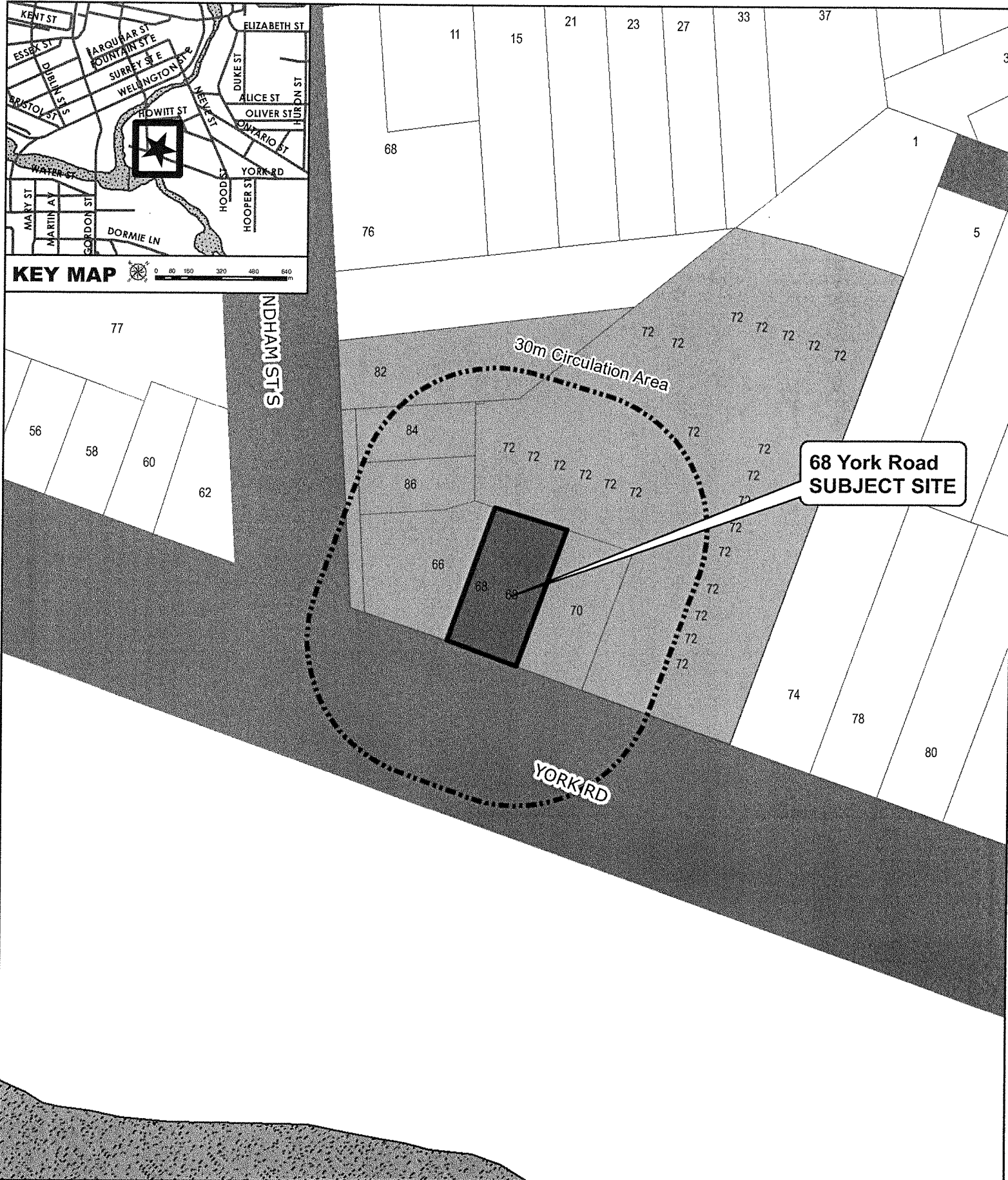
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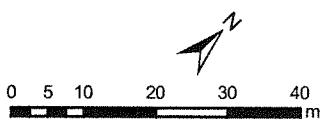
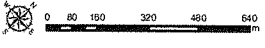
*Trista Di Lullo*

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

Dated this 22<sup>nd</sup> day of January, 2016.



**KEY MAP**



**30m CIRCULATION AREA**  
**68 York Road**  
**File No.: A-8/16**

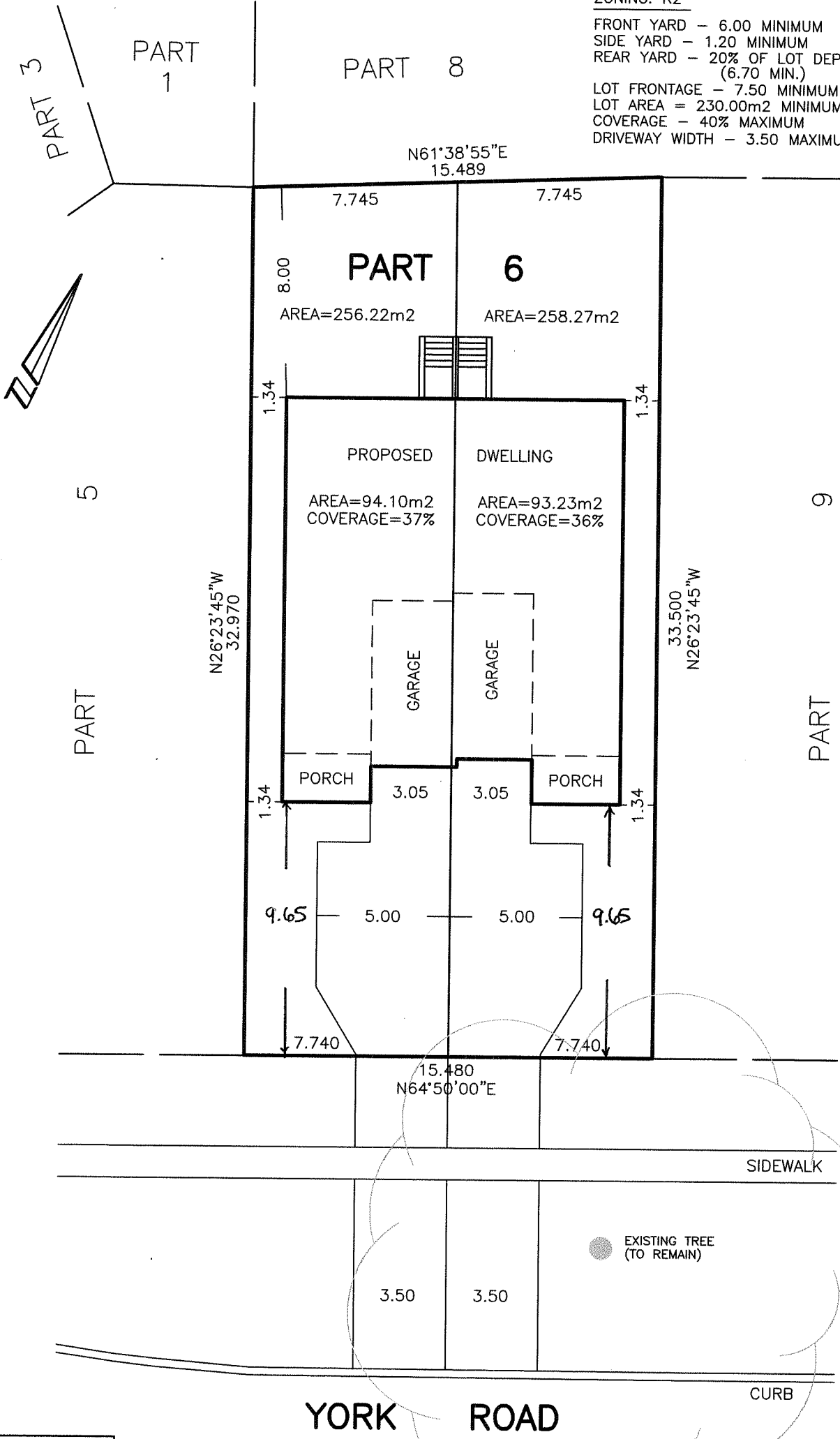


**SKETCH FOR MINOR VARIANCE APPLICATION  
PART 6, DEPOSIT PLAN 61R-10518  
CITY OF GUELPH**

SCALE: 1 - 200

ZONING: R2

FRONT YARD - 6.00 MINIMUM  
SIDE YARD - 1.20 MINIMUM  
REAR YARD - 20% OF LOT DEPTH  
(6.70 MIN.)  
LOT FRONTAGE - 7.50 MINIMUM (EACH UNIT)  
LOT AREA = 230.00m2 MINIMUM (EACH UNIT)  
COVERAGE - 40% MAXIMUM  
DRIVEWAY WIDTH - 3.50 MAXIMUM



THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL

Dec 01,2015-11:10am  
G:\GUELPH\113\TERRA VIEW CONDO Riverside\ACAD\PART 6.dwg

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS  
423 WOOLWICH STREET - GUELPH, ONTARIO  
PHONE (519) 821-2763 FAX 821-2770

FOR:	<b>TERRA VIEW HOMES LTD.</b>
PROJECT NO.	18653-09
DATE:	JULY 13, 2015
PART 6	TML

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 325 Gordon Street

**PROPOSAL:** The applicant wishes to use the existing building for a stand-alone office use by a religious establishment who is not a permanent resident of the existing dwelling. The applicant recently filed a Zoning By-law Amendment application (File ZC1516) to permit a religious establishment within the existing dwelling.

## **BY-LAW**

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

The By-law permits a single detached dwelling and home occupation in the R.1B zone. A home occupation is defined as an occupation, business, trade or craft conducted, for gain or profit, as an accessory use carried out within a residential dwelling unit by a person who is a permanent resident of such dwelling unit. The R.1B zone permits a variety of stand-alone residential uses, but does not permit a stand-alone office use.

## **REQUEST:**

The applicant is seeking relief from the By-law requirements to permit a stand-alone office use within the existing dwelling.

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, February 11, 2016  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street  
**APPLICATION NUMBER:** A-9/16

## **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 **February 4, 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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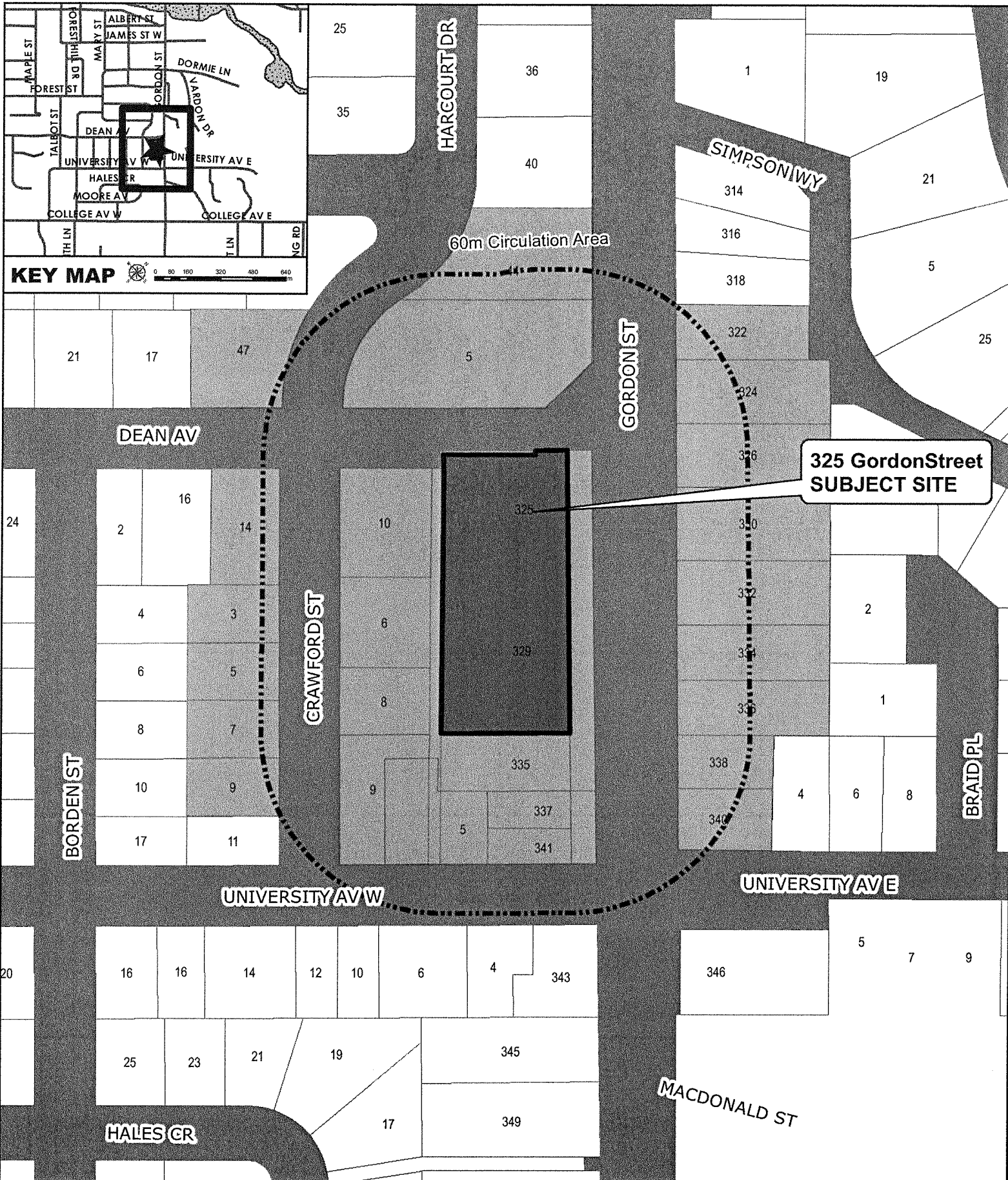
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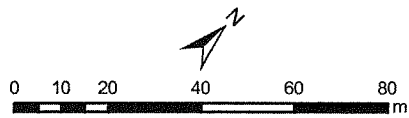
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*Trista Di Lullo*  
Trista Di Lullo, ACST(A)  
Secretary-Treasurer, Committee of Adjustment

Dated this 22<sup>nd</sup> day of January, 2016.



**60m CIRCULATION AREA**  
**325 Gordon Street**  
**File No.: A-9/16**



OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE CANADIAN VIRTUAL REFERENCE STATION NETWORK:  
UTM ZONE 17, NAD83 (CSRS) (1997.0),  
COORDINATES TO URBAN ACCURACY PER SEC. 142) OF O. REG. 214/10

POINT ID	NORTHING	EASTING
⊙	4,820,424.74	561,677.37
⊙	4,820,397.21	561,775.58

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

**PLAN 61R-**  
RECEIVED AND DEPOSITED

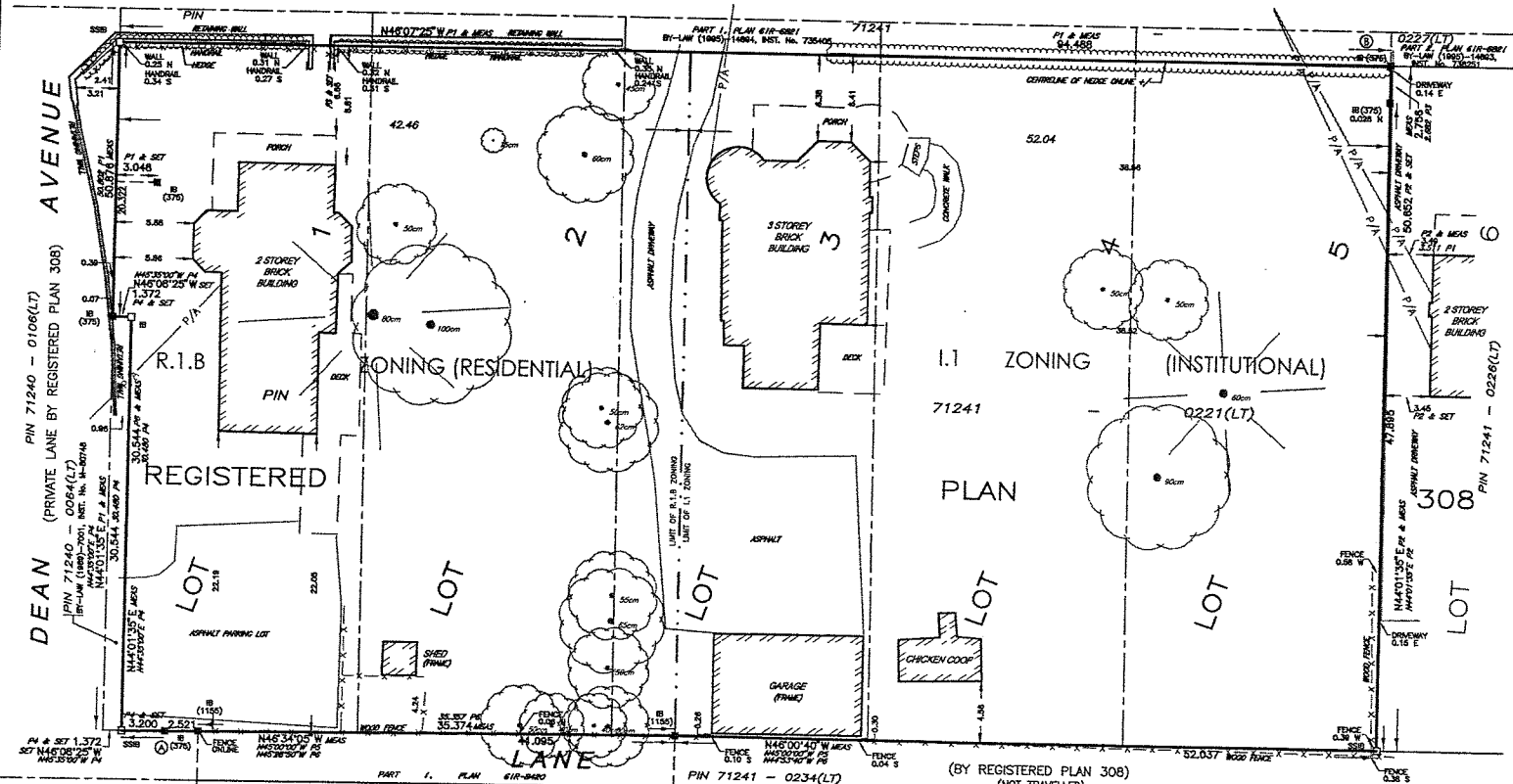
DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WELLINGTON (G1).

SCHEDULE			
PART	LOT	CONCESSION	PIN
PART 1 COMPRISES A			PIN *

**GORDON STREET**  
(FORMERLY DUNDAS ROAD)  
(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3, DIVISION '6')



PLAN OF SURVEY OF  
**PART OF LOTS 1, 2, 3, 4 & 5 REGISTERED PLAN 308**  
CITY OF GUELPH  
COUNTY OF WELLINGTON  
Scale 1:250  
Stantec Geomatics Ltd.

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

**GRID SCALE CONVERSION**  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9995999.

**BEARING NOTE**  
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS FROM MONUMENT A TO B, SHOWN HEREON, HAVING A BEARING OF N74°13'50"W REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).

- LEGEND**
- |         |         |  |
|---------|---------|--|
| ■       | DENOTES | FOUND MONUMENTS  |
| □       |         | SET MONUMENTS  |
| ▬       |         | IRON BAR   |
| ⊖       |         | ROUND IRON BAR   |
| ⊕       |         | STANDARD IRON BAR  |
| ⊗       |         | SHORT STANDARD IRON BAR                                  |
| ⊙       |         | CUT CROSS  |
| ●       |         | CONCRETE PIN   |
| +       |         | WITNESS  |
| #       |         | PROPERTY IDENTIFICATION NUMBER                           |
| MEAS    |         | MEASURED   |
| PROP    |         | PROPORTIONED   |
| OR      |         | ORIGIN UNKNOWN   |
| STANTEC |         | STANTEC GEOMATICS LTD.                                   |
| J75     |         | BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.              |
| 1155    |         | M.P. VAN HARTEN O.L.S.                                   |
| P1      |         | PLAN 61R-6821  |
| P2      |         | SURVEY BY VAN HARTEN SURVEYING LTD PROJECT No. 95-12079  |
| P3      |         | PLAN 61R-6821  |
| P4      |         | SURVEY BY BLACK, SHOEMAKER & ROBINSON PROJECT No. 567-27 |
| P5      |         | SURVEY BY BLACK, SHOEMAKER & ROBINSON PROJECT No. 687-68 |
| P6      |         | REGISTERED PLAN 308                                      |
|         |         | PLAN 61R-8420  |

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE DAY OF, 2014.

DATE \_\_\_\_\_

BRIAN CAMPBELL  
ONTARIO LAND SURVEYOR

**Stantec Geomatics Ltd.**  
ONTARIO LAND SURVEYORS  
49 FREDERICK STREET  
KITCHENER, ONTARIO, N2H 6M7  
TEL: (519) 579-4410 FAX: (519) 579-8664  
stantec.com







# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

**An Application for Consent [Long Term Lease] has been filed with the Committee of Adjustment.**

**LOCATION:** 110 Silvercreek Parkway North

**PROPOSAL:** The applicant is proposing to enter into a long term lease for the existing 6,019.31 square meter Esso gas bar, car wash, and convenience store at 110 Silvercreek Parkway North. The existing term for the lease started on March 1, 2001.

**BY-LAW REQUIREMENTS:** The property is located in the Community Shopping Centre (CC) Zone.

**REQUEST:** The applicant is requesting permission for a 10 year long-term lease renewal, with an option to extend for five (5) additional years. As the total lease is in excess of 21 years, the Planning Act requires the approval of the Committee of Adjustment.

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, February 11, 2016

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

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

**APPLICATION NUMBER:** B-9/16

## 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 **February 4, 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](mailto:privacy@guelph.ca) or at 519-822-1260 ext. 2605.

## ADDITIONAL INFORMATION

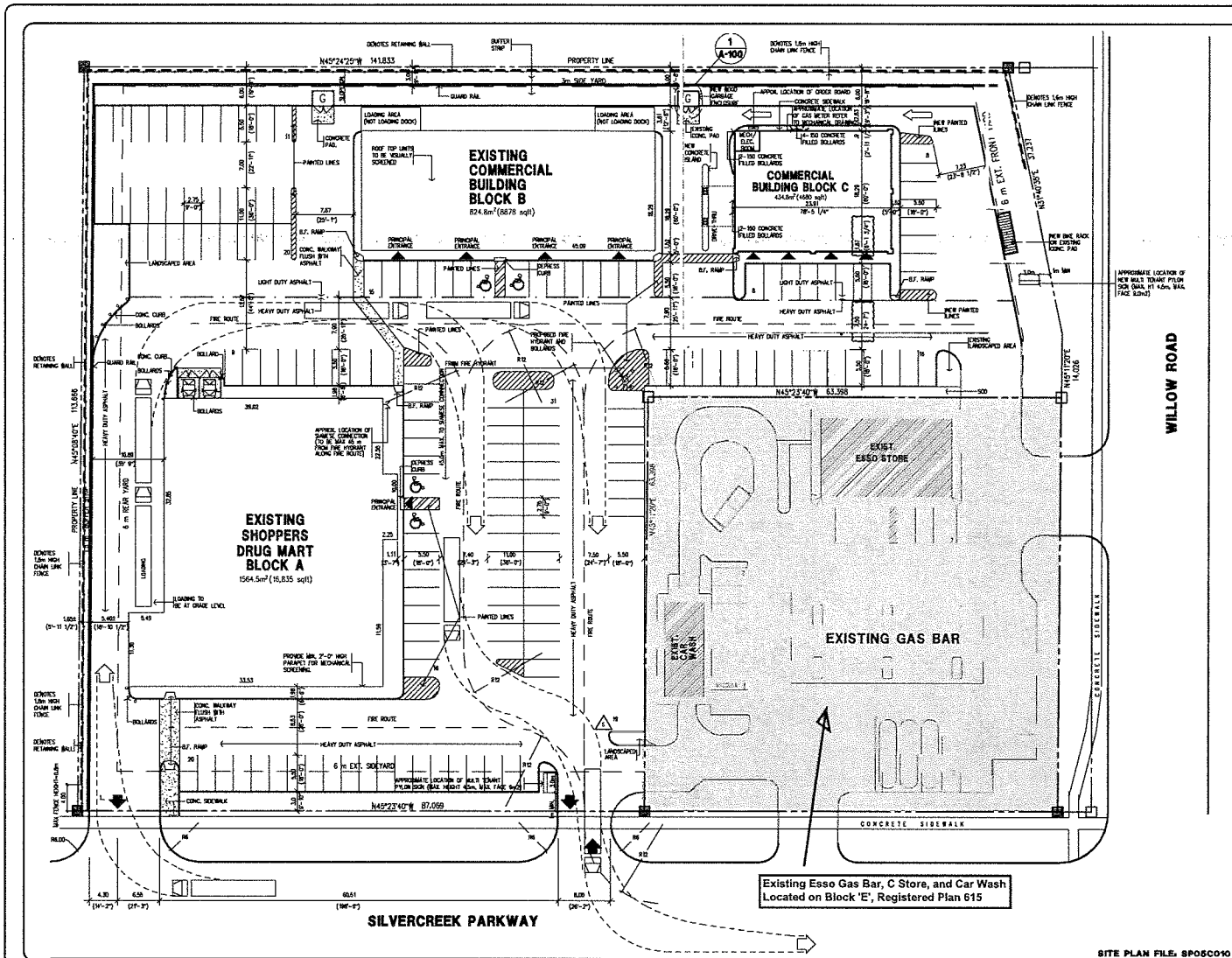
Agendas and comments related to this application will be available online at: [www.guelph.ca](http://www.guelph.ca) > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, 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*





**1** SITE PLAN  
SCALE: 1:500

**LEGEND**

- ▲ - DENOTES PRINCIPAL ENTRANCE
- ▭ (12.75 m x 5.18 m) - TYPICAL 90° PARKING SPACE
- ♿ (1.83 m x 0.91 m) - TYPICAL BARRIER FREE PARKING SPACE

**NOTES:**  
 The drawings and all associated documentation are the property of the Ontario Professional Engineers Association and shall be returned upon request. Any reproduction, copying, or distribution of any part of these drawings without the written consent of the Ontario Professional Engineers Association is strictly prohibited. Each contractor shall obtain and verify all necessary permits and ensure all work complies with applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and ensuring all work complies with applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and ensuring all work complies with applicable laws and regulations. The contractor shall be responsible for obtaining all necessary permits and ensuring all work complies with applicable laws and regulations.

No.	REVISIONS	Scale
		child

PROJECT NORTH  
TRUE NORTH  
1:300

ONTARIO ASSOCIATION OF ARCHITECTS  
 P. H. O'NEILL  
 LICENSED ARCHITECT  
 SINCE 2010.12.21

**BJC**

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Project No. 04-044  
 SHEET NO. **A-100**