

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, January 14, 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

ELECTION OF CHAIR AND VICE-CHAIR FOR 2016

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

APPROVAL OF MINUTES - DECEMBER 17, 2015 HEARING MINUTES

REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

CURRENT APPLICATIONS

- a) **A-68/15** Owner/Agent: Suncor Energy Products Inc./Hussein Ghaddar
Request: Variance to permit vehicle rental establishment
Location: 282 Victoria Road North and 475-485 Speedvale
Avenue East
Deferred from November 12, 2015

- b) **A-1/16** Owner/Agent: John Sun and Ping Huang
Request: Variance to permit storage of container on
residentially zoned property
Location: 2 Sagewood Place

- c) **B-1/16** Owner/Agent: Fusion Homes
Request: Severance to create new lot and easements
Location: 5 Arthur Street South

- d) **A-2/16** Owner/Agent: 2267498 Ontario Ltd. and 2363707 Ontario Inc.
Request: Separation distance variance between townhouse
units
Location: 66 Eastview Road

- e) **A-3/16** Owner/Agent: Nathan Reid Holdings Ltd.
Request: Variance for driveway width
Location: 45 DeShane Street

- f) **B-2/16** Owner/Agent: Alexandra Neumann/Jeff Buisman, Van Harten
Surveying Inc.
Request: Severance to create new residential lot
Location: 67 Dean Avenue

OTHER BUSINESS

ADJOURNMENT – next regular hearing February 11, 2016

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

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 282 Victoria Road North & 475-485 Speedvale Avenue East

PROPOSAL: The applicant is proposing to continue operation of an existing vehicle sales establishment (U-haul trailer and vehicle rentals) in the commercial shopping centre.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Neighbourhood Shopping Centre (NC-1) Zone. A variance from Section 6.2.3.1.1.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The NC-1 zone permits a variety of uses including a vehicle gas bar, and an automatic car wash, but does not permit a vehicle sales establishment (vehicle sales establishment is defined as a place where new or used vehicles are leased, rented, displayed for sale or sold and includes any other vehicle establishment, excluding a vehicle gas bar).

REQUEST:

The applicant is seeking relief from the By-law requirements to permit operation of a vehicle sales establishment (U-Haul trailer and vehicle rentals).

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

DATE: **Thursday, January 14, 2016**
(deferred from November 12, 2015)

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

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

APPLICATION NUMBER: **A-68/15**

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **January 7, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be summarized 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.

ADDITIONAL INFORMATION

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

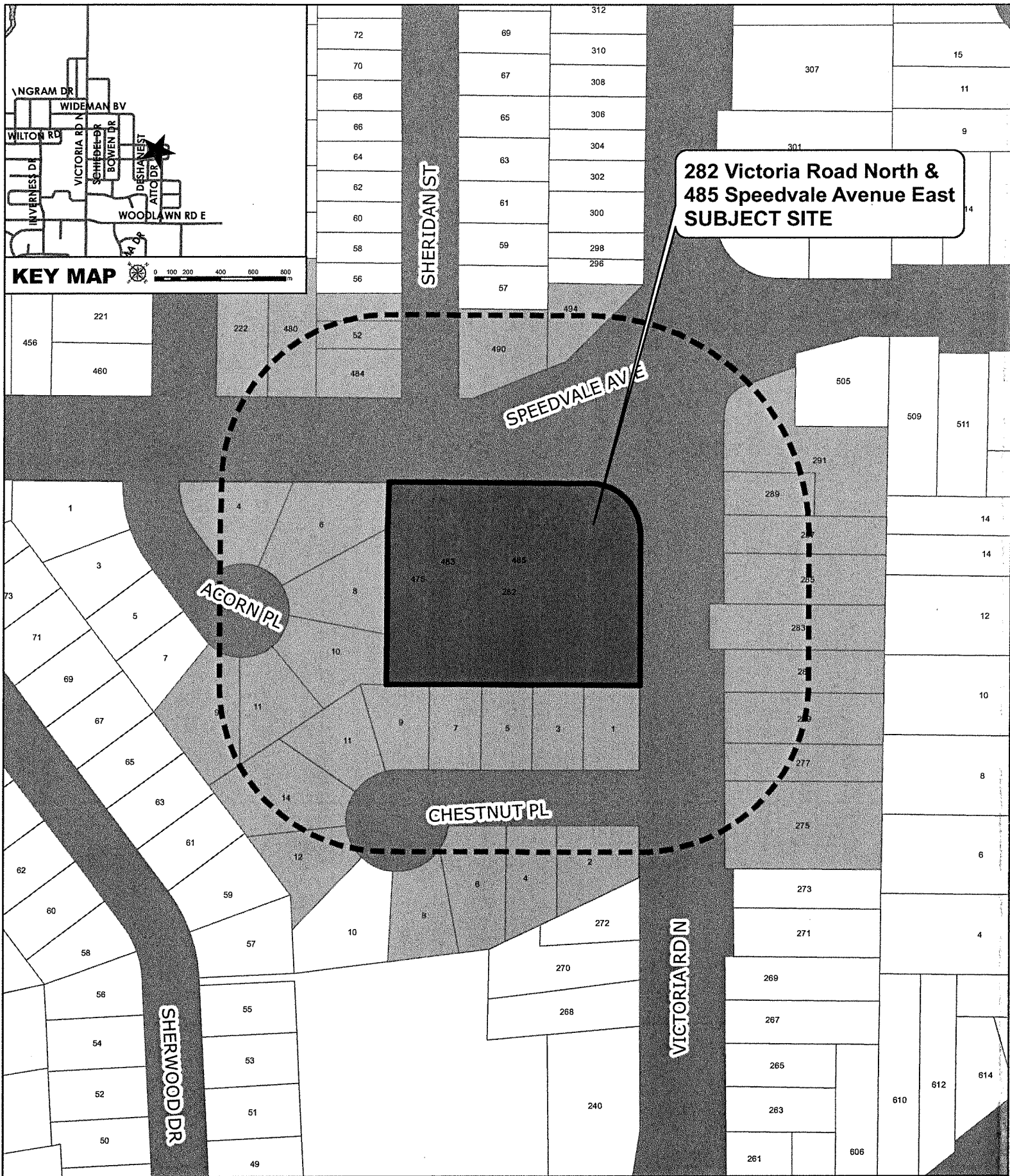
NOTICE OF THE DECISION

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

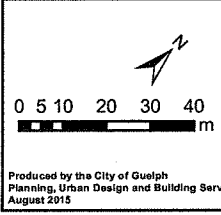
Trista DiLullo

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

Dated this 18th day of December, 2015.



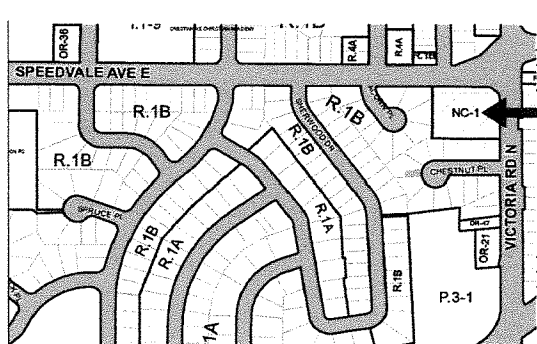
282 Victoria Road North &
485 Speedvale Avenue East
SUBJECT SITE



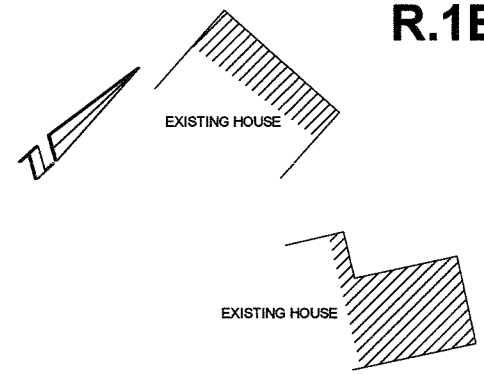
60m CIRCULATION AREA
282 Victoria Road North &
485 Speedvale Avenue East
File No.: A-68/15



Produced by the City of Guelph
Planning, Urban Design and Building Services, Development Planning
August 2015



KEY MAP



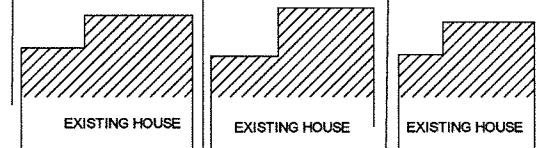
R.1B

NC-1

R1.B

SPEEDVALE AVE

VICTORIA RD



DRAWING NAME:	DRAWING NO:		PROJECT:
	A0	483 SPEEDVALE AVE GUELPH, ON.	
DRAWN BY: A.L.	DATE:	NO.:	REVISION:
PLOT DATE: 06/01/15	SCALE: 1:500		
			ORIENTATION:
<p>ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REPORTING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. ALL DRAWINGS, SPECIFICATIONS ETC PREPARED BY THE ARCHITECT SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT HIS REQUEST.</p>			

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 2 Sagewood Place

PROPOSAL: The applicant is proposing to continue use of an existing 29.7 square metre storage container located to the rear of the dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.3.6 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law prohibits the use or storage of a container, truck or transport trailer or any part thereof on a residentially zoned property.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit continued use of the storage container for a period of one year.

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

DATE: Thursday, January 14, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-1/16

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 **January 7, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be summarized at the hearing.

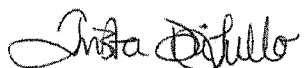
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ADDITIONAL INFORMATION

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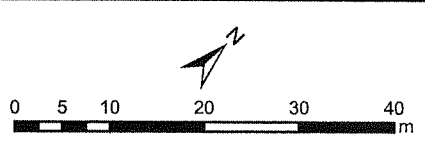
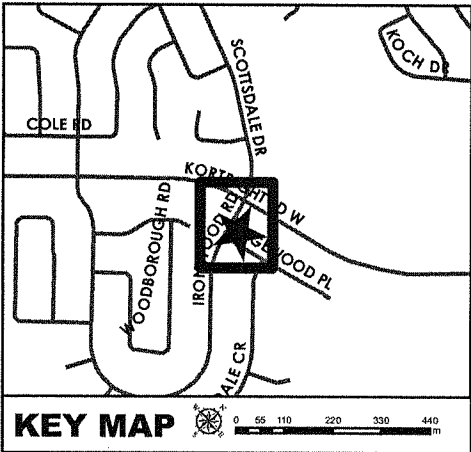
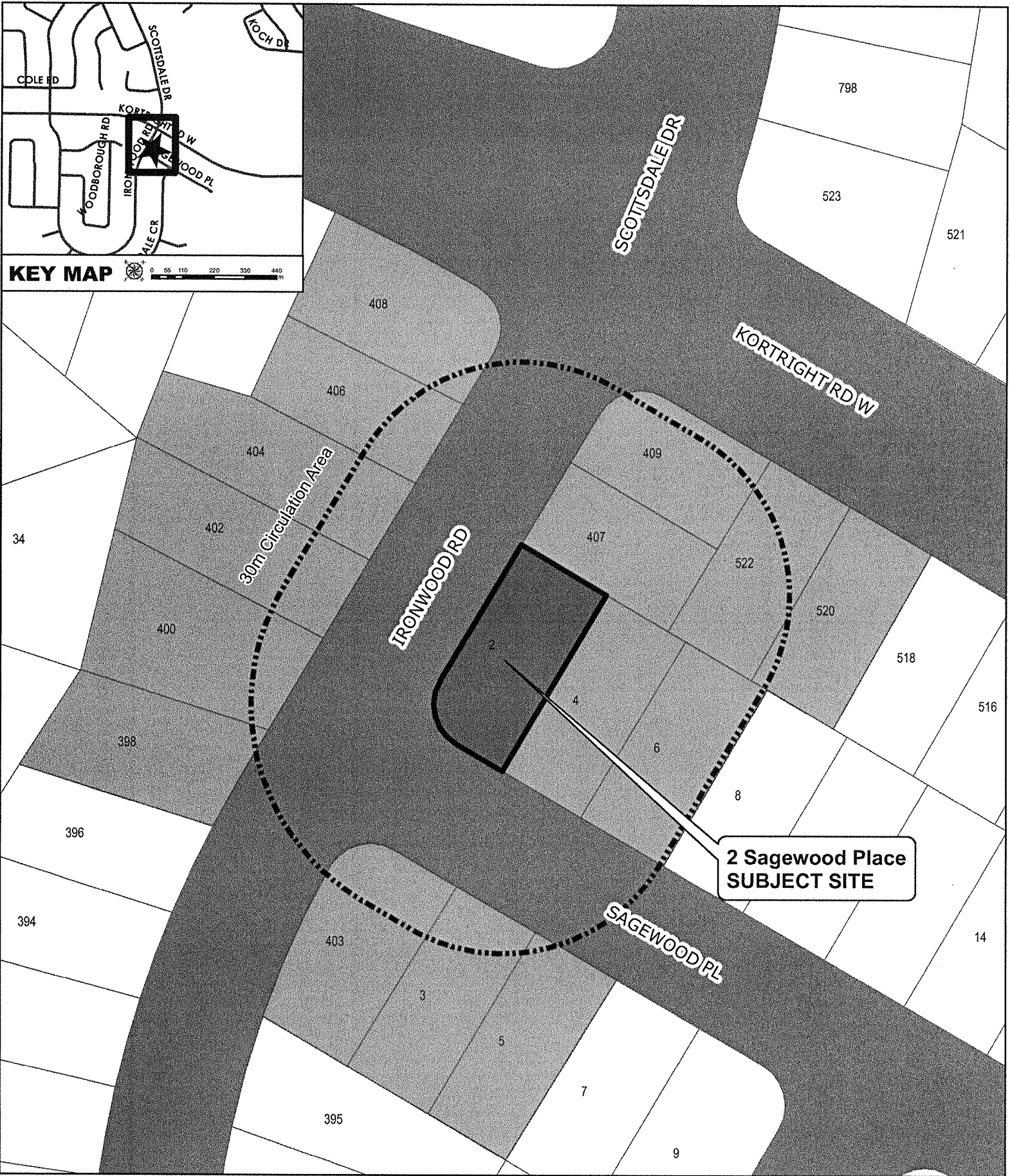
NOTICE OF THE DECISION

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Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 18th day of December, 2015.



30m CIRCULATION AREA
2 Sagewood Place
File No.: A-1/16

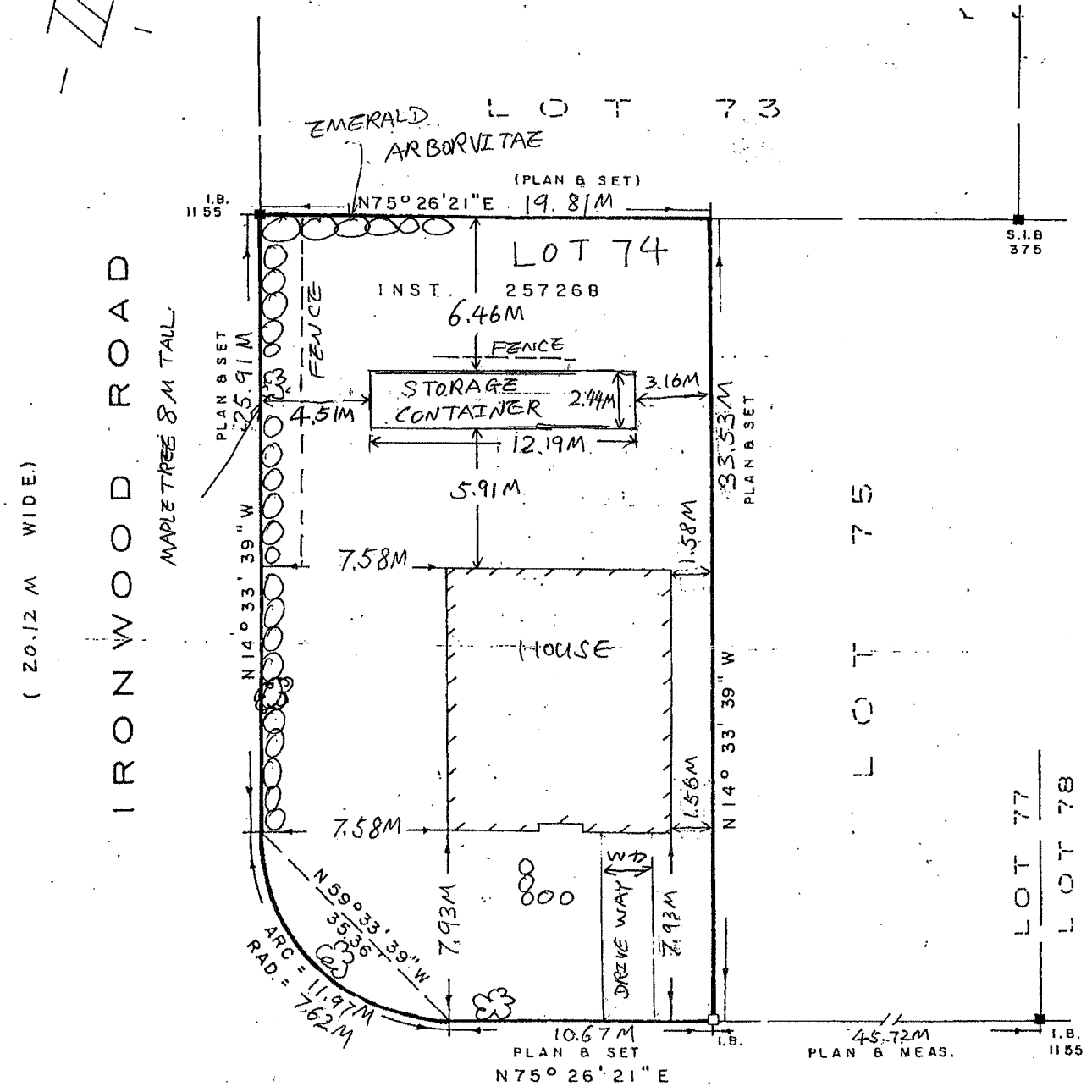


BUILDING LOCATION SURVEY
 LOT 74, REG'D PLAN 691
 CITY OF GUELPH
 COUNTY OF WELLINGTON

SCALE: 1 CM = 1.95 M

M.P. VAN HARTEN, O.L.S. - 1984

EDITED BY JOHN SUN



--- FENCE
 OOO EMERALD ARBORVITAE BUSH
 TREE

S AGEWOOD PLACE

1155 M. P. VAN HARTEN LTD., O.L.S.'s
 375 BLACK ET AL, O.L.S.'s
 SURVEY MONUMENT SET
 SURVEY MONUMENT FOUND
 S.I.B - 1" X 1" X 48" STANDARD IRON BAR
 I.B - 5/8" X 5/8" X 24" IRON BAR

(20.12 M WIDE)

NOTE:
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF SAGEWOOD PLACE AS SHOWN HAVING A BEARING OF N75°26'21"E.

FOR:		PROJECT NO 82-5679
SURVEYOR'S CERTIFICATE:	I CERTIFY THAT: THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 2nd DAY OF APRIL, 1984.	
M.P. VAN HARTEN LIMITED ONTARIO LAND SURVEYORS 423 WOOLWICH STREET GUELPH - ONTARIO 519-821-2763		M.P. VAN HARTEN O.L.S. DATE: APRIL 5 1984

EDITED BY JOHN SUN

COMMITTEE OF ADJUSTMENT REVISED NOTICE OF PUBLIC HEARING



An Application for Consent [Severance/Easements] has been filed with the Committee of Adjustment. **NOTE: This notice has been revised to include an additional easement.**

LOCATION: 5 Arthur Street South

PROPOSAL: A previous consent application (File B-11/15) requesting permission to register a mortgage over part of the property was approved at the March 26, 2015 hearing. The applicant is now requesting consent to sever the property to create a new lot fronting onto Arthur Street. The existing heritage building (municipally known as 43 Arthur Street) located on the proposed severed portion would be maintained, and no new buildings are proposed on the severed portion at this time.

BY-LAW REQUIREMENTS: The property is located in the Specialized Residential High Density Apartment (R.4B-15) Zone, and is within the special policy area.

REQUEST: The applicant has requested a severance of an irregularly shaped parcel to the right side with frontage along Arthur Street of 28.07 metres, and an area of 4,034 square metres. The parcel to be retained is proposed to be 23,632 square metres.

The applicant is also proposing various easements, as shown on the attached plan:

- a) a 24 square metre easement for the benefit of the retained lands for maintenance access to the hydro transformer labelled as part 2;
- b) a 9 square metre easement for the benefit of the retained lands for an accessible parking space labelled as part 3; and**
- c) five easements totalling 994 square metres to allow for use of a single shared driveway for both the severed lands and the retained lands, and to allow for maintenance access to the heritage building from the retained lands, labelled as parts 4, 6, 7, 8, and 9.

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, January 14, 2016

TIME: 4:00 p.m.

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

APPLICATION NUMBER: B-1/16

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 **January 7, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be summarized at the hearing.

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ADDITIONAL INFORMATION

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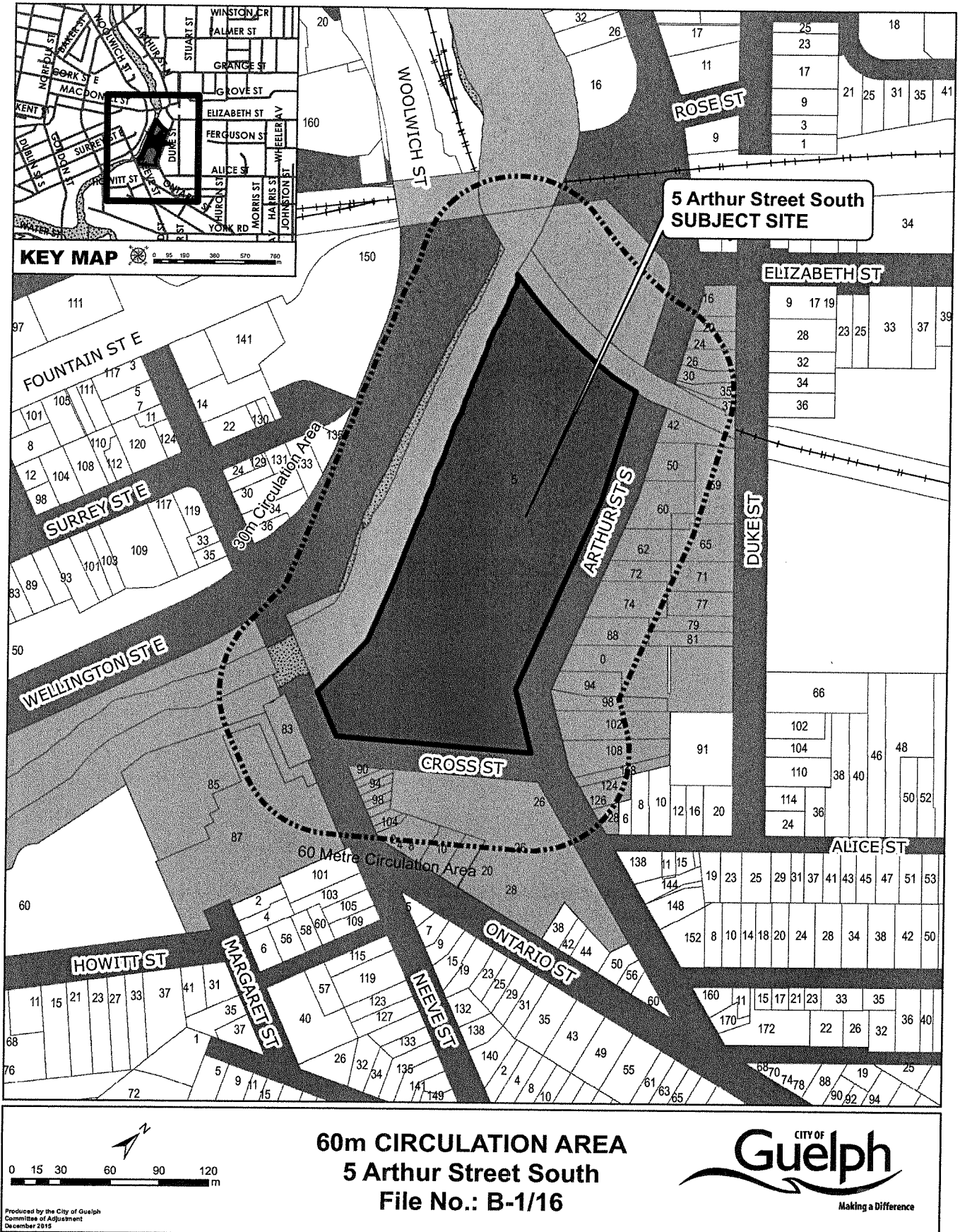
NOTICE OF THE DECISION

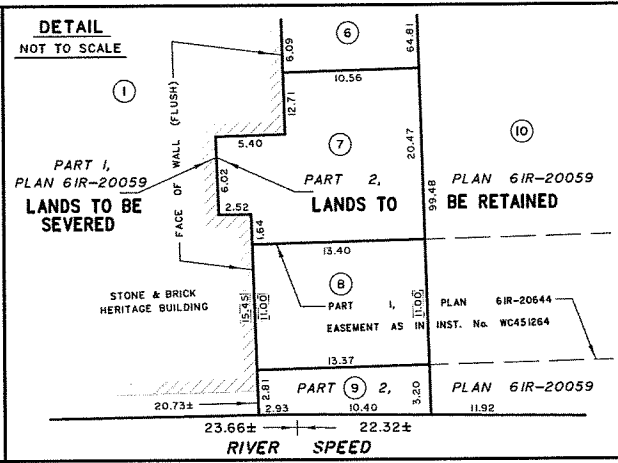
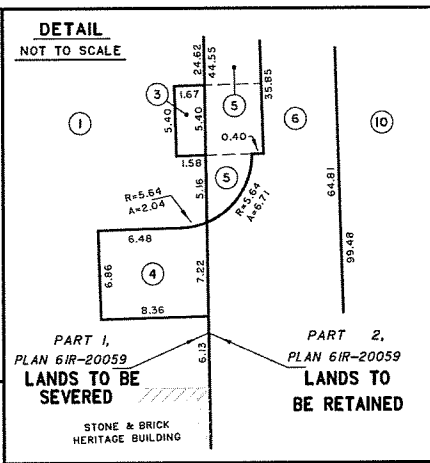
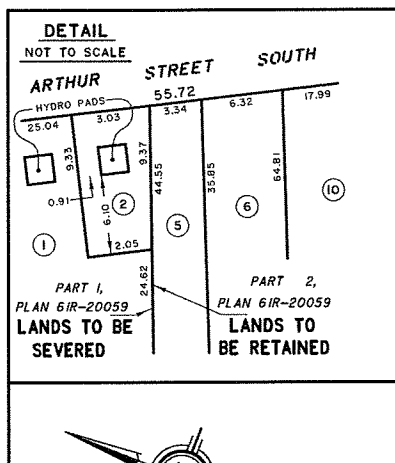
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

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.

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

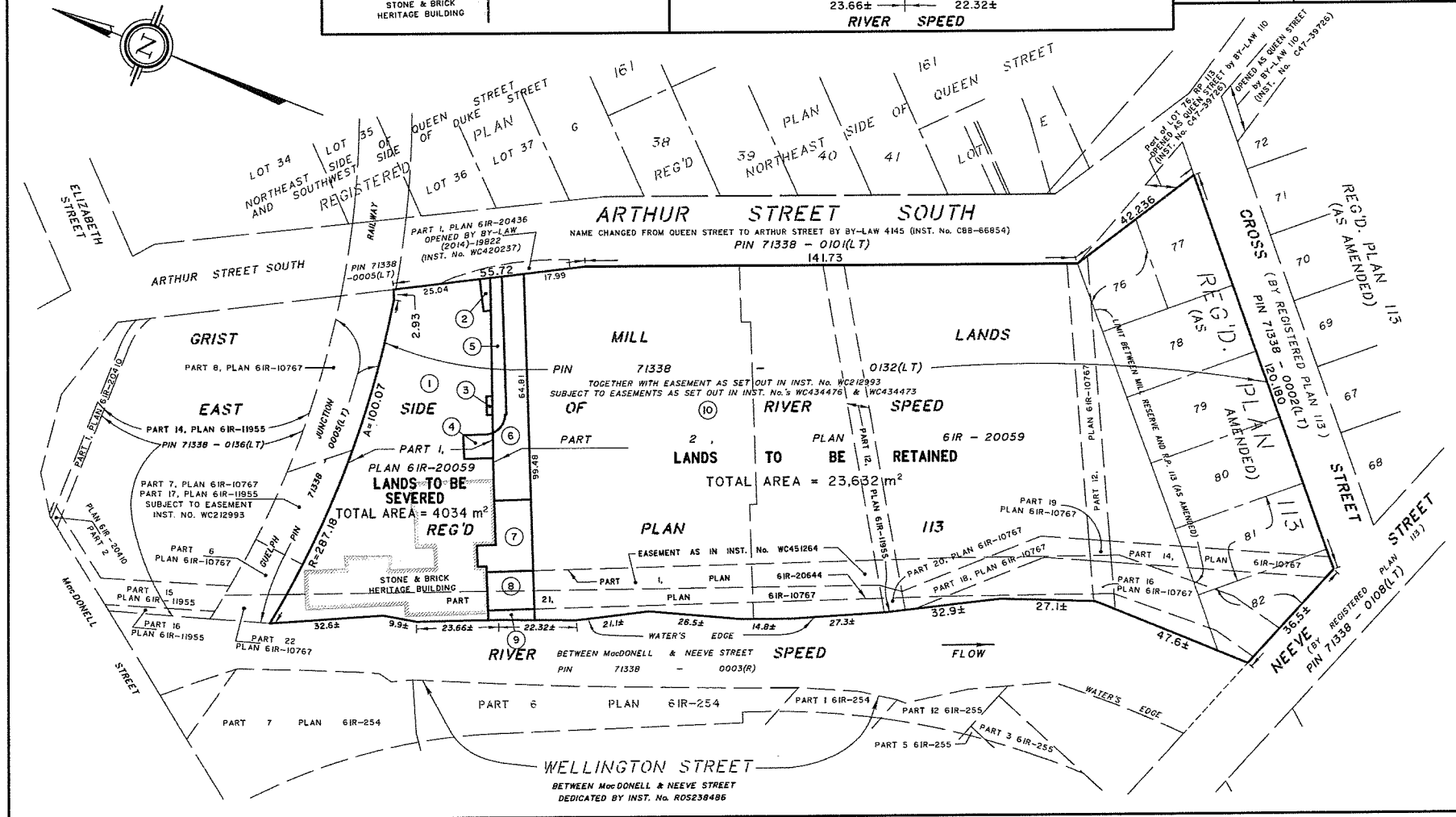
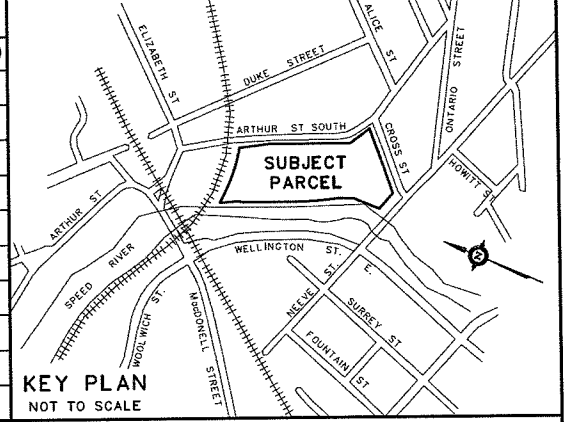
Dated this 18th day of December, 2015.





SCHEDULE OF PARTS

PART No.	INTENDED USE	AREA (sq.m.)
1	HERITAGE BUILDING	3943 ±
2	HYDRO TRANSFORMER EASEMENT	24
3	MOBILITY PARKING SPACE EASEMENT	9
4	SHARED ACCESS EASEMENT	58
5	TO BE RETAINED	157
6	TO BE RETAINED	495
7	TO BE RETAINED	254
8	SHARED ACCESS EASEMENT	147
9	TO BE RETAINED	40
10	TO BE RETAINED	22539 ±



SKETCH
PREPARED FOR CONSENT APPLICATION
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 1000

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

CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:
1. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS SKETCH HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND VARIOUS SURVEYS AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.

THIS SKETCH WAS PREPARED FOR
2278560 ONTARIO LTD.
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

Ian D. Robinson
IAN D. ROBINSON
ONTARIO LAND SURVEYOR

© COPYRIGHT 2015: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

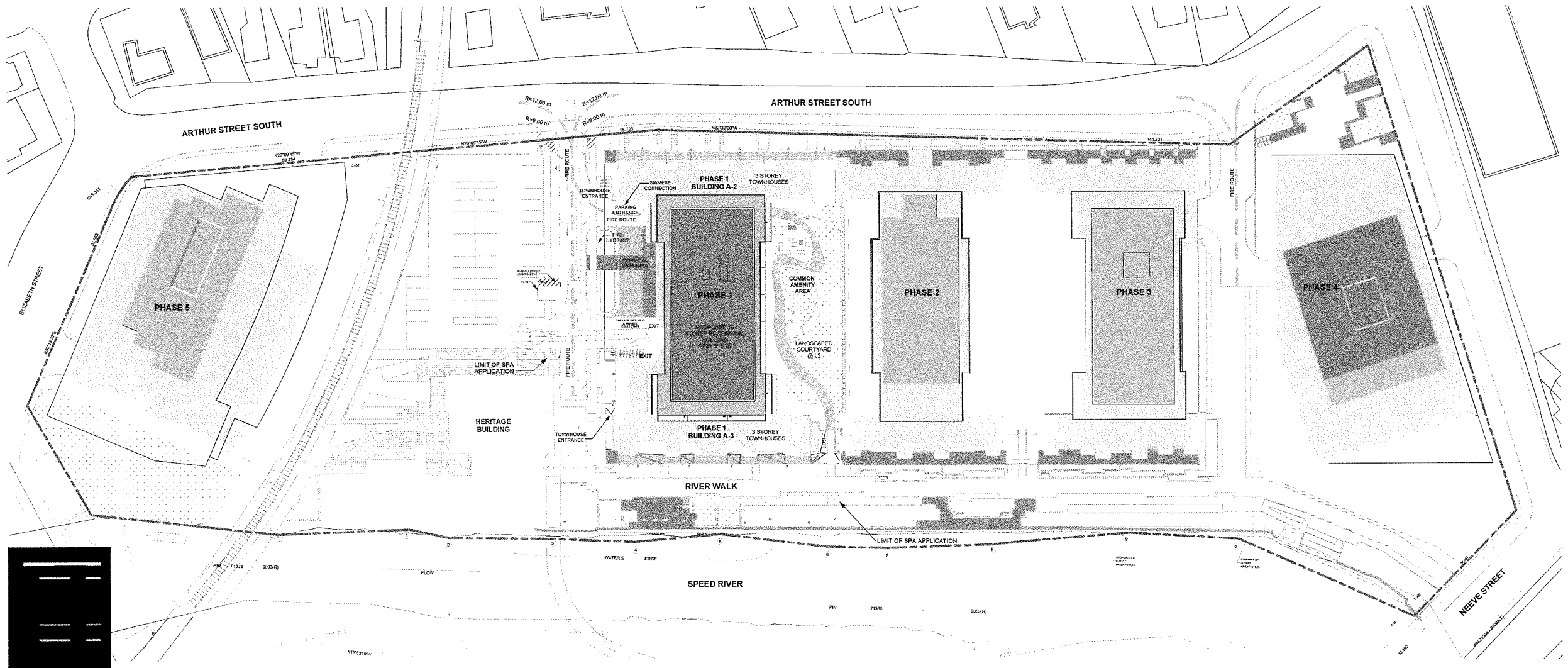
BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

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 4, 2015 KS PROJECT 14-9781-7



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 66 Eastview Road

PROPOSAL: The property is in the process of constructing 30 cluster townhouse units within 6 blocks. A previous Committee of Adjustment decision (File A-50/14) approved a reduced separation distance between Blocks 2 and 5. An application for site plan approval (File SP13A043) was approved in January 2015.

BY-LAW

REQUIREMENTS: The property is located in the Cluster Townhouse (R.3A) Zone. A variance from Section 5.3.2.3.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that the distance between the face of one building and the face of another building, each of which contains windows of habitable rooms, shall in no case be less than 15 metres.

REQUEST: The applicant is seeking relief from the By-law requirements:
a) to permit unit 6 (Block 1) to have a reduced separation distance of 3 metres from the adjacent unit 7 (Block 3); and
b) to permit unit 26 (Block 4) to have a reduced separation distance of 3 metres from the adjacent unit 27 (Block 6).

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

DATE: Thursday, January 14, 2016
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-2/16

PROVIDING COMMENTS

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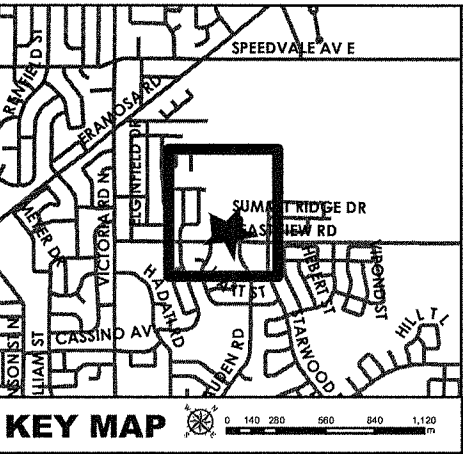
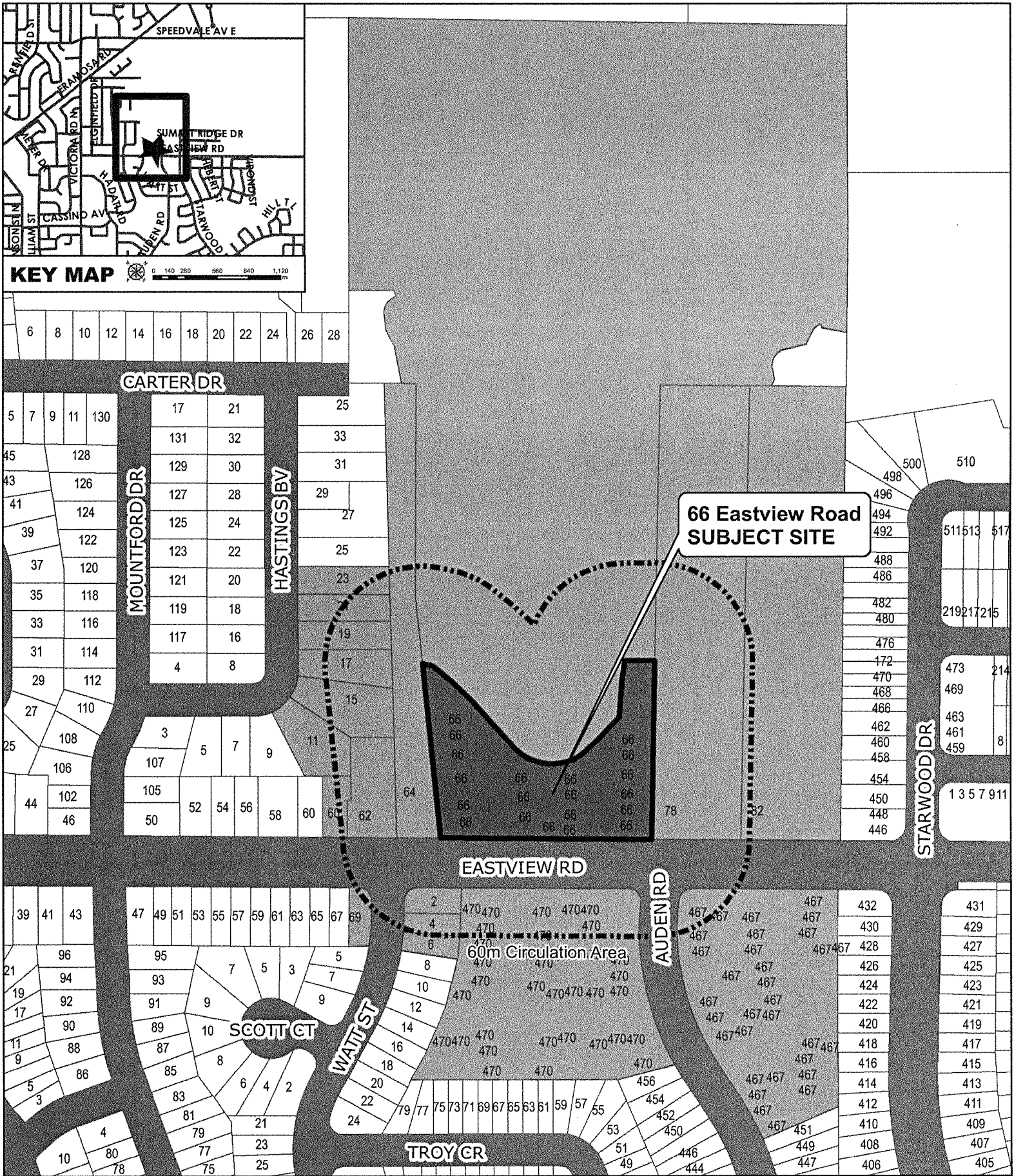
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Trista Di Lullo

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 18th day of December, 2015.



6 8 10 12 14 16 18 20 22 24 26 28

CARTER DR

MOUNTFORD DR

HASTINGS BV

66 Eastview Road
SUBJECT SITE

STARWOOD DR

EASTVIEW RD

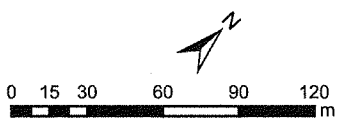
AUDEN RD

SCOTT CT

WAT ST

TROY CR

60m Circulation Area



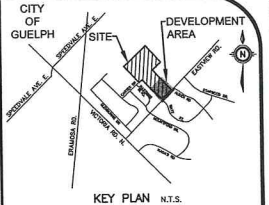
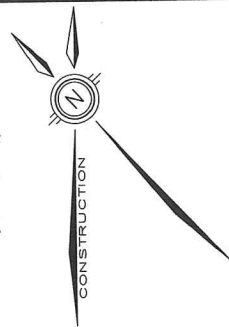
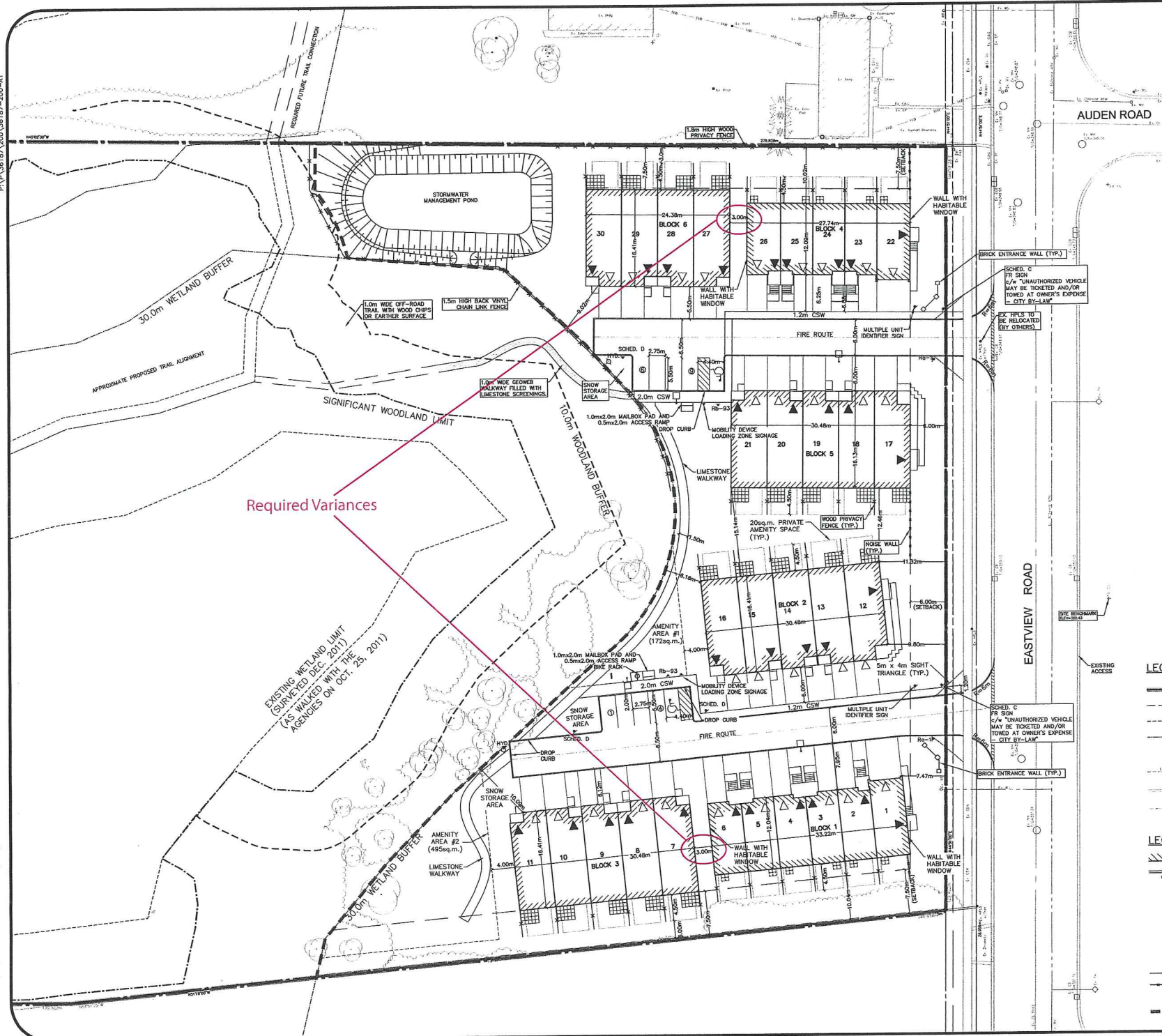
60m CIRCULATION AREA
66 Eastview Road
File No.: A-2/16



Produced by the City of Guelph
Committee of Adjustment
December 2015

36187-200-SP-1
 SITE PLAN (EASTVIEW ROAD SITE)
 P:\P\36187\200\36187-200-A1

July 30, 2014 - 11:27 a.m. - Plotted By: Slligrov



NOTE TO CONTRACTOR :
 DO NOT SCALE DRAWINGS.
 CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
 ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.
 THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

GEODETIC BM ELEV. = 354.055m
 CITY OF GUELPH BENCHMARK No. 227, LOCATED AT 50 EASTVIEW ROAD.
SITE BENCHMARK ELEV. = 350.430m
 CUT CROSS LOCATED ON SOUTH SIDE OF EASTVIEW ROAD OPPOSITE OF SITE, M.T.E. No. 9001

8. Revised Per City Comments	PHD July 30/14
5. REVISED PER CITY COMMENTS	PHD JUNE 17/14
4. REVISED PER CITY COMMENTS, RE-ISSUED FOR APPROVAL	PHD APR 30/14
3. REVISED PER CITY COMMENTS, RE-ISSUED FOR APPROVAL	PHD FEB 11/14
2. REVISED FOR SITE PLAN APPROVAL	PHD OCT 08/13
1. 30 Unit Option for discussion	PHD AUG 28/13
No. REVISION	BY DATE



Site Development Division
 Ph. (519)743-6500 www.mte85.com



CLIENT
DEBROB INVESTMENTS LTD.

c/s POLOCORP INC., 379 QUEEN ST. S. KITCHENER
 PROJECT
66 EASTVIEW ROAD
 66 EASTVIEW ROAD GUELPH
 DRAWING

SITE PLAN (EASTVIEW ROAD SITE)

Project Manager	P. DOUGLAS	Project No.	36187-200
Design By	NED	Checked By	RCK
Drawn By	NED/DXI	Checked By	
Surveyed By	MTE	Drawing No.	SP-1
Date	MAY 23/13	Scale	1:666
Sheet	2 of 3		

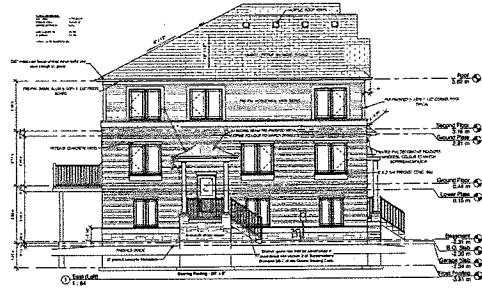
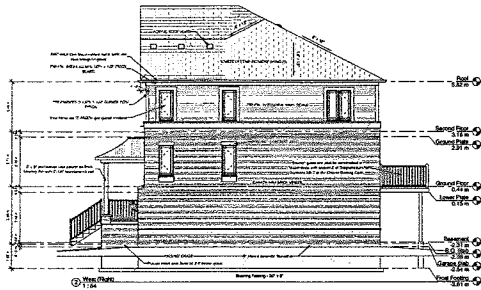
LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- - - EASEMENT
- - - LIMIT OF WETLAND
- - - WETLAND BUFFER
- - - EXISTING STORM SEWER
- - - EXISTING CURB
- - - EXISTING FENCE

LEGEND OF PROPOSED FEATURES

- ▬▬▬ PROPOSED BUILDING
- ▬▬▬ CONC. CURB & GUTTER (DROP CURB)
- △ GARAGE DOOR
- ▲ PRINCIPLE ENTRANCE
- PROPOSED LIGHT STANDARD
- Re-1 PROPOSED STOP SIGN
- ▽ SCHED. C SCHED. C FIRE ROUTE SIGN
- ▽ SCHED. D SCHED. D FIRE ROUTE - NO PARKING SIGN
- FENCE
- NOISE BARRIER WALL
- CONCRETE PATIOS
- DEVELOPMENT BOUNDARY

North Elevation



Exterior Finished (Fusion Colour Package #10):

- Brick: Hanson - Caladonia
- Shingles: CRC Wilmore - Dual Brown
- Metal Roof: Kaycan - Commercial Brown
- Siding: Kaycan - Beige
- Soft/Eaves: Kaycan - Mahogany Beige
- Windows: Palmetto Windows - Silverleaf
- Front Door Panel: Benjamin Moore - Forest Black
- OH Door Glazing: Clear Glass

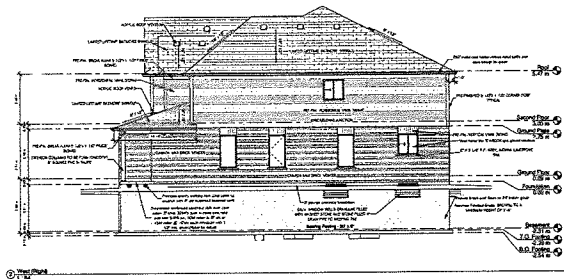
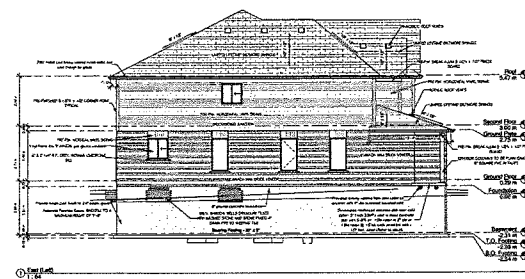


Participation of the client is strongly encouraged. All material, specifications, and construction details are subject to change without notice. All work is subject to the terms and conditions of the contract. For more information, please contact your local Fusion representative.

BLOCK 1
 SPMAS4 UNITS 14
 8/23/2015

EP-1.2

South Elevation



Exterior Finished (Fusion Colour Package #4):

- Brick: Hanson - Old Junction
- Shingles: CRC Wilmore - Dual Brown
- Siding: Kaycan - Praline Sable
- Soft/Eaves: Kaycan - Chestnut/Sable
- Windows: Palmetto Windows - Silverleaf
- Front Door Panel: Benjamin Moore - Forest Black
- OH Door Glazing: Clear Glass

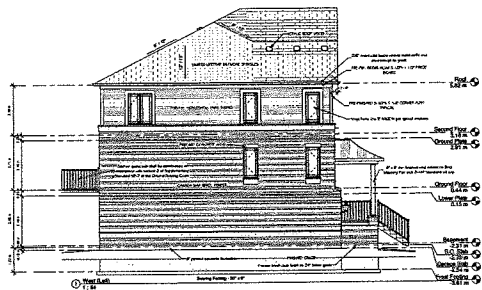
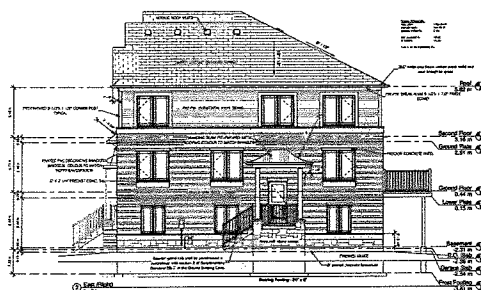


Participation of the client is strongly encouraged. All material, specifications, and construction details are subject to change without notice. All work is subject to the terms and conditions of the contract. For more information, please contact your local Fusion representative.

BLOCK 3
 SPMAS4 UNITS 14
 8/23/2015

EP-2.2

North Elevation



Exterior Finished (Fusion Colour Package #10):

- Brick: Hanson - Caladonia
- Shingles: CRC Wilmore - Dual Brown
- Metal Roof: Kaycan - Commercial Brown
- Siding: Kaycan - Beige
- Soft/Eaves: Kaycan - Mahogany Beige
- Windows: Palmetto Windows - Silverleaf
- Front Door Panel: Benjamin Moore - Forest Black
- OH Door Glazing: Clear Glass

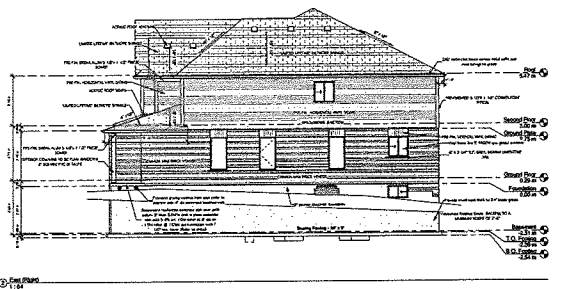
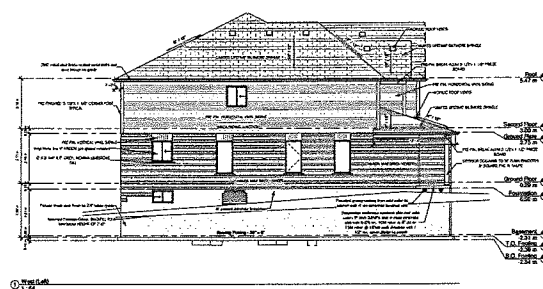


Participation of the client is strongly encouraged. All material, specifications, and construction details are subject to change without notice. All work is subject to the terms and conditions of the contract. For more information, please contact your local Fusion representative.

BLOCK 4
 SPMAS4 UNITS 22-26
 8/23/2015

EP-5.2

South Elevation



Exterior Finished (Fusion Colour Package #10):

- Brick: Hanson Brick - McDowell
- Shingles: CRC Wilmore - Dual Brown
- Siding: Kaycan - White
- Soft/Eaves: Kaycan - White
- Windows: Palmetto Windows - Silverleaf
- Front Door Panel: Benjamin Moore - Forest Black
- OH Door Glazing: Clear Glass



Participation of the client is strongly encouraged. All material, specifications, and construction details are subject to change without notice. All work is subject to the terms and conditions of the contract. For more information, please contact your local Fusion representative.

BLOCK 6
 SPMAS4 UNITS 27-30
 8/23/2015

EP-6.2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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 single family dwelling with a future accessory apartment in the basement.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1D-12) Zone. A variance from Section 4.13.7.2.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that a residential driveway in the R.1D zone shall have a maximum width of 5.0 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the driveway to be 5.92 metres wide.

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

DATE: Thursday, January 14, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-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 **January 7, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be summarized at the hearing.

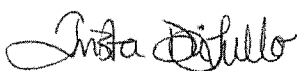
Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback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

ADDITIONAL INFORMATION

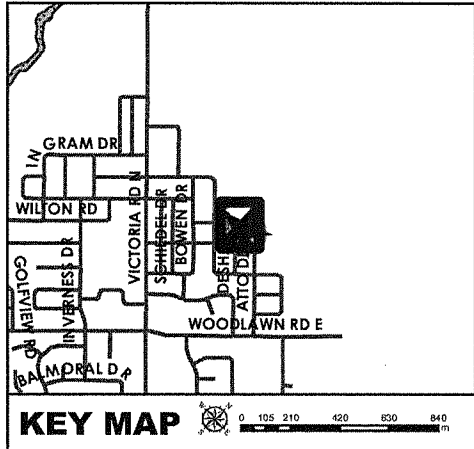
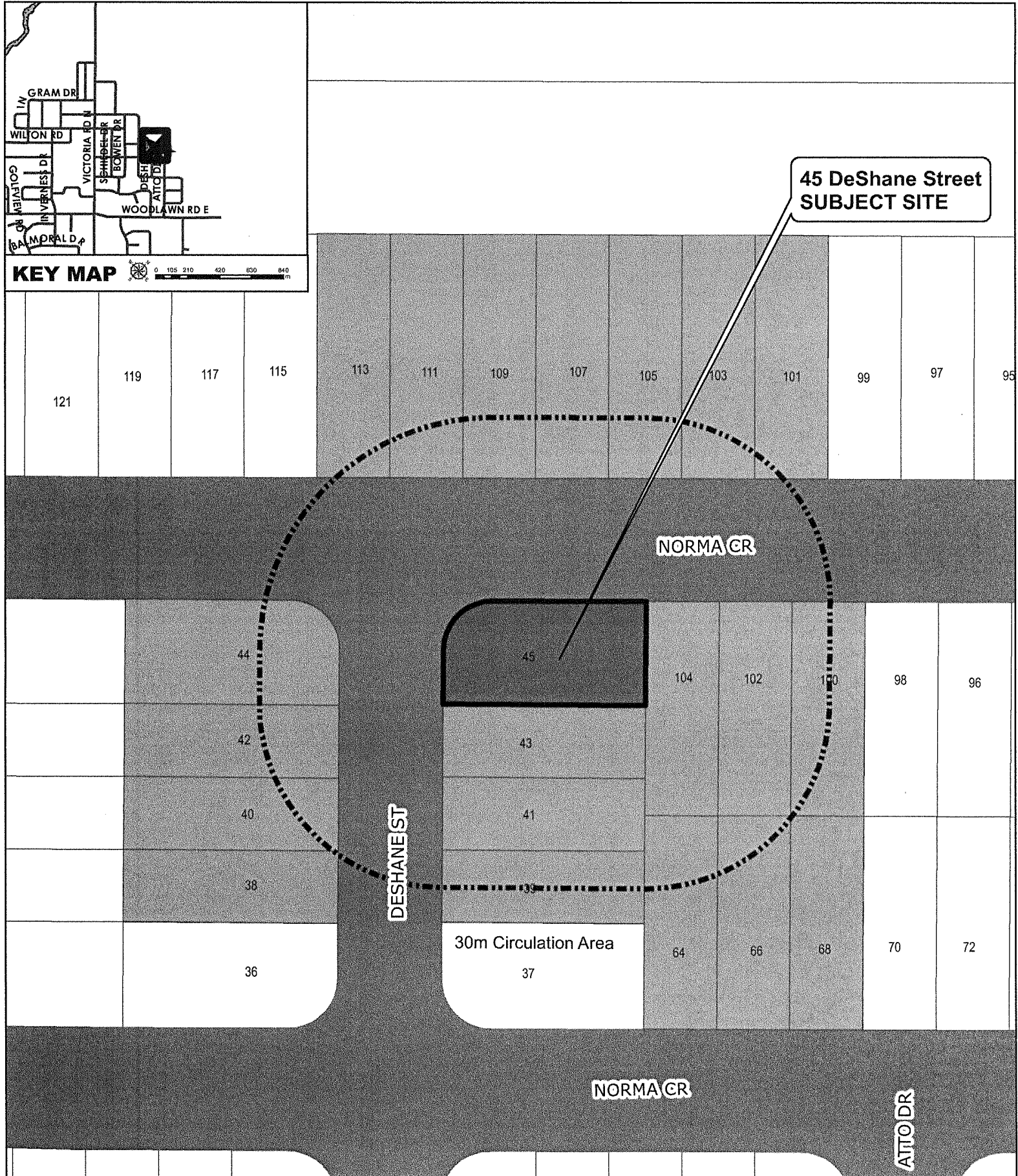
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours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

NOTICE OF THE DECISION

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


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

Dated this 18th day of December, 2016.



45 DeShane Street
SUBJECT SITE

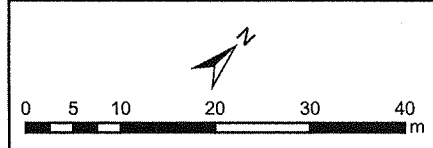
NORMA CR

DESHANE ST

30m Circulation Area

NORMA CR

ATTO DR



30m CIRCULATION AREA
45 DeShane Street
File No.: A-3/16



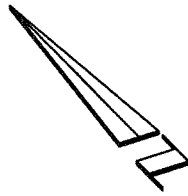
Produced by the City of Guelph
 Committee of Adjustment
 December 2015

**SKETCH FOR MINOR VARIANCE
LOT 39, REGISTERED PLAN 61M-178
CITY OF GUELPH**

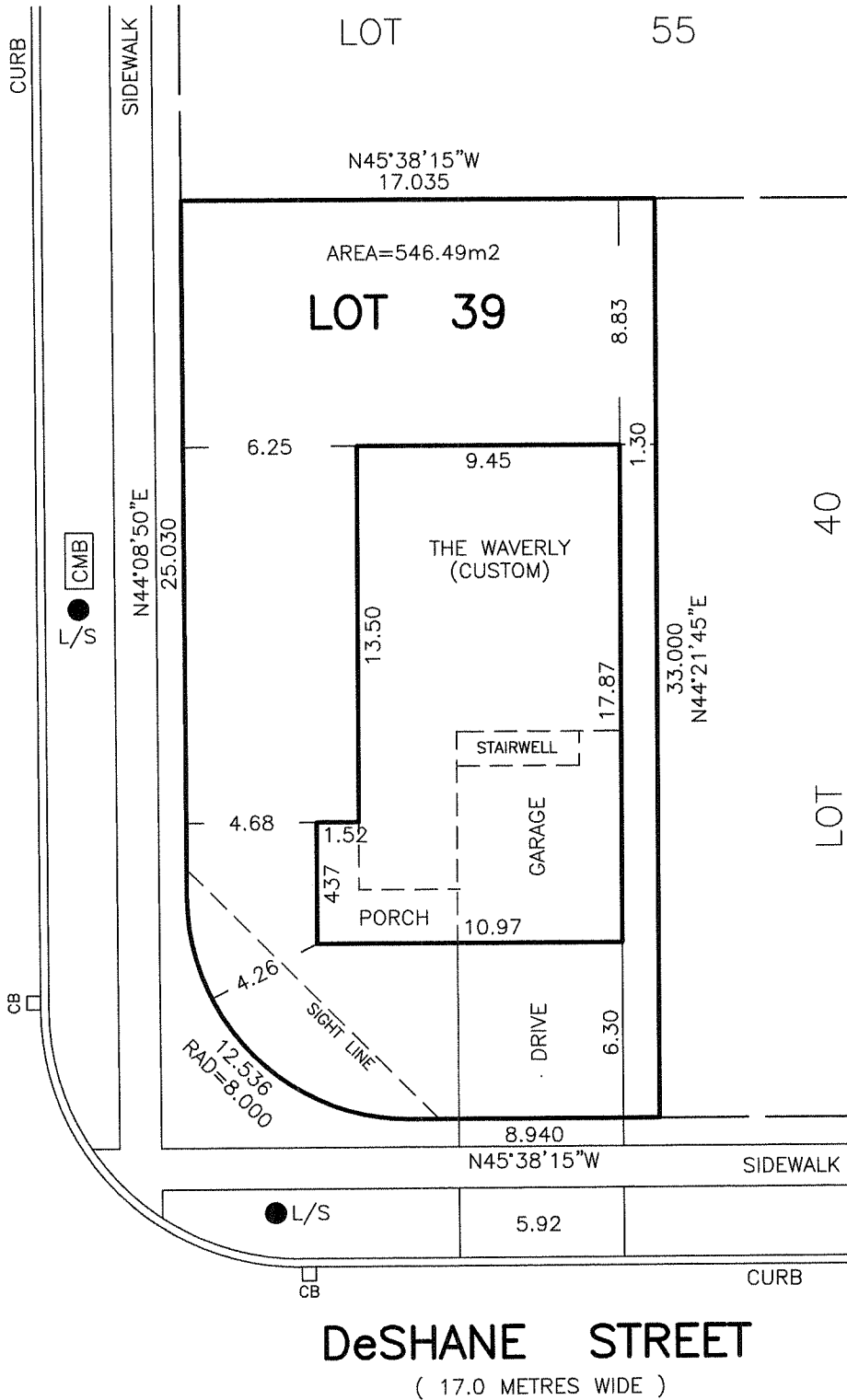
SCALE: 1 - 250

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.)
MAXIMUM DRIVEWAY WIDTH - 5.00



NORMA CRESCENT
(20.0 METRES WIDE)



Dec 08,2015-11:08am
G:\GUELPHM\61M-178\ACAD\P39.dwg

THIS IS NOT
AN ORIGINAL COPY
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EMBOSSED WITH
SEAL



Van Harten
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: DECEMBER 7, 2015

P39

TML

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

LOCATION: 67 Dean Avenue

PROPOSAL: A previous consent application for a severance of the subject property (File B-18/14) lapsed. The applicant has submitted a new application proposing to sever the property to create a new residential lot.

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

REQUEST: The applicant proposes to sever a parcel with frontage along Dean Avenue of 15.0 metres, a depth of 34.4 metres, and an area of 506 square metres. The severance would allow for construction of a new residential dwelling on the severed parcel.

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, January 14, 2016

TIME: 4:00 p.m.

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

APPLICATION NUMBER: B-2/16

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 **January 7, 2016 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be summarized 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.

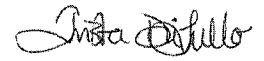
ADDITIONAL INFORMATION

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

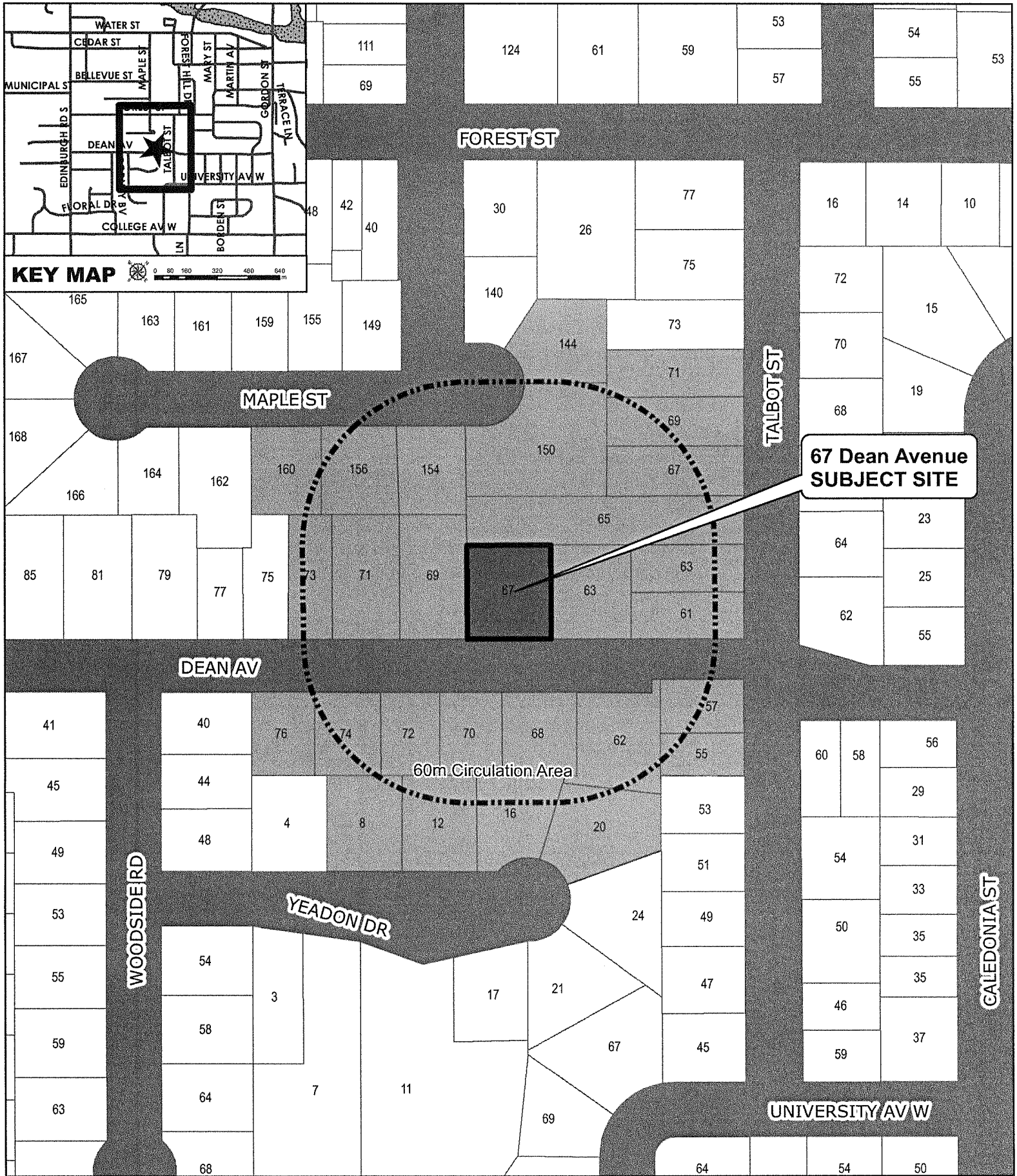
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

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.

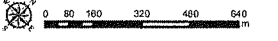


Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

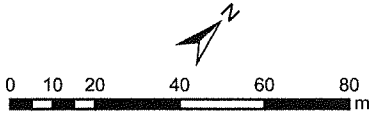
Dated this 18th day of December, 2015.



KEY MAP



60m CIRCULATION AREA
67 Dean Avenue
File No.: B-2/16



Produced by the City of Guelph
 Committee of Adjustment
 December 2015

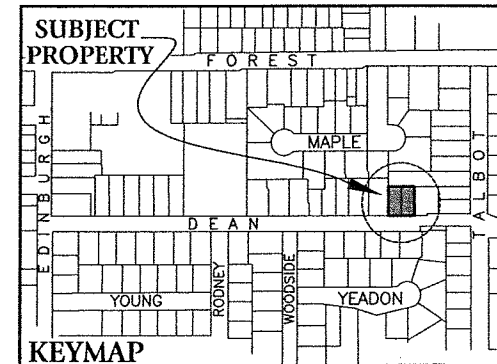
Making a Difference

LOT 47
PART 1, SIR - 3716
PIN 71244 - 0082 (LT)

SEVERANCE SKETCH
PART OF LOT 47
REGISTERED PLAN 50
CITY OF GUELPH
COUNTY OF WELLINGTON
SCALE 1 : 200



VAN HARTEN SURVEYING INC.



LOT 48

50
PIN 71244 - 0085 (LT)

ZONING : RESIDENTIAL (R1A)

ITEM	REQUIRED	PROPOSED	
		SEVERED	RETAINED
MINIMUM LOT AREA	460m ²	506m ²	569m ²
MINIMUM LOT FRONTAGE	15m	15m	16.15m
MINIMUM FRONT YARD	6.0m	6.0m	9.1m
MINIMUM SIDEYARD	1.5m	1.5m	1.5m
MINIMUM REAR YARD	7.5m	17.2m	16.1m

* MINOR VARIANCE REQUIRED

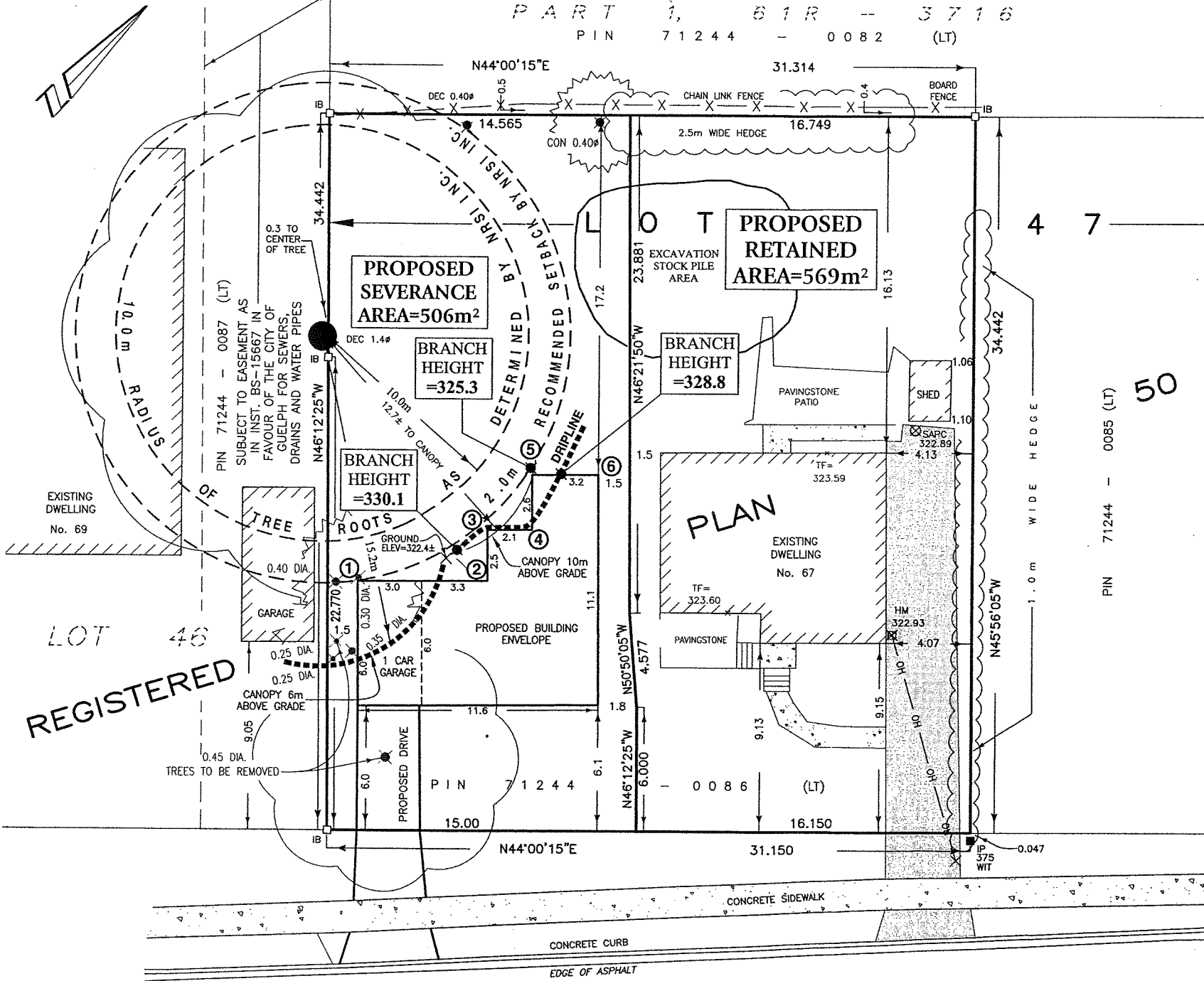
PROPOSED AREAS		
	AREA (m ²)	AREA (ft ²)
FIRST FLOOR	72.5 m ²	780 ft ²
SECOND FLOOR	91 m ²	980 ft ²
TOTAL	163.5 m ²	1760 ft ²

SURVEYOR'S CERTIFICATE:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON THE 2nd DAY OF AUGUST, 2012.
2. SITE PLAN UPDATED JULY 10, 2015 TO SHOW RECOMMENDED TREE BUFFER AND AMENDED PROPOSED DWELLING.
3. SEVERANCE SKETCH CREATED OCTOBER 20, 2015.

AMENDED DATE: DECEMBER 1, 2015.

Jeffrey E. Buisman
JEFFREY E. BUJSMAN
ONTARIO LAND SURVEYOR



DEAN AVENUE
PIN 71244 - 0002 (LT) (20.1m WIDE)



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

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

DRAWN BY: N.C.H. | CHECKED BY: J.E.B. | PROJECT No. 21635-13