

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, June 9, 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 - MAY 12, 2016 HEARING MINUTES REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

- a) **B-19/14** Owner: The Homewood Corporation
 Agent: Hugh Handy – GSP Group Inc.
 Request: Consent for severance to create new lot, right-of-way and easement
 Location: 148 – 160 Delhi Street & 49 Emma Street

- b) **A-57/14** Owner: The Homewood Corporation
 Agent: Hugh Handy – GSP Group Inc.
 Request: Variances for exterior and side yards and maximum front yard
 Location: 148 – 160 Delhi Street & 49 Emma Street

- A-58/14** Owner: The Homewood Corporation
 Agent: Hugh Handy – GSP Group Inc.
 Request: Variances for exterior side yard and maximum front yard
 Location: 148 – 160 Delhi Street & 49 Emma Street

CURRENT APPLICATIONS

- c) **A-34/16** Owner: Joylife Imperial Towers Limited
 Agent: N/A
 Request: Variances for rear yard and floor space index for proposed apartment building
 Location: 1042, 1020, 996 & 978 Paisley Road

- d) **A-38/16** Owner: Darren Hastings & Paul Morrison
 Agent: N/A
 Request: Variances for sightline triangle, lot area, setbacks and parking space location for proposed dwelling
 Location: 129 Surrey Street East

- e) **A-39/16** Owner: Connect Tech Inc.
 Agent: Jim Fryett – James Fryett Architect Inc.
 Request: Variance for right side yard setback
 Location: 42 Arrow Road

- f) **B-16/16** Owner: 139 Morris Street Ltd.
 Agent: Nancy Shoemaker – Black, Shoemaker, Robinson & Donaldson Limited
 Request: Severance to create new lot
 Location: 139 Morris Street

- g) **B-17/16** Owner: 90 – 102 Silvercreek Parkway Inc
 Agent: Aynsley Anderson – Barriston LLP
 Request: Consent for utility easement
 Location: 100 Silvercreek Parkway North

COMMITTEE OF ADJUSTMENT AGENDA



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- h) **B-18/16** Owner: Dunsire (Landsdown) Inc.
Agent: Astrid Clos – Astrid J. Clos Planning Consultants
Request: Severance to create new residential lot
Location: 28 Landsdown Drive
- i) **B-19/16** Owner: Wellington Catholic District School Board
Agent: Nancy Shoemaker – Black, Shoemaker, Robinson
& Donaldson Limited
Request: Consent for utility easement
Location: 54 Westmount Road
- j) **A-40/16** Owner: 1066701 Ontario Ltd.
Agent: Astrid Clos – Astrid J. Clos Planning Consultants
Request: Variance for Recreation Centre as a permitted use
and parking
Location: 201 – 207 Alice Street
- k) **A-41/16** Owner: Neil & Pam Sayer
Agent: N/A
Request: Variance for rear yard garage size
Location: 164 Country Club Drive
- l) **A-42/16** Owner: Jeff Bousfield
Agent: N/A
Request: Variance for left side yard setback
Location: 10 Ontario Street

OTHER BUSINESS

ADJOURNMENT – next regular hearing July 14, 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 Consent [Severance/Right of Way/Easement] has been filed with the Committee of Adjustment.

LOCATION: 148 – 160 Delhi Street & 49 Emma Street

PROPOSAL: The applicant is requesting to defer their application for the following:

The applicant has submitted an application to create a new lot. A right-of-way over the retained parcel for vehicular access is being requested. A reciprocal easement for utilities (hydro, gas and telecommunications) is also being requested.

This application was previously deferred at the June 11, 2015 and June 12, 2014 Committee of Adjustment hearings.

BY-LAW REQUIREMENTS: The property is located in the Institutional - Health and Social Services (I.3) and Floodway (FL) Zones.

REQUEST: The applicant is requesting permission to sever a parcel of land with a frontage of 216.3 metres (709.64 feet) along Delhi Street and an area of 5.8 hectares.

The applicant is also proposing:

- a) a right-of-way over the lands to be retained in favour of the lands to be severed with an average width of 5 metres (16.4 feet) and an average length of 550 metres (1,804.46 feet) to provide vehicular access from Delhi Street to the lands to be severed; and
- b) a reciprocal blanket easement over both lands to be retained and lands to be severed for the access and maintenance of hydro, gas and telecommunication utilities.

Minor variances from the requirements of the By-law are also being requested for the severed and retained parcels (Files A-57/14 and A-58/14).

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, June 9, 2016**
(deferred from June 11, 2015)

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

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

APPLICATION NUMBER: **B-19/14**

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 **June 2, 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.

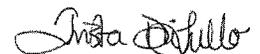
ADDITIONAL INFORMATION

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.



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

Dated this 20th day of May, 2016.

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: 148 – 160 Delhi Street & 49 Emma Street

PROPOSAL: The applicant is requesting to defer their application for the following:

The applicant has applied for a severance of the subject property (File B-19/14). The proposed severance will eliminate existing legal non-conforming setbacks for the existing buildings, and as a result minor variances have been requested.

This application was previously deferred at the June 11, 2015 and June 12, 2014 Committee of Adjustment hearings.

BY-LAW

REQUIREMENTS: The property is located in the Institutional-Health and Social Services (I.3) Floodway (FL) Zones. Variances from Table 8.2 Rows 3, 4, and 5 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires that:

- a) the minimum front and exterior side yard setback is 6 metres (19.6 feet);
- b) the maximum front and exterior side yard is 20 metres (65.6 feet);
- c) the minimum side yard is 6 metres or one-half of the building height [2 metres (6.5 feet)], whichever is greater.

REQUEST:

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

Severed Parcel – File A-57/14

- a) to permit an exterior side yard setback of 0 metres for existing buildings and structures (Arthur Street);
- b) to remove the required maximum front yard setback for the existing buildings and structures; and
- c) to permit a left side yard setback of 0 metres for the existing buildings and structures.

Retained Parcel – File A-58/14

- a) to permit an exterior side yard setback of 2.5 metres (8.2 feet) (Delhi Street); and
- b) to remove the required front yard setback for the existing building and structures.

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DATE: **Thursday, June 9, 2016**
(deferred from June 11, 2015)

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APPLICATION NUMBER: **A-57/14 & A-58/14**

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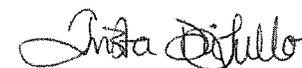
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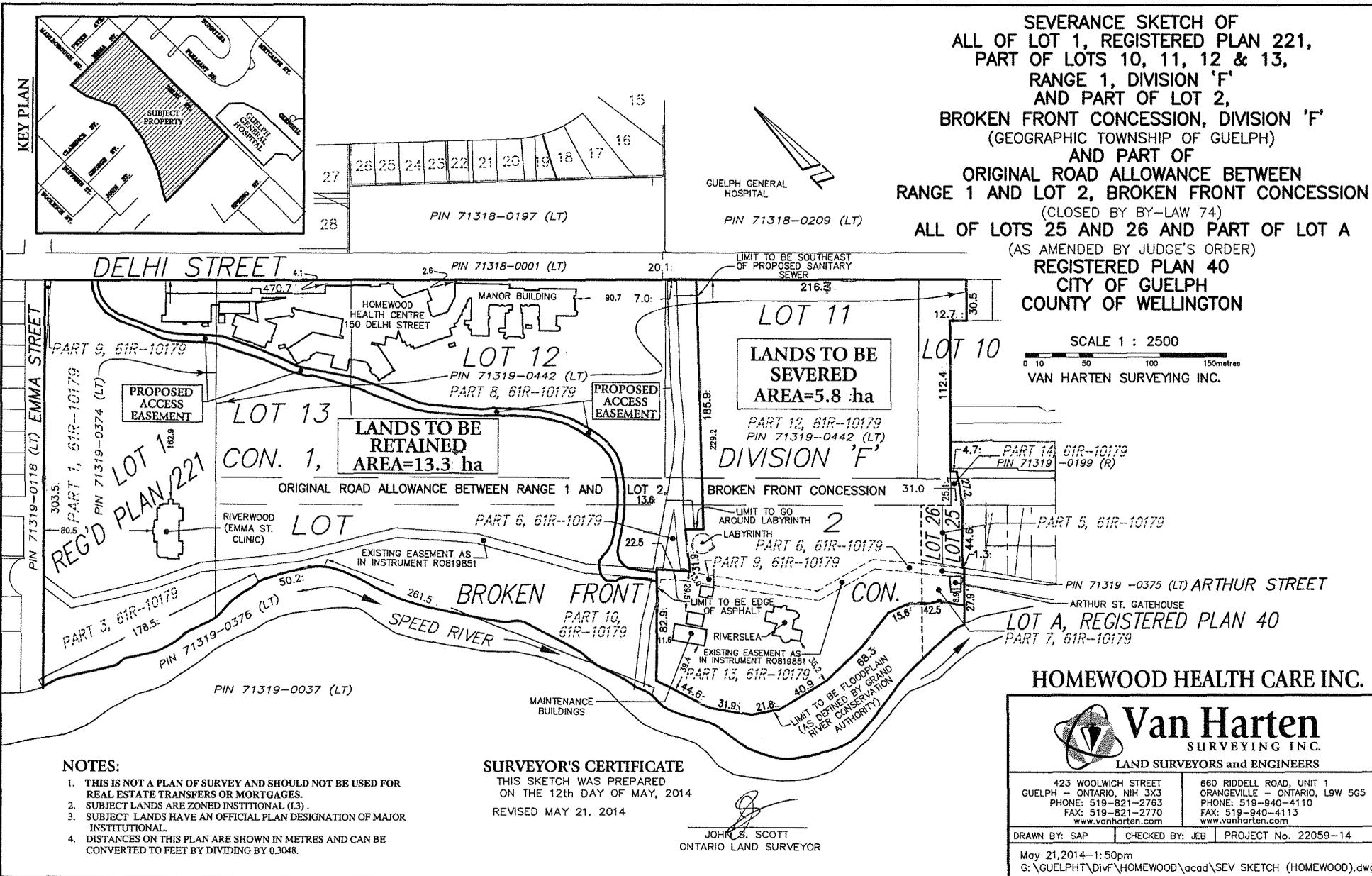
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Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 20th day of May, 2016.



SEVERANCE SKETCH OF
 ALL OF LOT 1, REGISTERED PLAN 221,
 PART OF LOTS 10, 11, 12 & 13,
 RANGE 1, DIVISION 'F'
 AND PART OF LOT 2,
 BROKEN FRONT CONCESSION, DIVISION 'F'
 (GEOGRAPHIC TOWNSHIP OF GUELPH)
 AND PART OF
 ORIGINAL ROAD ALLOWANCE BETWEEN
 RANGE 1 AND LOT 2, BROKEN FRONT CONCESSION
 (CLOSED BY BY-LAW 74)
 ALL OF LOTS 25 AND 26 AND PART OF LOT A
 (AS AMENDED BY JUDGE'S ORDER)
 REGISTERED PLAN 40
 CITY OF GUELPH
 COUNTY OF WELLINGTON

SCALE 1 : 2500
 0 10 50 100 150metres
 VAN HARTEN SURVEYING INC.

NOTES:
 1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED INSTITUTIONAL (I.3).
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF MAJOR INSTITUTIONAL.
 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
 THIS SKETCH WAS PREPARED
 ON THE 12th DAY OF MAY, 2014
 REVISED MAY 21, 2014

JOHN S. SCOTT
 ONTARIO LAND SURVEYOR

HOMEWOOD HEALTH CARE INC.

 Van Harten SURVEYING INC. LAND SURVEYORS and ENGINEERS		
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: SAP	CHECKED BY: JEB	PROJECT No. 22059-14
May 21, 2014-1:50pm G:\GUELPH\Div\F\HOMEWOOD\acad\SEV SKETCH (HOMEWOOD).dwg		

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: 1042, 1020, 996 & 978 Paisley Road

PROPOSAL: The applicant is proposing to construct a four-storey apartment building.

BY-LAW

REQUIREMENTS: The property is located in the High Density Residential (R.4B) Zone. Variances from Table 5.4.2 Rows 9 and 18 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum rear yard equal to 20% of the lot depth, being 68.5 meters; and
- b) a maximum floor space index of 1.5. (Floor Space Index is an index that, when multiplied by the total land area of a lot, indicates the maximum permissible gross floor area for all buildings on such lot, excluding an underground or covered parking structure and floor space located in the cellar or basement)

REQUEST:

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

- a) a rear yard of 8% of the lot depth, being 27.42 meters; and
- b) a floor space index of 1.575.

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DATE: **Thursday, June 9, 2016**
(deferred from May 12, 2016)

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

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

APPLICATION NUMBER: **A-34/16**

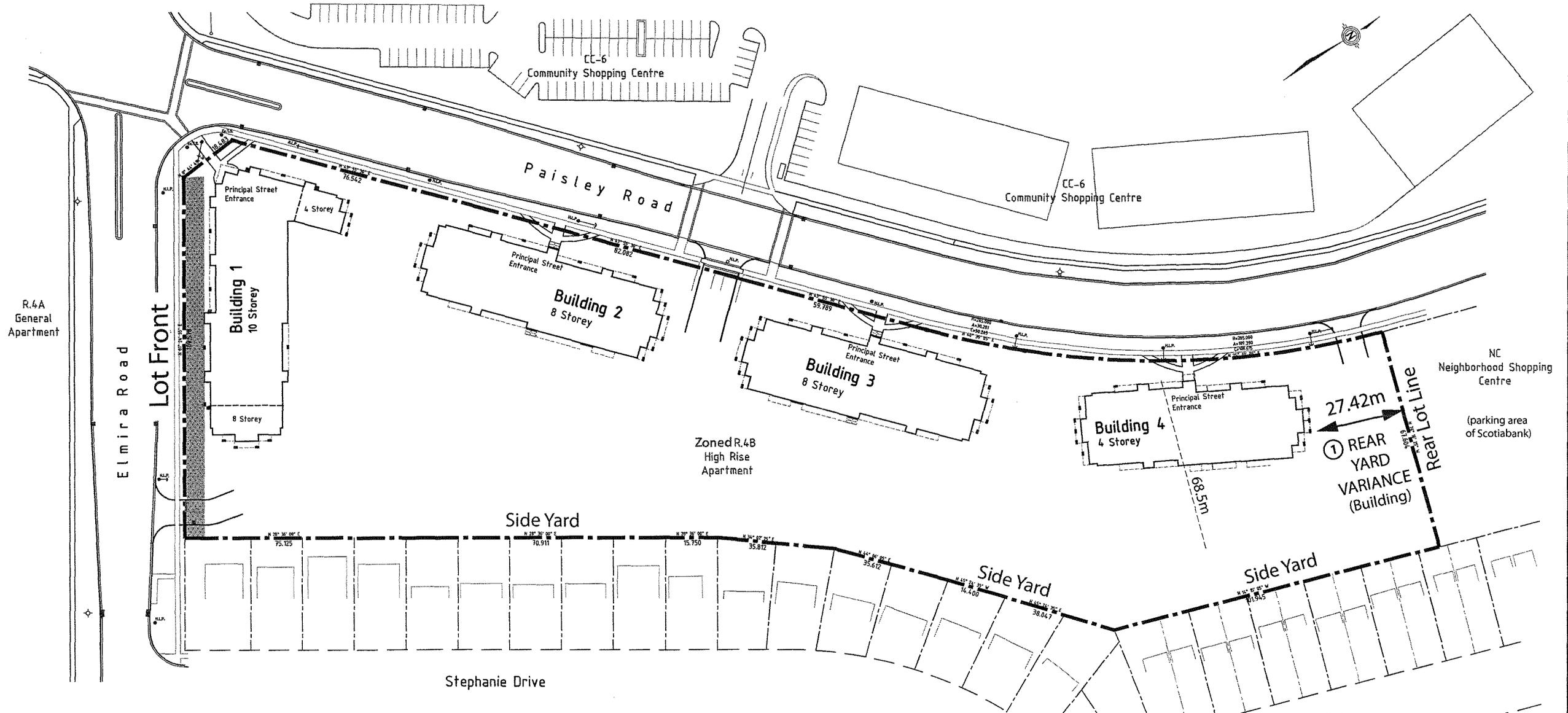
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 ZONING BYLAW FRONT(AGE)

② SITE FLOOR SPACE INDEX (FSI)
 Zoning Bylaw requirement (Gross Floor Area - 48.44m²) = 1.5 FSI
 Variance (Gross Floor Area - 50,861m²) = 1.575 FSI
Note: Does not increase Density - Permitted Units/hectare

SKETCH PLAN OF VARIANCES
 Imperial Towers Site Plan
 978, 996, 1020, 1042 Paisley Road
 Guelph, Ontario
 May 12, 2016

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 129 Surrey Street East

PROPOSAL: The applicant is proposing to demolish the existing dwelling and construct a three storey replacement dwelling with a gross floor area of 111.55 square metres.

BY-LAW

REQUIREMENTS: The property is located in the Special Central Business District 2 (CBD.2-1) Zone. Variances from Section 4.6.2.2, 4.13.2.3, 6.3.3.2.1.1.1, 6.3.3.2.1.1.2, 6.3.3.2.1.1.4, 6.3.3.2.1.1.5 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires:

- a) that a sight line triangle at a driveway be the triangular area measured at 4 metres from the edge of the vehicular access at a 90 degree angle and measured at 5 metres from the edge of the sidewalk toward the lot at a 90 degree angle;
- b) that no part of a parking space be located closer than 3 metres to any street line;
- c) a minimum lot area of 270 square metres;
- d) a minimum lot frontage of 9 metres;
- e) a minimum side yard of 1.5 metres; and
- f) a minimum rear yard of 10 metres.

REQUEST:

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

- a) that a sight line triangle at a driveway be the triangular area measured at 0 metres from the edge of the vehicular access at a 90 degree angle and measured at 0 metres from the edge of the sidewalk toward the lot at a 90 degree angle;
- b) a parking space located within 0.31 metres of the street line;
- c) a lot area of 55.74 square metres;
- d) a lot frontage of 7.62 metres;
- e) a left side yard of 0.34 metres;
- f) a right side yard of 0.68 metres; and
- g) a rear yard of 0.25 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, June 9, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-38/16

PROVIDING COMMENTS

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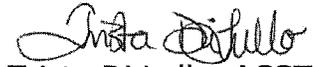
822-1260 ext. 2605.

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NOTICE OF THE DECISION

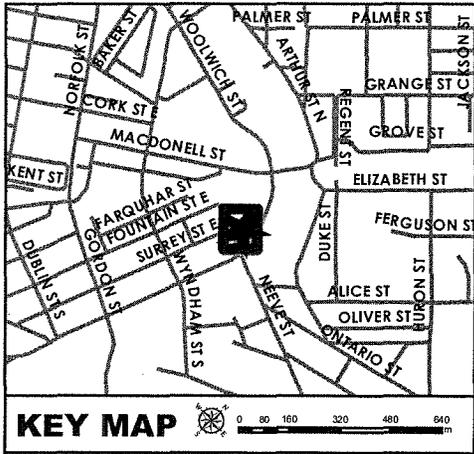
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Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

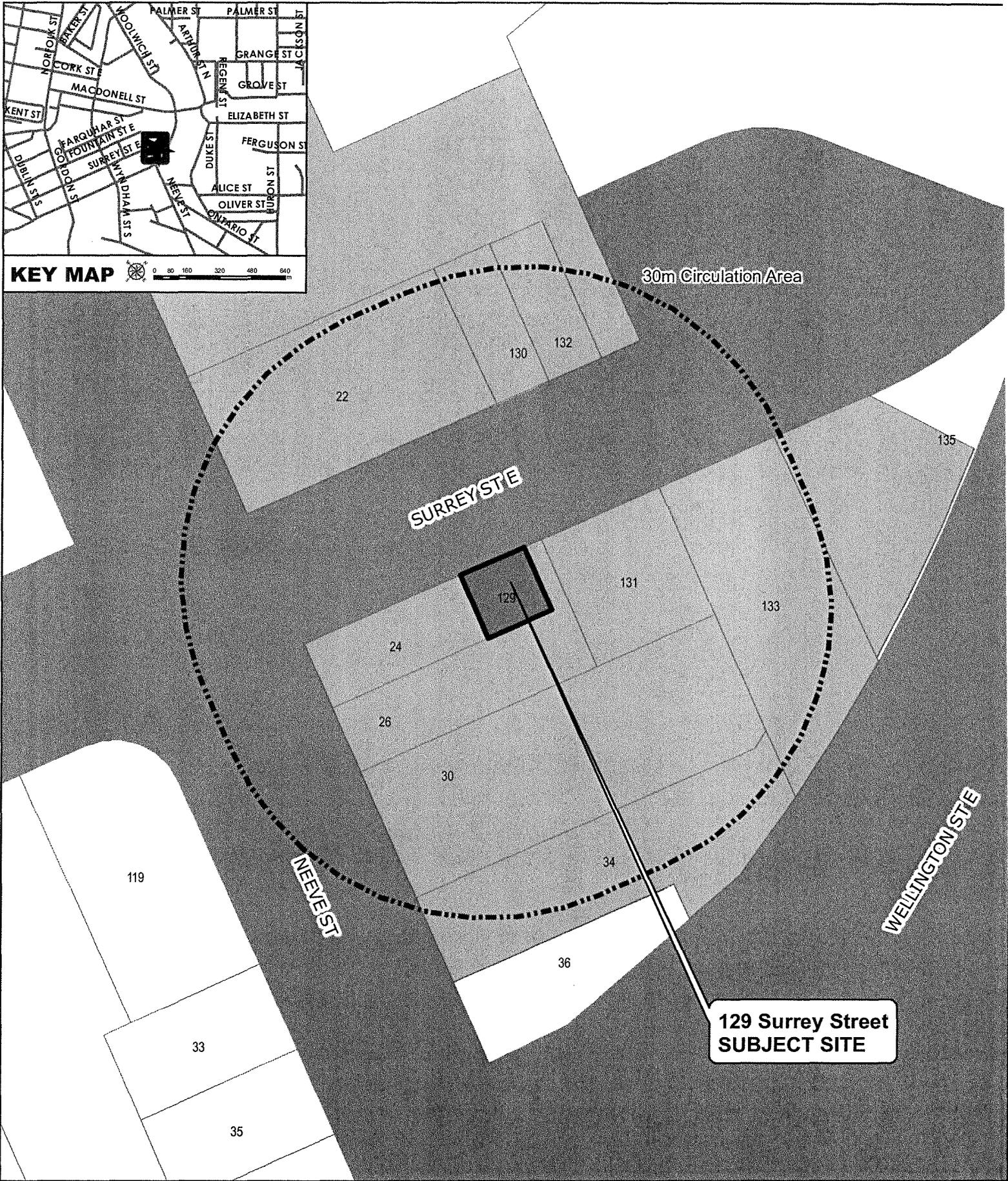
Dated this 20th day of May, 2016.



KEY MAP



0 80 160 320 480 640



30m Circulation Area

SURREY STE

NEW WEST

WELLINGTON STE

129 Surrey Street
SUBJECT SITE



0 3.25 6.5 13 19.5 26 m

30m CIRCULATION AREA
129 Surrey Street
File No.: A-38/16

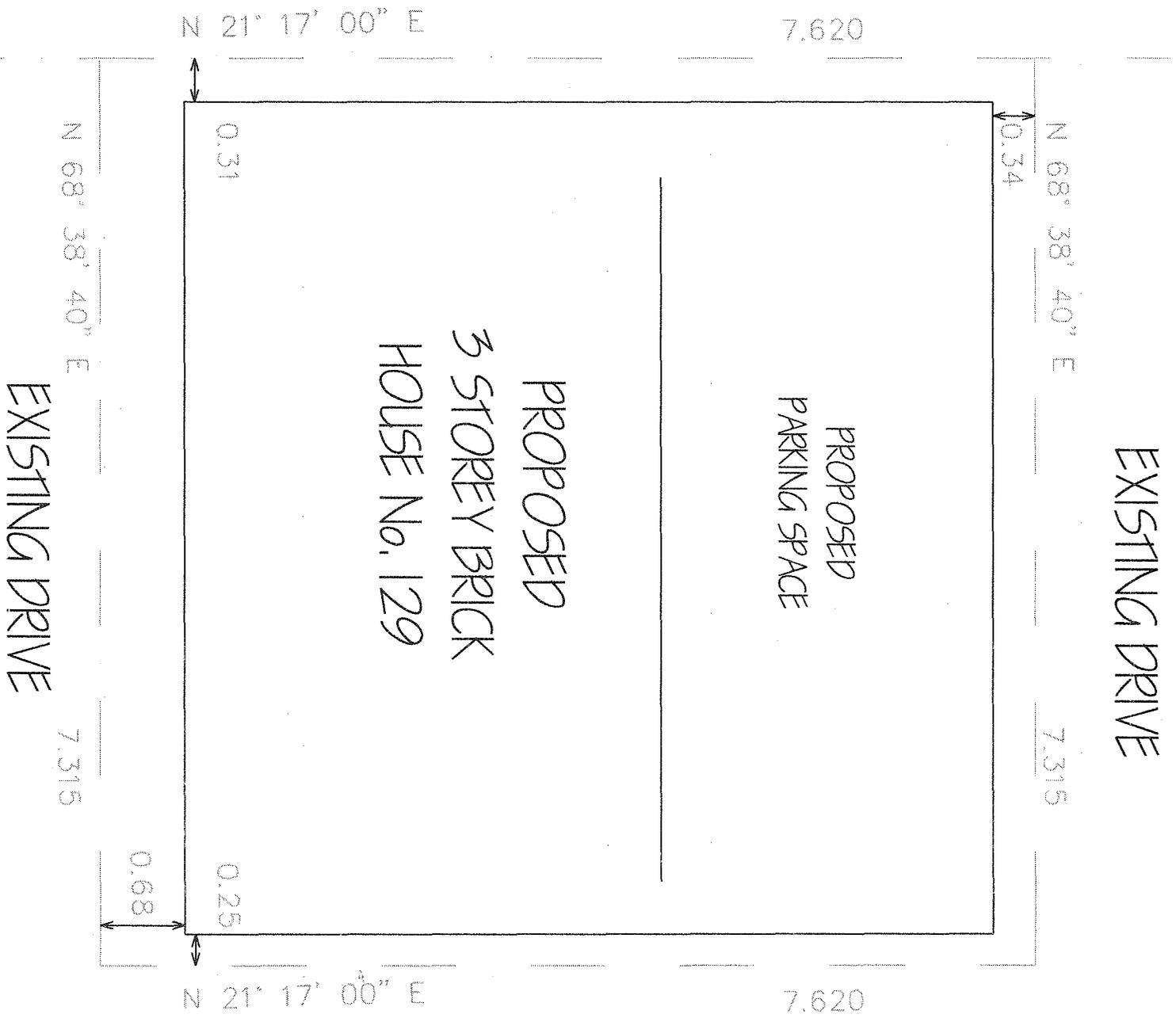


Making a Difference

Produced by the City of Guelph
Committee of Adjustment
February 2016

CONCRETE CURB

CONCRETE SIDEWALK



DRAWING NAME: SITE PLAN		DRAWING NO.: AI	PROJECT NORTH:
DRAWN BY: B.B.	PLOT DATE: 03/11/16	SCALE: 1:50	ORIENTATION:
PROJECT: HOUSE RENOVATION 129 SURREY ST. E., GUELPH			

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 42 Arrow Road

PROPOSAL: The applicant is proposing to maintain the side yard of the existing building. The Committee of Adjustment previously granted approval in 2014 (file A-5/14) to permit a right side yard setback of 3 metres and a rear yard setback of 3 metres for the 461 square metre addition.

BY-LAW

REQUIREMENTS: The property is located in the Industrial (B.4) Zone. Variances from Table 7.3 Rows 4 and 5 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that the minimum side yard is one-half the building height to a maximum of 9 metres but not less than 3 metres. The building height is 7.2 metres which would require a minimum side yard of 3.6 metres.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a right side yard of 2.5 metres.

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DATE: **Thursday, June 9, 2016**

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

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

APPLICATION NUMBER: **A-39/16**

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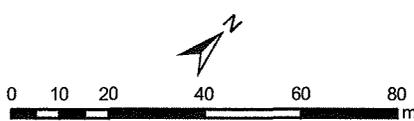
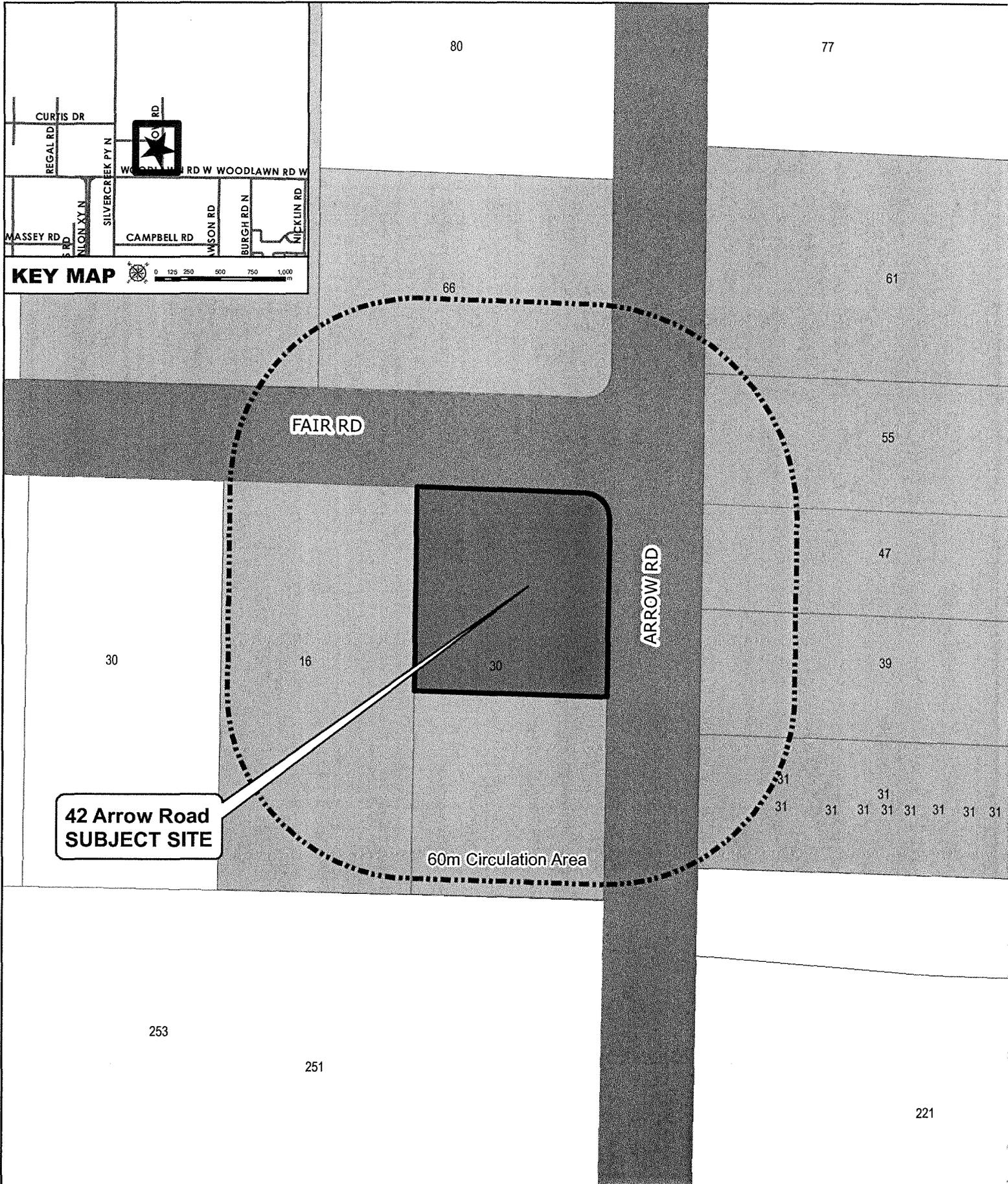
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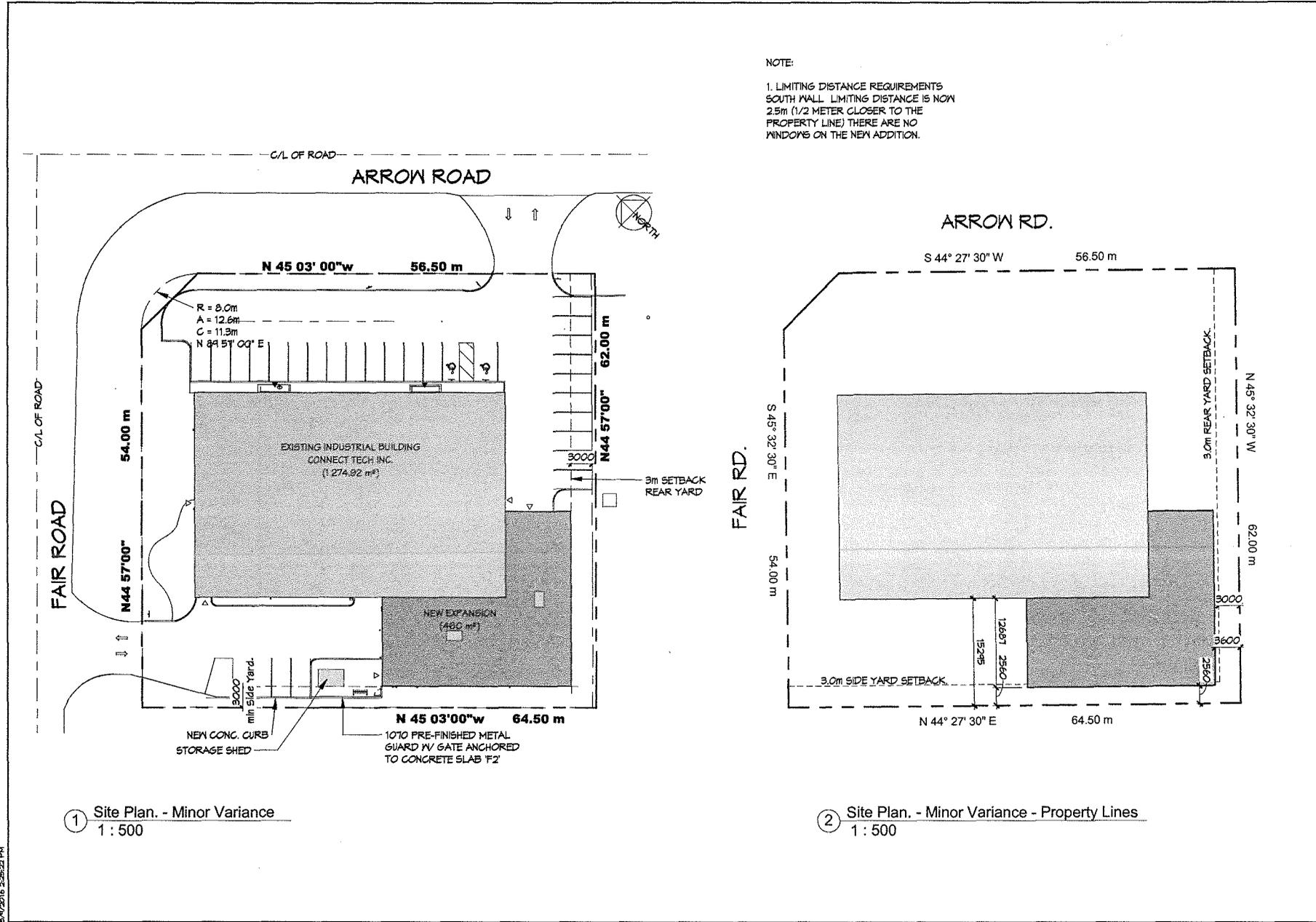
Trista Di Lullo
Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 20th day of May, 2016.



60m CIRCULATION AREA
42 Arrow Road
File No.: A-39/16





JAMES FRYETT ARCHITECTURE
 115 Metcalf Street, N1B 1S0, Elm, Ontario
 Tel: 519-846-2201, Fax: 519-846-0943, www.fryetearchitect.com

THESE DOCUMENTS ARE THE COPYRIGHT OF THE ARCHITECT

Connect Tech Inc - Addition
 42 Arrow Road, Guelph, ON SF14B028
 Unnamed

STATUS	SP - AS B/E	PROJECT	FILE
PROJ #	150-05	CHECKED	
DRAWN	AD/DC	DATE	
DATE	02/02/16	DATE	JUNE 9, 2015

PROJECT SHEET

SP-1R

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

LOCATION: 139 Morris Street

PROPOSAL: The applicant is proposing to sever the property to create a new lot for the future construction of on-street townhouses.

BY-LAW REQUIREMENTS: The property is located in the Specialized Residential [R.3B-22(H) and R.4D-9(H)] Holding Zones.

REQUEST: The applicant proposes to sever a parcel with frontage along Morris Street of 145 metres, a depth of 33 metres, and an area of 4,758 square metres. The severance would allow for the construction of on-street townhouses 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, June 9, 2016**

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

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

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

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 **June 2, 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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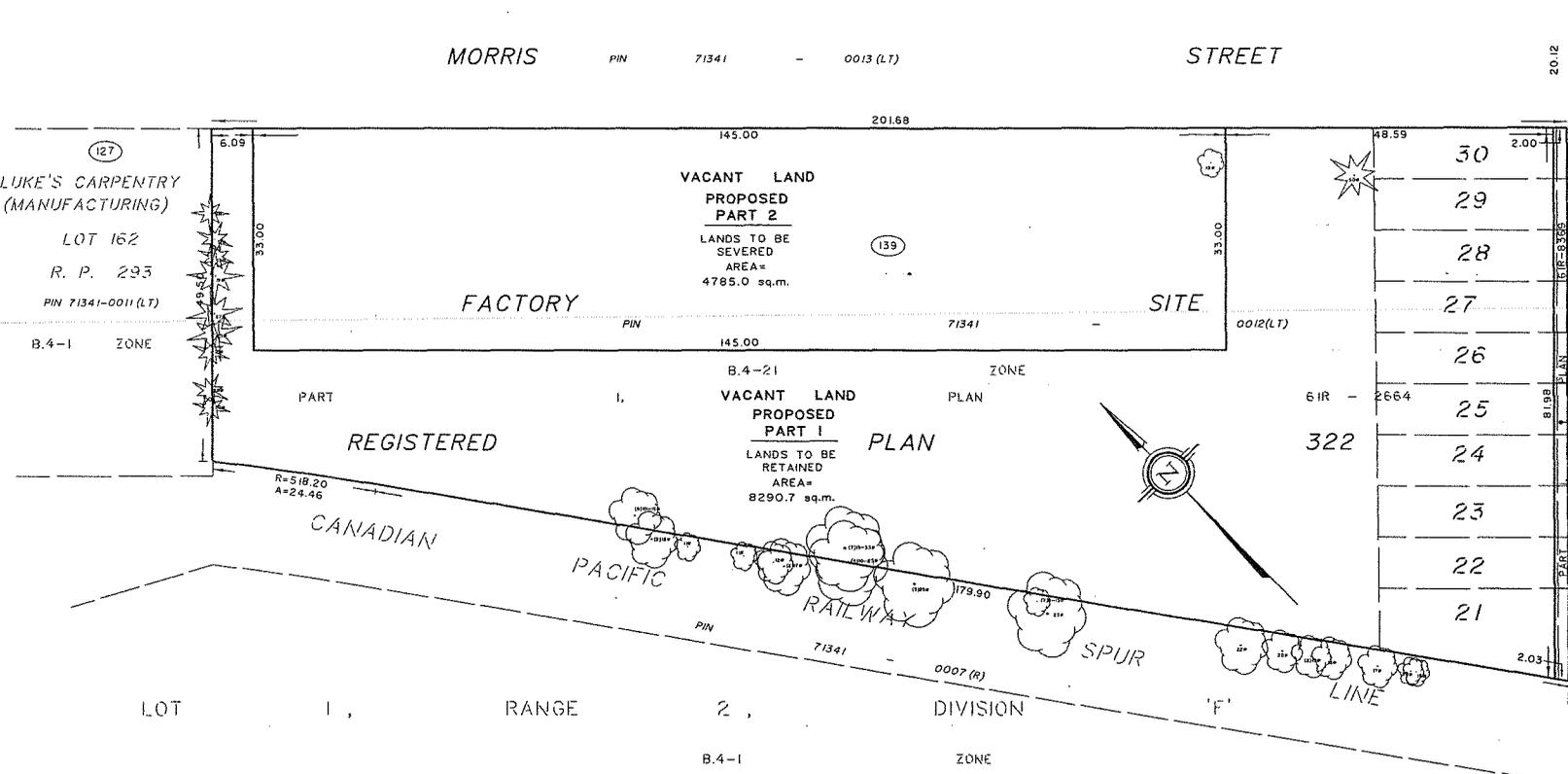
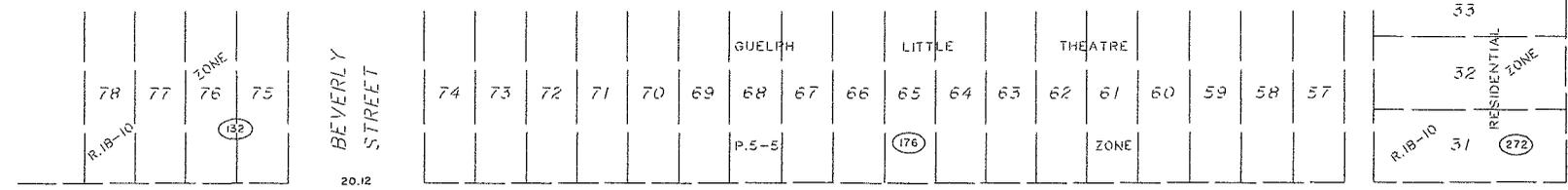
ADDITIONAL INFORMATION

Agendas and comments related to this application will be available online at: www.guelph.ca > 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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SKETCH
PREPARED FOR SEVERANCE APPLICATION

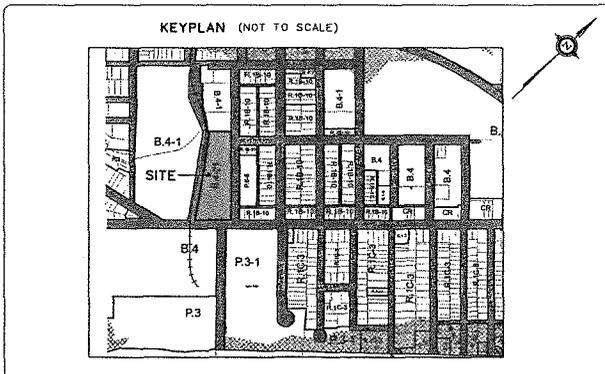
SCALE 1 : 500

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. THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

(115) DENOTES MUNICIPAL ADDRESS



THIS SKETCH WAS PREPARED FOR 139 MORRIS ST. HOLDINGS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

[Signature]
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
Ontario Land Surveyors
Urban and Rural Planners

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

DATE: MAY 4, 2016 PROJECT 12-9344-4

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

- LOCATION:** 100 Silvercreek Parkway North
- PROPOSAL:** The applicant is requesting an easement for the purpose of access relating to the Guelph Area Transmission Refurbishment project for the benefit of Hydro One Inc.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Apartment (R.4B) and Urban Reserve (UR-1) Zones.
- REQUEST:** The applicant is proposing a 6 metre wide easement with an area of 682.14 square metres, as shown on the attached plan, for the purpose of access relating to the Guelph Area Transmission Refurbishment project.

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, June 9, 2016**
- TIME:** **4:00 p.m.**
- LOCATION:** **Council Chambers, City Hall, 1 Carden Street,**
- APPLICATION NUMBER:** **B-17/16**

PROVIDING COMMENTS

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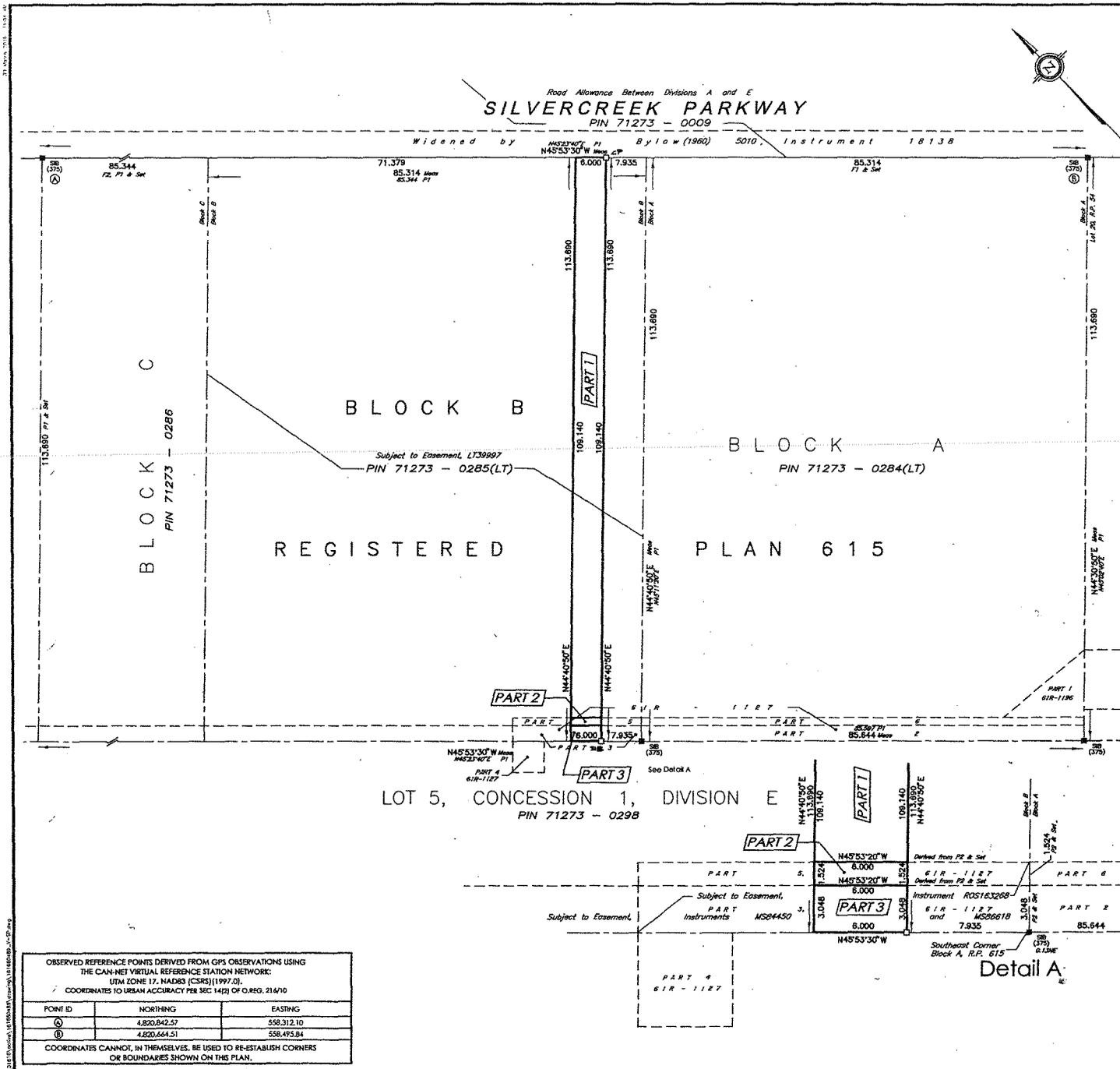
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I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: MARCH 30, 2016

Brian Campbell
BRIAN CAMPBELL, O.L.S.

PLAN 61R-2071
RECEIVED AND DEPOSITED

DATE: Mar. 30, 2016

N. Kafayis
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WELLINGTON (61).

SCHEDULE			
PART	LOT	PLAN	AREA
1			654.84 m ²
2	BLOCK B	615	2.14 m ²
3			18.26 m ²

PARTS 1, 2 AND 3 COMPRISES A PART OF PIN 71273-0285(LT).
PARTS 1, 2 AND 3 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT L139997.
PARTS 2 AND 3 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT R02162268.
PART 3 IS SUBJECT TO EASEMENT AS IN INSTRUMENTS M584430 AND M5866168.

**PLAN OF SURVEY OF
PART OF BLOCK B
REGISTERED PLAN 615**
CITY OF GUELPH
COUNTY OF WELLINGTON

Scale 1:500

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

LEGEND

■	DENOTES	FOUND MONUMENTS
□		SET MONUMENTS
IB		IRON BAR
IRB		ROUND IRON BAR
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
CC		CUT CROSS
CP		CONCRETE PIN
WIT		WITNESS
PN		PROPERTY IDENTIFICATION NUMBER
MES		MEASURED
PROP		PROPORTIONED
OU		ORIGIN UNKNOWN
SMITC		STANTEC GEOMATICS LTD.
375		BLACK SHOEMAKER ROBINSON & DONALDSON LTD.
F1		375 FILE 77-6157
F2		375 FILE 77-6260
P1		REGISTERED PLAN 615
P2		PLAN 61R-1127

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999595.

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS FROM MONUMENT A TO B, SHOWN HEREON, HAVING A BEARING OF N45°53'30"W REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).

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 14TH DAY OF MARCH, 2016.

MARCH 30, 2016
DATE

Brian Campbell
BRIAN CAMPBELL
ONTARIO LAND SURVEYOR

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VIRTUAL REFERENCE STATION NETWORK:
UTM ZONE 17, NAD83 (CSRS) (1997.0).
COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 214/10

POINT ID	NORTHING	EASTING
Ⓐ	4,820,842.57	558,312.10
Ⓑ	4,820,464.51	558,495.84

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

Stantec Stantec Geomatics Ltd.
ONTARIO LAND SURVEYORS
300 HAGEY BOULEVARD, SUITE 100
WATERLOO, ONTARIO, N2L 9A4
TEL. (519) 579-4410 FAX. (519) 579-6753
stantec.com

DRAWN: BC CHECKED: BRC DATE: MARCH 30, 2016 PROJECT NO.: 16166089
JOB NO. G3-64 DRAWING NO. L77779 D52 10142 7019

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

LOCATION: 28 Landsdown Drive

PROPOSAL: The applicant is proposing to create a new residential lot which contains an existing residential dwelling which is proposed to be demolished and replaced. The subject property was rezoned in 2015 (File ZC1317) and the retained lands are part of a Condominium Application.

BY-LAW REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1B-48) Zone.

REQUEST: The applicant is proposing to sever a parcel with frontage along Landsdown Drive of 13.83 metres, a depth of 33.21 metres and an area of 459 square metres. The severance would separate the existing dwelling from the Condominium Application affecting 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, June 9, 2016**

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

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

APPLICATION NUMBER: **B-18/16**

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 **June 2, 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.

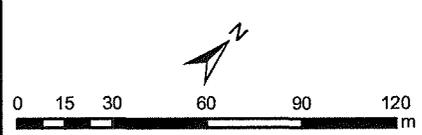
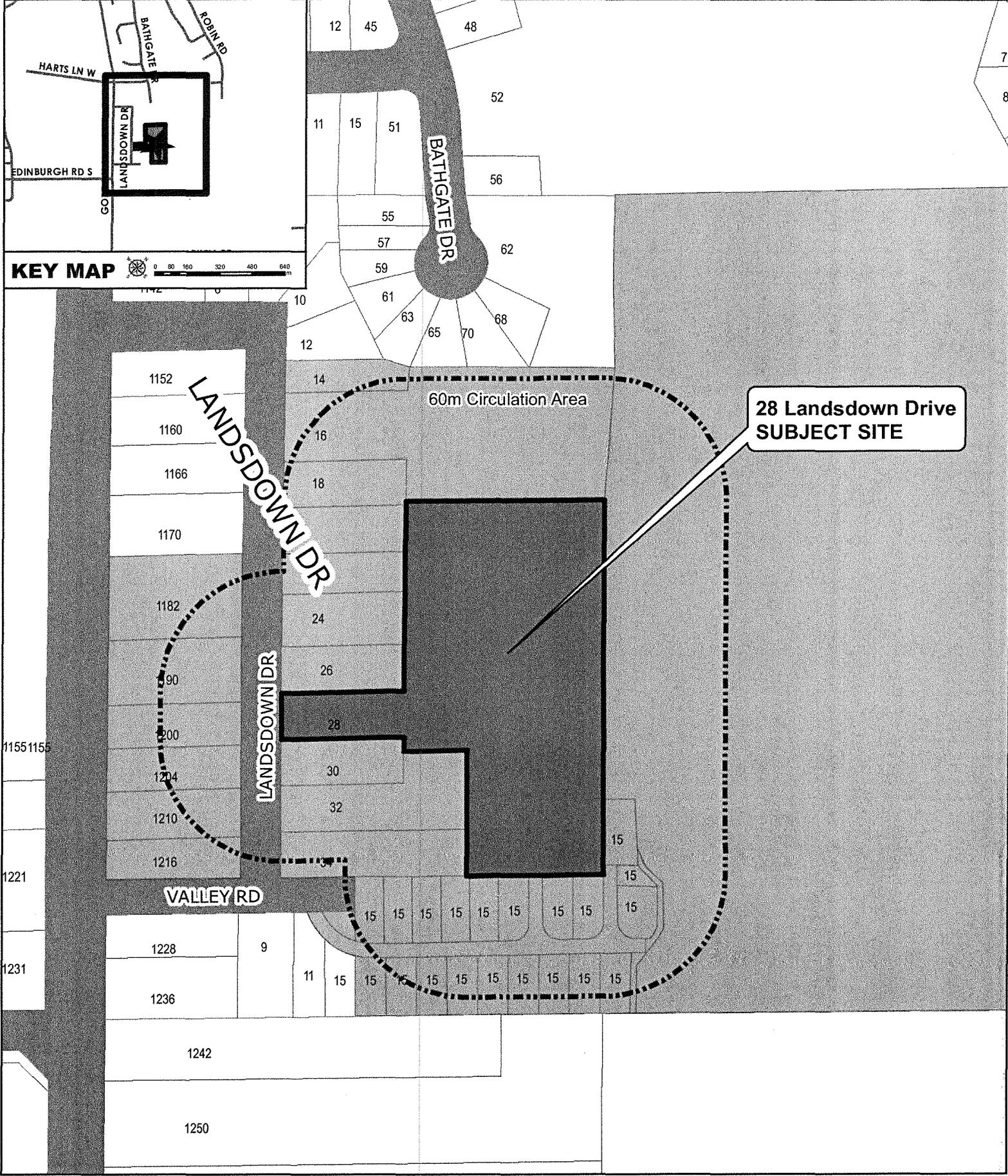
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submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

Trista Di Lullo

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

Dated this 20th day of May, 2016.



60m CIRCULATION AREA
28 Landsdown Drive
File No.: B-18/16



Produced by the City of Guelph
Committee of Adjustment
February 2016

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

- LOCATION:** 54 Westmount Road
- PROPOSAL:** The applicant is requesting a 4 square metre easement for the purpose of access to a utility line for the benefit of Guelph Hydro.
- BY-LAW REQUIREMENTS:** The property is located in the Institutional (I.1) and Specialized Institutional (I.1-7) Zones.
- REQUEST:** The applicant is requesting an easement with frontage along Edinburgh Road of 2 metres, a depth of 2 metres and an area of 4 square metres, shown as Part 2 on the attached plan.

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, June 9, 2016
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street,
- APPLICATION NUMBER:** B-19/16

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

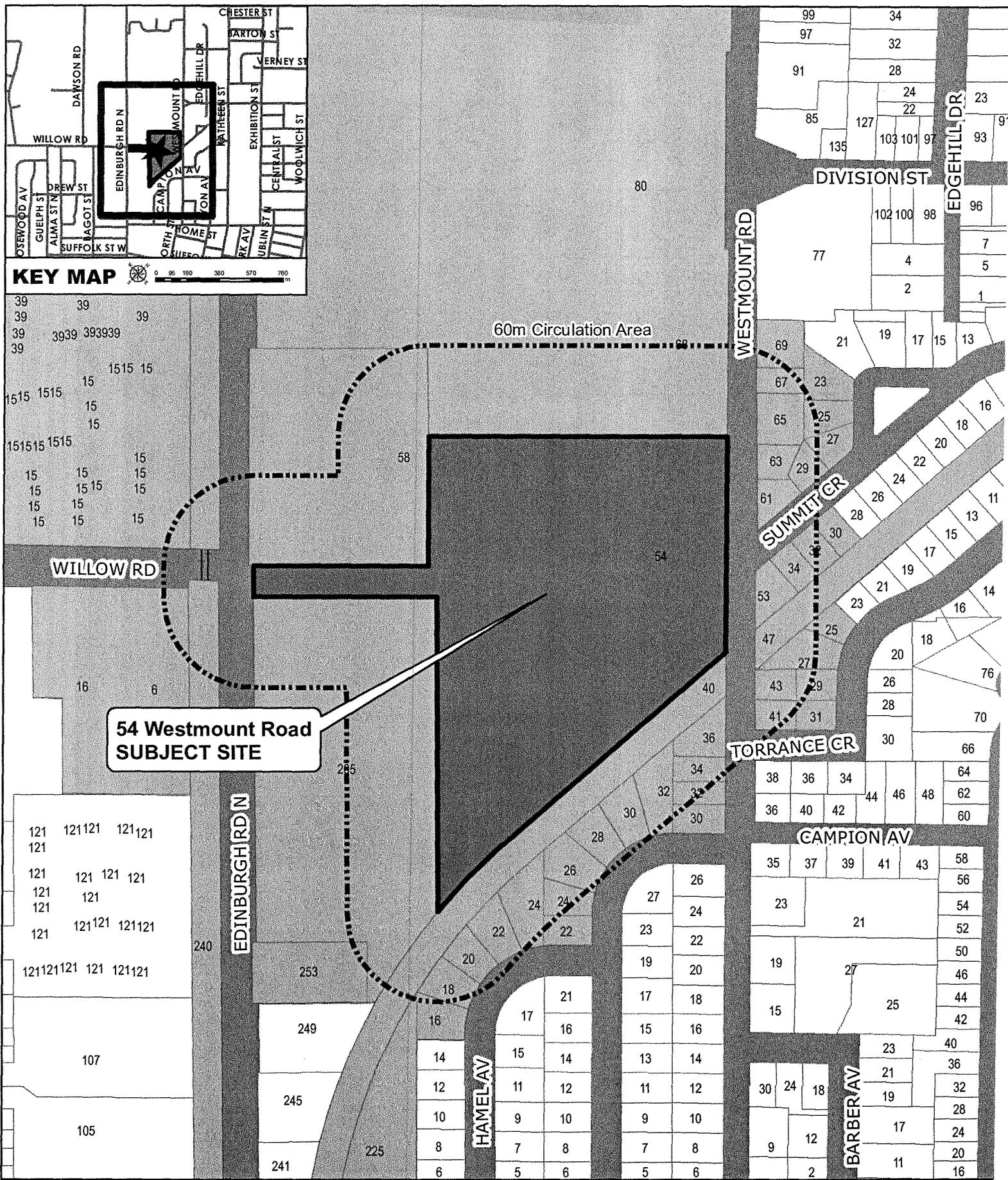
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NOTICE OF THE DECISION

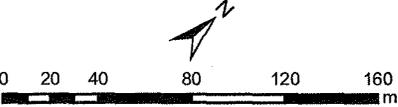
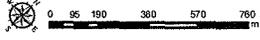
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Dated this 20th day of May, 2016.



KEY MAP



60m CIRCULATION AREA
54 Westmount Road
File No.: B-19/16



Produced by the City of Guelph
 Committee of Adjustment
 February 2016

COMMITTEE OF ADJUSTMENT REVISED NOTICE OF PUBLIC HEARING



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

- LOCATION:** 201 – 207 Alice Street
- PROPOSAL:** The applicant is proposing to use one unit of the existing industrial mall as a 484 square metre recreation centre (physical fitness gym).
- BY-LAW REQUIREMENTS:** The property is located in the Specialized Industrial (B.4-1) Zone. A variance from Section 7.3.4.1.1 and 4.13.4.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law:

- a) permits a chemical products industry use in the B.4-1 zone but does not permit a recreation centre; and
- b) requires one (1) parking space per 50 square metres of gross floor area up to 1,000 square metres and one (1) parking space per 100 square metres of gross floor area between 1,000 and 5,000 square metres [a total of 56 parking spaces for the existing industrial mall].

REQUEST:

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

- a) to permit a recreation centre as an additional permitted use on the property; and
- b) to permit 31 parking spaces for the existing industrial mall.

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, June 9, 2016
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-40/16

PROVIDING COMMENTS

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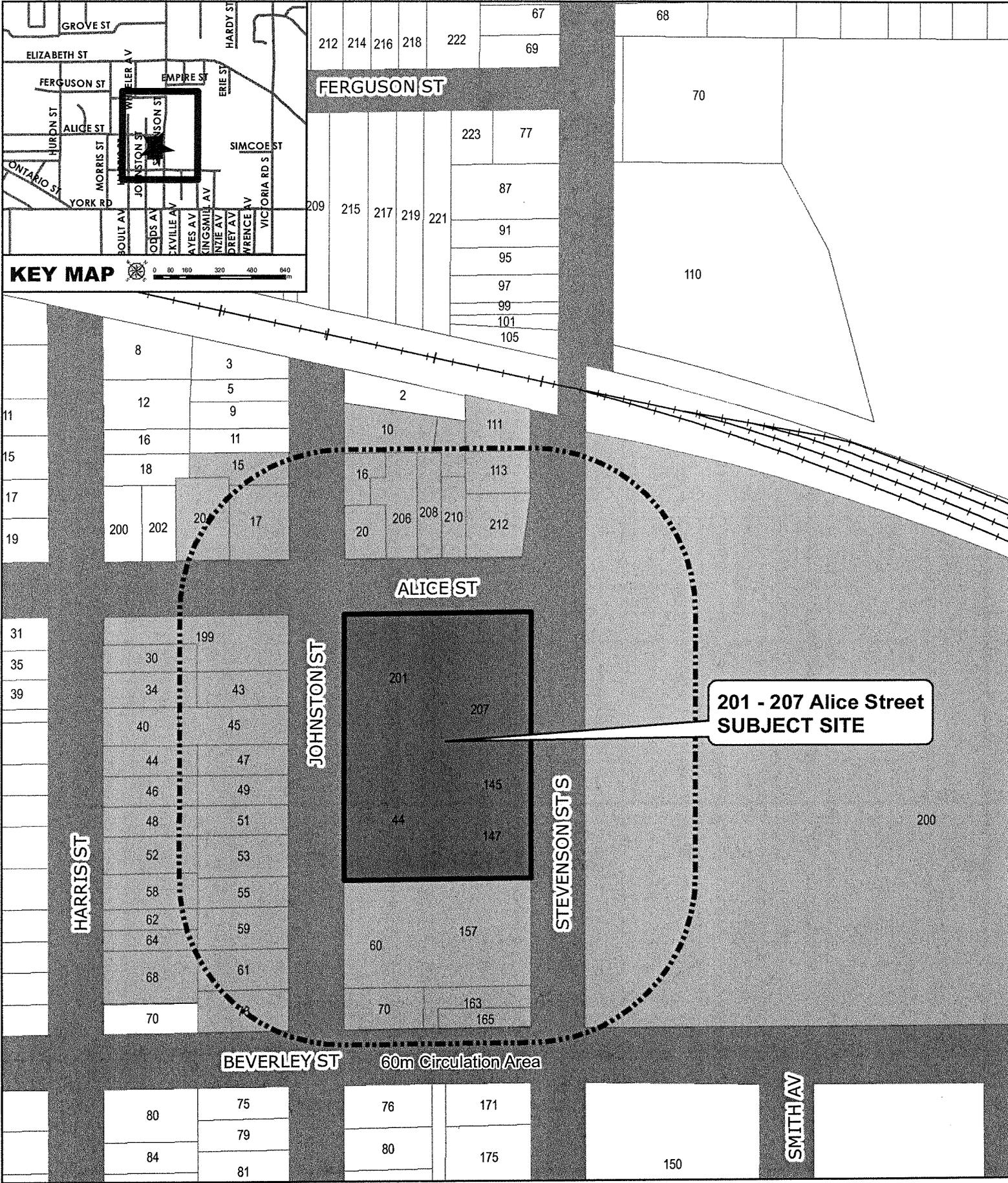
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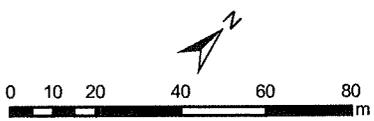
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

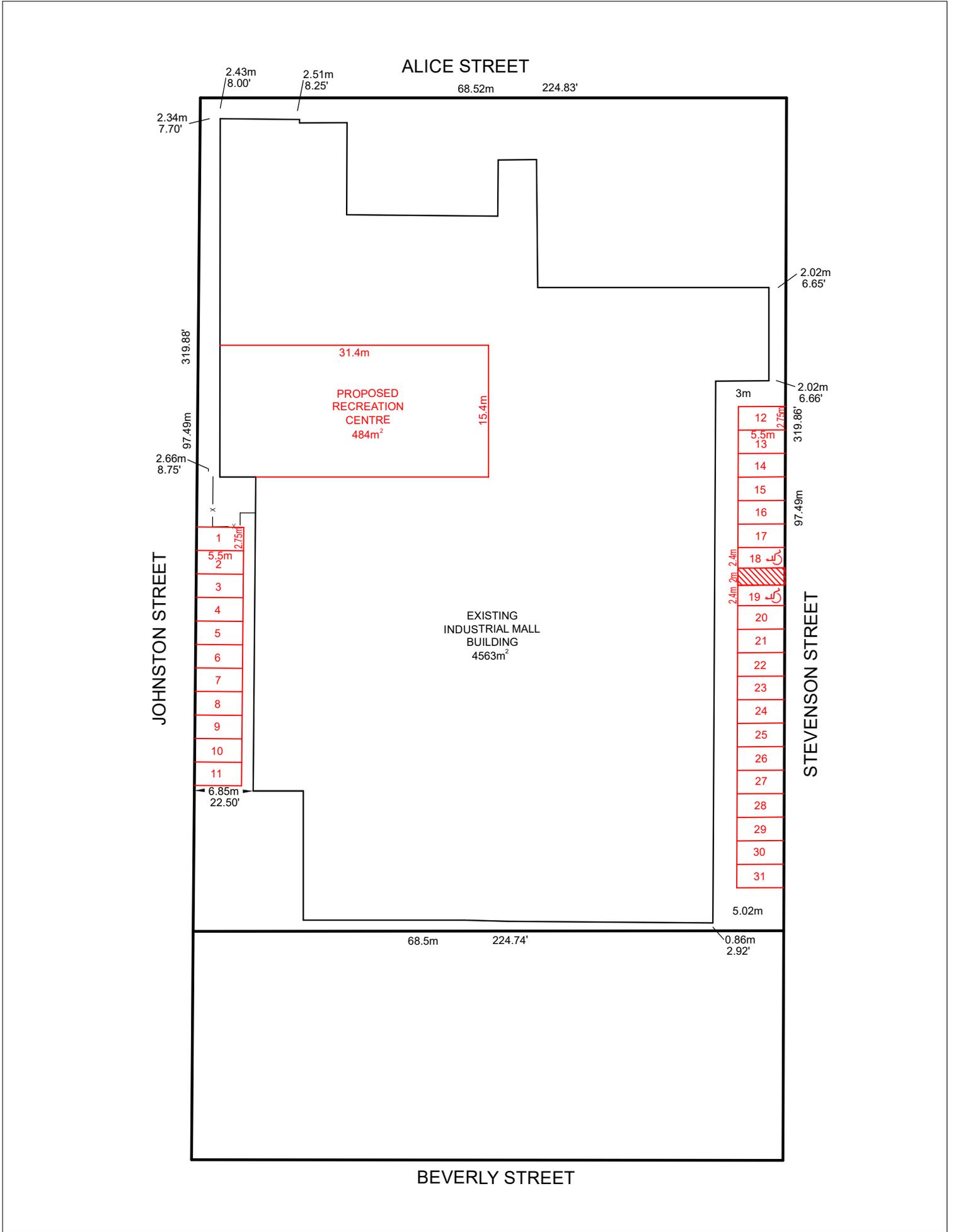
Trista Di Lullo
 Trista Di Lullo, ACST(A)
 Secretary-Treasurer, Committee of Adjustment

Dated this 25th day of May, 2016.



60m CIRCULATION AREA
201 - 207 Alice Street
File No.: A-40/16





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 164 Country Club Drive
PROPOSAL: The applicant is proposing to construct an accessory building (garage) in the rear yard of the subject property.

BY-LAW REQUIREMENTS: The property is located in the Residential Single Detached (R.1D) Zone. A variance from Section 4.5.1.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law permits the construction of an accessory building in the rear yard of properties within the R.1D zone up to a maximum of 30% of the total rear yard.

REQUEST: The applicant is seeking relief from the By-law requirements to permit the construction of a 36.8 square metre accessory building (garage) which occupies 48% of the rear yard.

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, June 9, 2016
TIME: 4:00 p.m.
LOCATION: Council Chambers, City Hall, 1 Carden Street
APPLICATION NUMBER: A-41/16

PROVIDING COMMENTS

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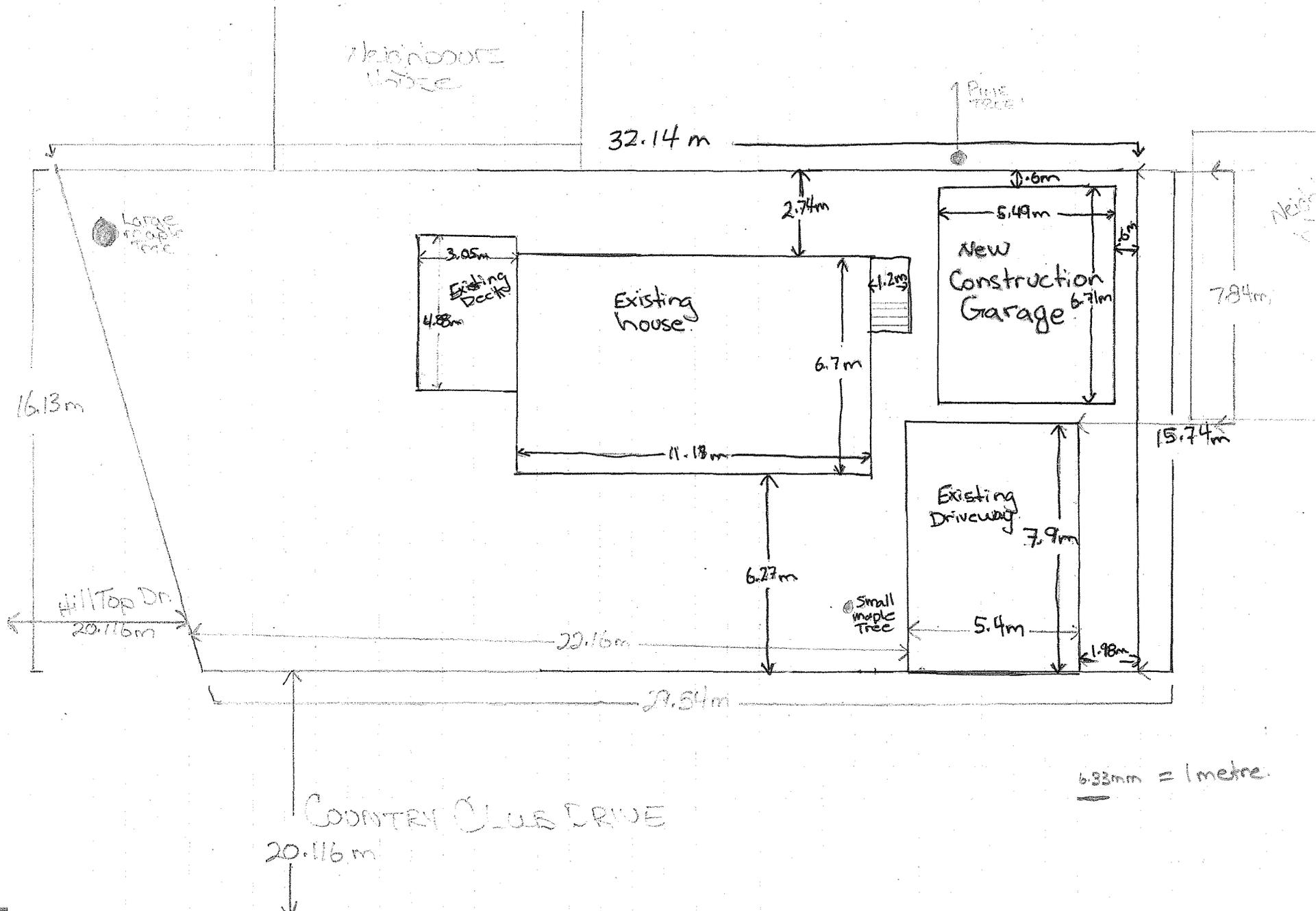
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NOTICE OF THE DECISION

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164 COUNTRY CLUB DR.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 10 Ontario Street

PROPOSAL: The applicant is proposing to maintain the side yard of the existing accessory structure (deck).

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1B-10) Zone. A variance from Section 4.5.1.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that an accessory structure not be located within 0.6 metres of any lot line.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit an accessory structure (deck) within 0 metres of the lot line.

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, June 9, 2016

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-42/16

PROVIDING COMMENTS

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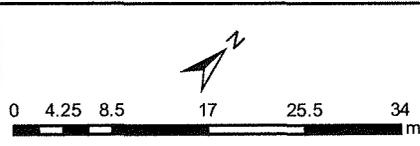
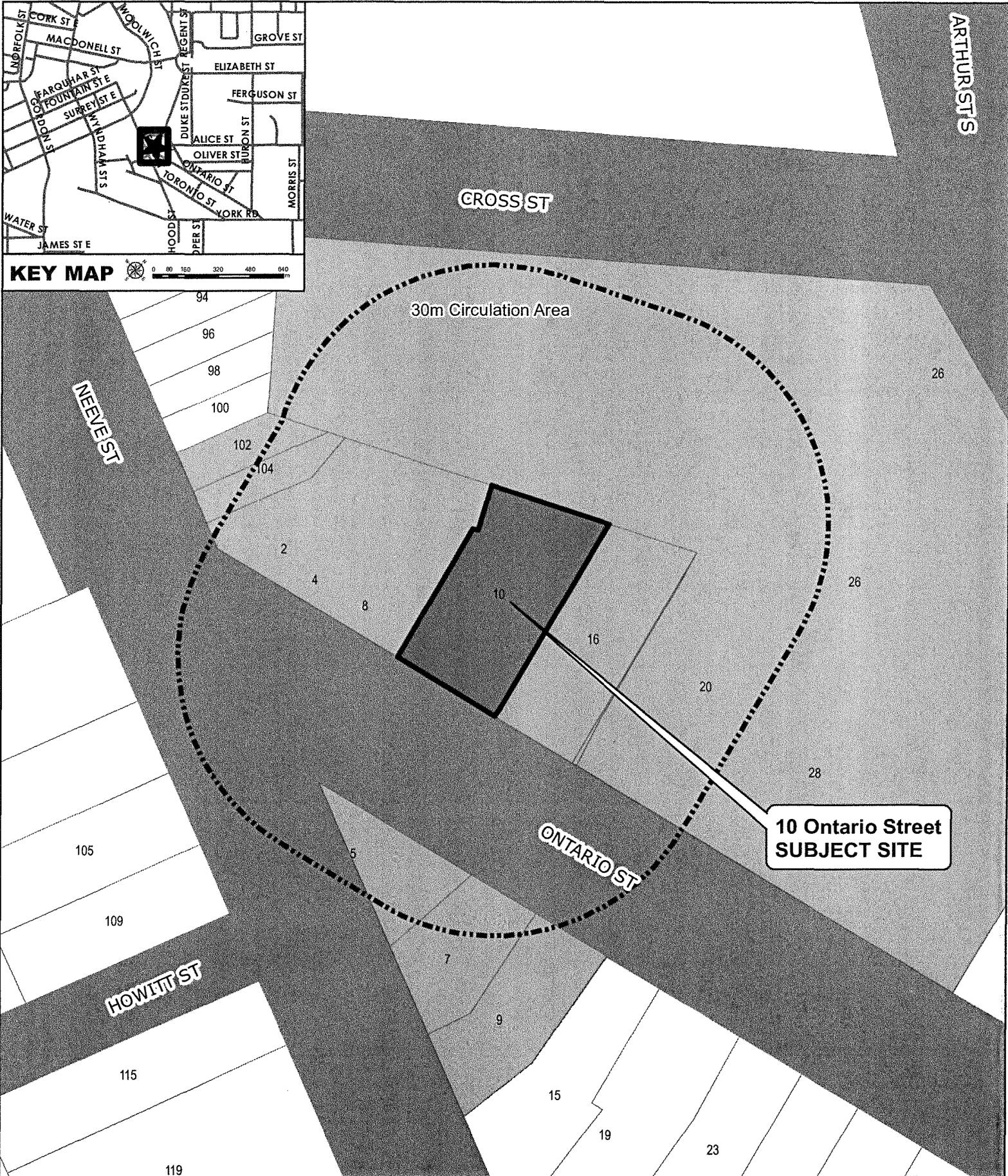
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NOTICE OF THE DECISION

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.

Dated this 20th day of May, 2016.



30m CIRCULATION AREA
10 Ontario Street
File No.: A-42/16



