



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 1 Chillico Drive
- PROPOSAL:** The applicant has an existing accessory apartment with an enlarged floor area in the basement of the existing dwelling.
- BY-LAW REQUIREMENTS:** The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.15.1.5 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that an accessory apartment not exceed 45% of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser.

## REQUEST:

The applicant is seeking relief from the By-law requirements to permit the accessory apartment to have an area of 103.2 square metres, being 30.3% of the total floor area.

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, March 24, 2016
- TIME:** 4:00 p.m.
- LOCATION:** Council Chambers, City Hall, 1 Carden Street
- APPLICATION NUMBER:** A-24/16

## 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 **March 17, 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.

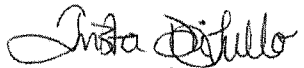
Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback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

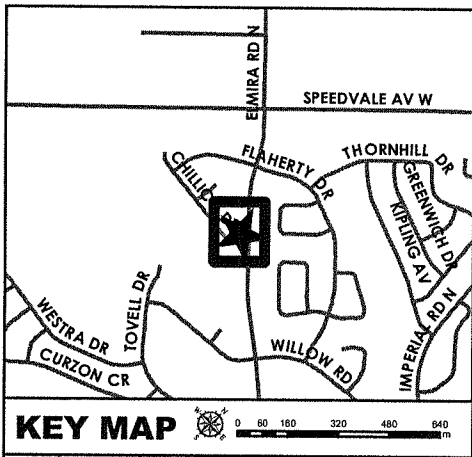
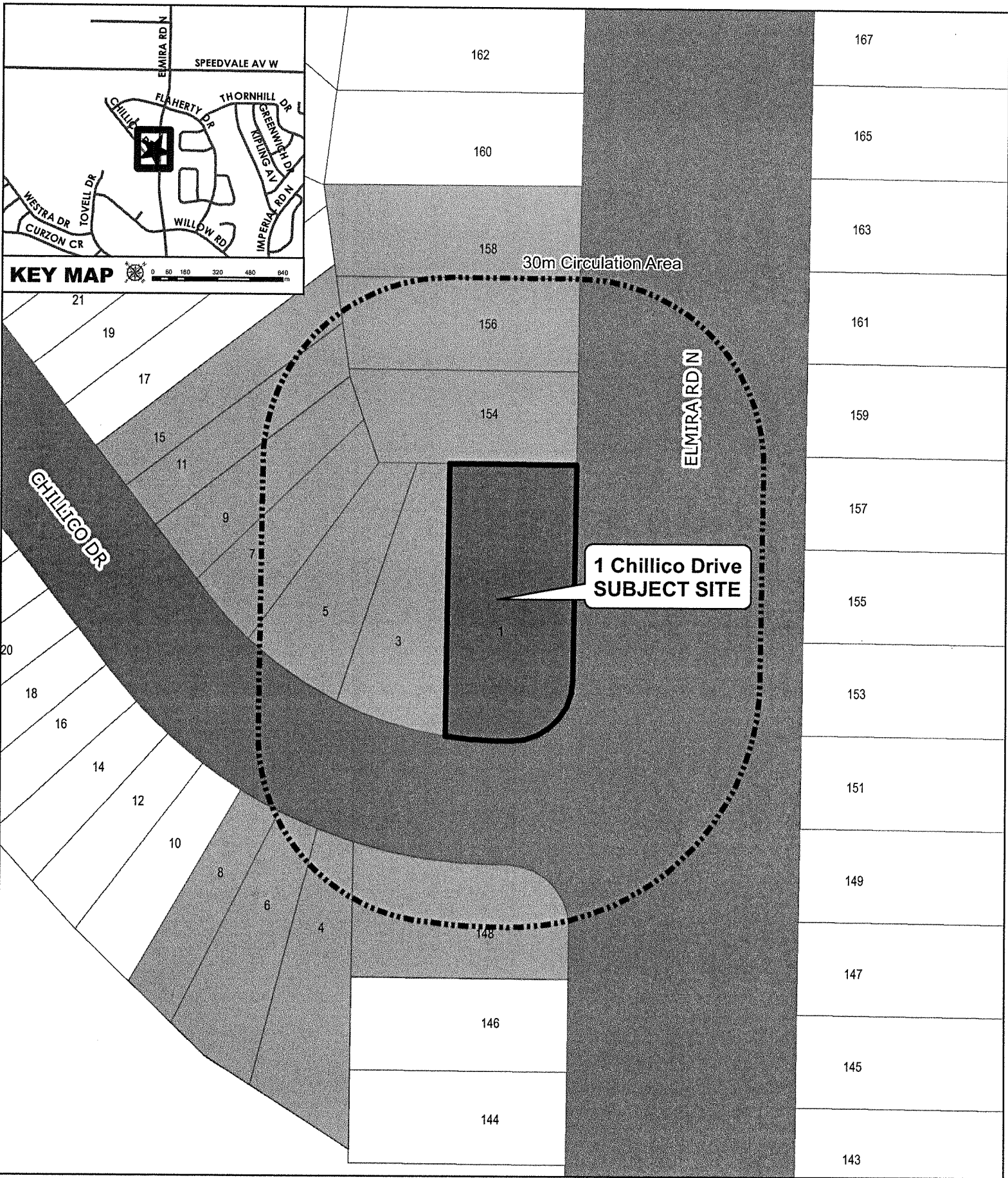
## NOTICE OF THE DECISION

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 4<sup>th</sup> day of March, 2016.

Secretary-Treasurer, Committee of Adjustment

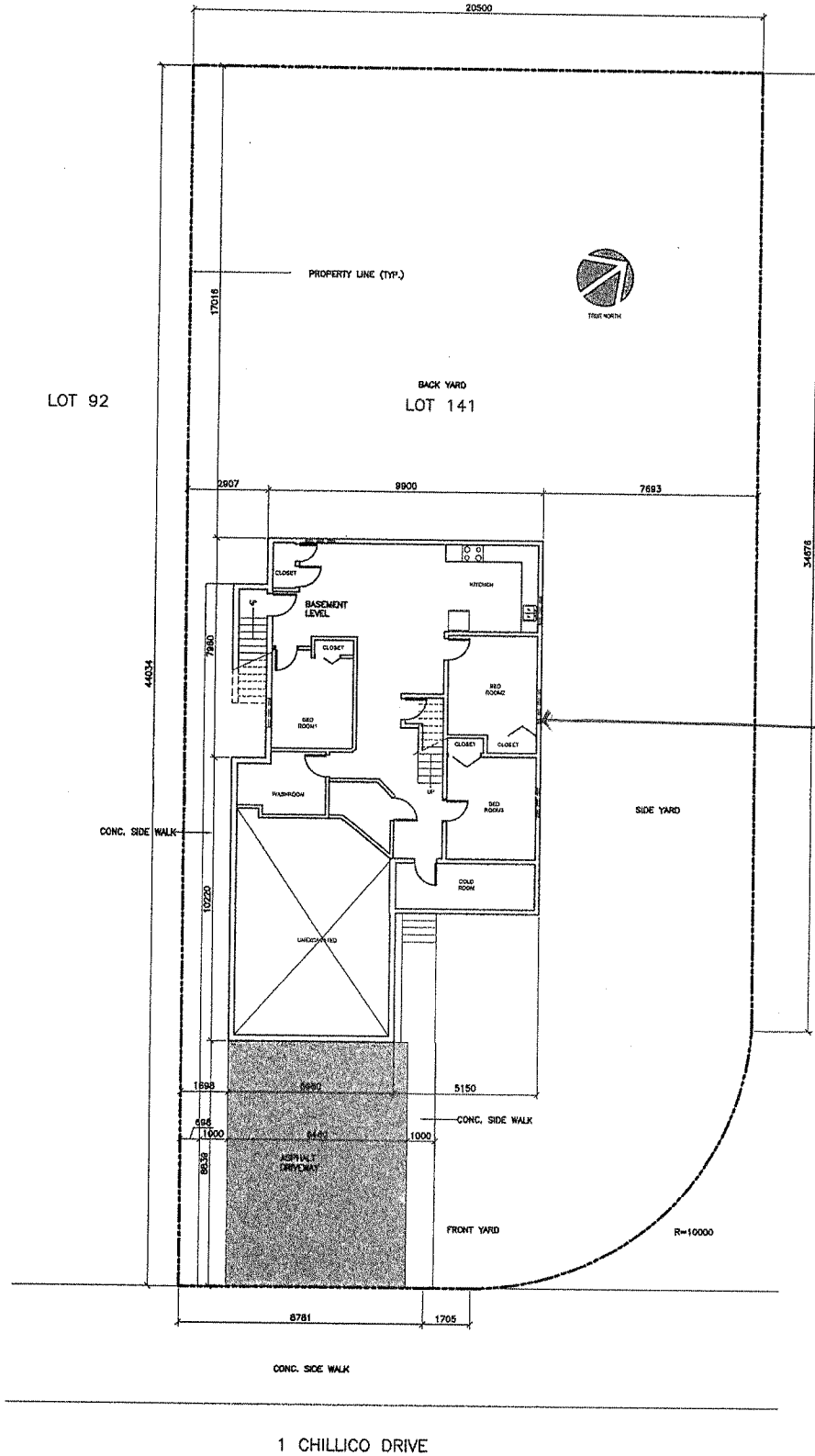


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**30m CIRCULATION AREA**  
**1 Chillico Drive**  
**File No.: A-24/16**

**CITY OF Guelph**  
 Making a Difference

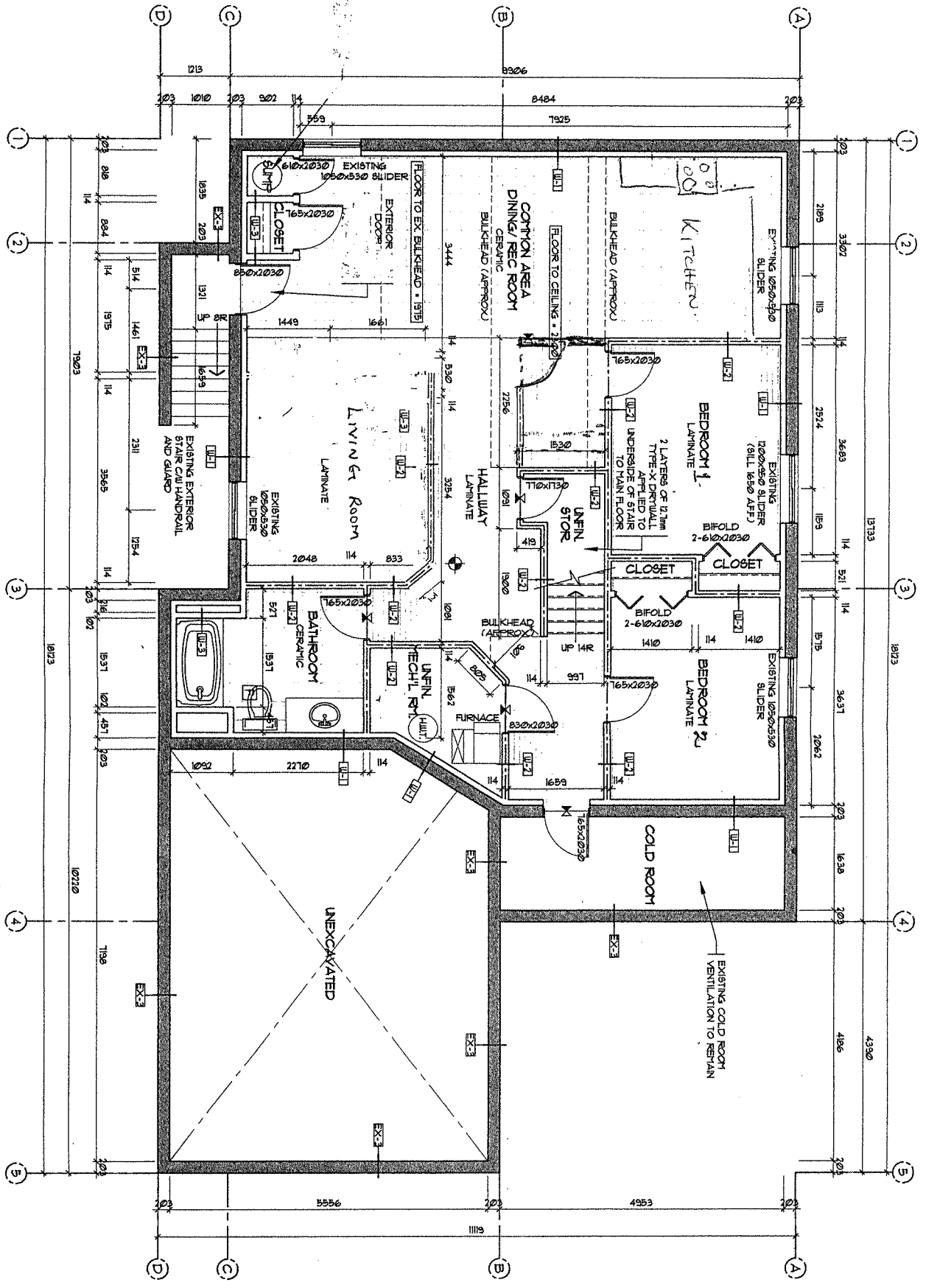
Produced by the City of Guelph  
 Committee of Adjustment  
 February 2016



**2 Storey Dwelling**  
 Basement Area (finished) = 1,111 sqft. = 103.2 sqm  
 Main Floor Area = 1,263 sqft. = 117.3 sqm  
 Second Floor Area = 1,291 sqft. = 119.9 sqm  
 Gross Floor Area = 3,665 sqft. = 340.5 sqm

SITE PLAN  
 SCALE 1:200

BASEMENT AREA = 103.2 m<sup>2</sup>



1  
A-01

BASEMENT FLOOR PLAN

SCALE: 1/16  
 BASEMENT CEILING CONSTRUCTION (CEILING SCHEDULE)  
 - FLOOR FINISH  
 - 5/8" T&G OSB FLOOR SHEATHING (ASBESTOS)  
 - 2x10 UD FLOOR JOISTS @ 6" OC (ASBESTOS)

1 CHILlico DRIVE, GUELPH, ONTARIO  
 FIN. BASEMENT/BATHROOM RENOS

STATUS: PERMIT SUBMISSION  
 PROJECT NO.:  
 FILE NAME:  
 DESIGNED BY: M.F.R.  
 DRAWN BY: M.F.R.  
 SCALE: AS NOTED  
 DATE: 4/5/15

DESIGNER DECLARATION  
 I, MARK RYAN, HAVE REVIEWED THIS DRAWING AND AM TAKING RESPONSIBILITY FOR THE DESIGN ACTIVITIES REPRESENTED ON THIS SHEET. I AM QUALIFIED IN THE APPROPRIATE CATEGORIES AS REQUIRED UNDER 3.5.2.1, DIV. C OF THE 2012 OBC  
 DATE: APRIL 5, 2015  
 SIGNATURE: *[Signature]*

Mark Ryan  
 Design Services

SHEET NO.  
 A-01

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 20 Cowan Place

**PROPOSAL:** The applicant is proposing to establish an outdoor patio adjacent to the easterly end unit, shown as Unit #1 on the attached drawings.

**BY-LAW**

**REQUIREMENTS:** The property is located in the Specialized Service Commercial (SC.1-35) Zone. Variances from Section 4.17.1 and 4.17.2.5 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that the total number of persons permitted on outdoor patios associated with a restaurant or licensed establishment shall not exceed 50% of the indoor licensed capacity, or 70 persons, whichever is less [licensed capacity of existing restaurant is 40 persons]; and
- b) that every outdoor patio shall be located a minimum of 3 metres away from any loading space, parking space, parking aisle or driveway.

**REQUEST:**

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

- a) to permit a 24 person maximum for the outdoor patio, being 60% of the indoor licensed capacity of the associated restaurant; and
- b) to permit an outdoor patio to be situated 0.0 metres from a parking aisle.

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, March 24, 2016  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, City Hall, 1 Carden Street  
**APPLICATION NUMBER:** A-25/16

**PROVIDING COMMENTS**

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**ADDITIONAL INFORMATION**

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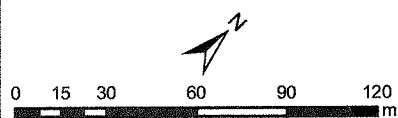
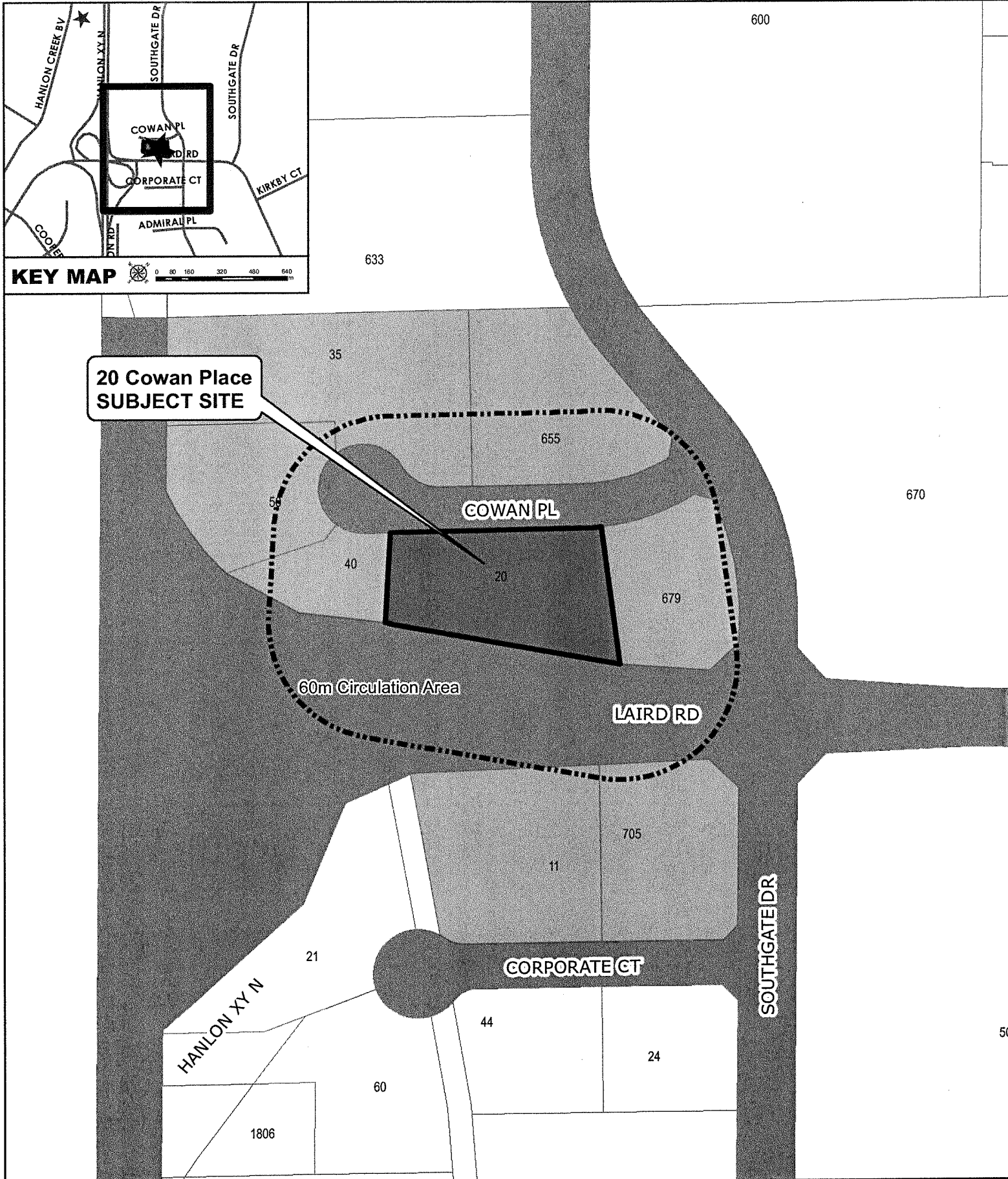


**NOTICE OF THE DECISION**

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

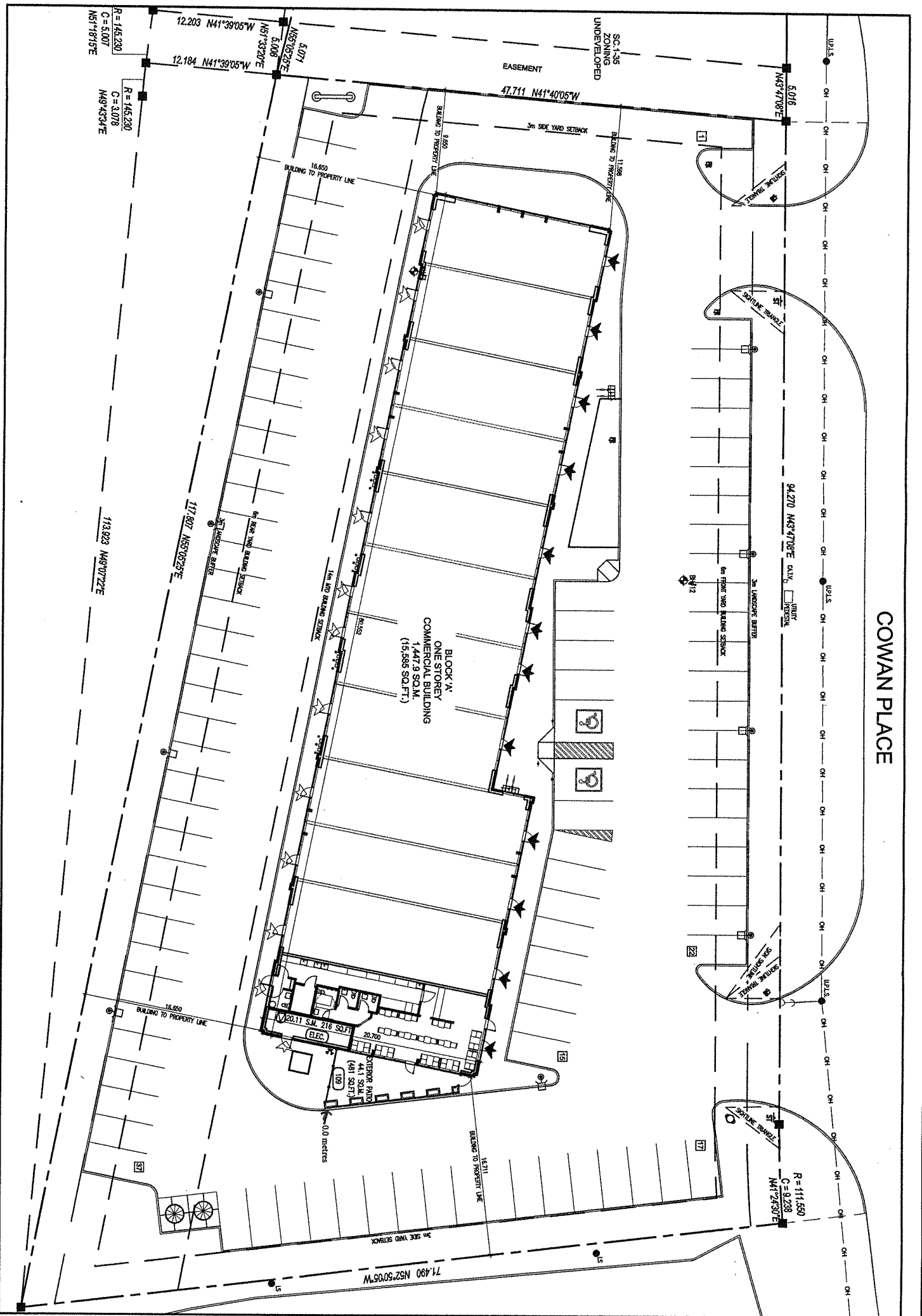
Dated this 4<sup>th</sup> day of March, 2016.



**60m CIRCULATION AREA**  
**20 Cowan Place**  
**File No.: A-25/16**



COWAN PLACE



SC-1-35  
ZONING  
UNDEVELOPED

5.071  
N52°08'25\"/>

5.008  
N61°33'20\"/>

12.203 N41°39'05\"/>

12.184 N41°39'05\"/>

R = 145.230  
C = 3.078  
N49°43'34\"/>

117.807 N55°03'25\"/>

113.823 N49°07'22\"/>

16.850  
BUILDING TO PROPERTY LINE

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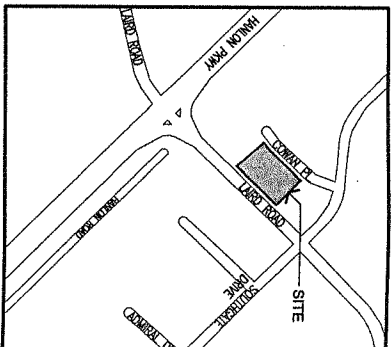
16.850  
BUILDING TO PROPERTY LINE

1

SITE PLAN  
SCALE: 1:200

1

SITE PLAN  
SCALE: 1:200







# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

**LOCATION:** 535 Woolwich Street

**PROPOSAL:** The applicant is proposing to convert one unit of the existing building to a 146 square metre bakery, while maintaining the existing 40 square metre personal service establishment (barber).

**BY-LAW**

**REQUIREMENTS:** Permission to change legal non-conforming use is being requested. The property is located in the Specialized Office Residential (OR-36) Zone.

The property is currently occupied by a legal non-conforming laundromat, as well as a personal service establishment (barber). As a result of a previous Committee of Adjustment decision (File A-123/94), permission was given to allow a dry cleaning establishment and laundromat. Any addition or change to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment.

**REQUEST:**

The applicant is seeking permission to change the legal non-conforming use to allow for a bakery use within a 146 square metre area of the existing 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, March 24, 2016

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

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

**APPLICATION NUMBER:** A-26/16

**PROVIDING COMMENTS**

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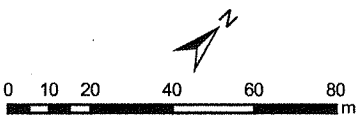
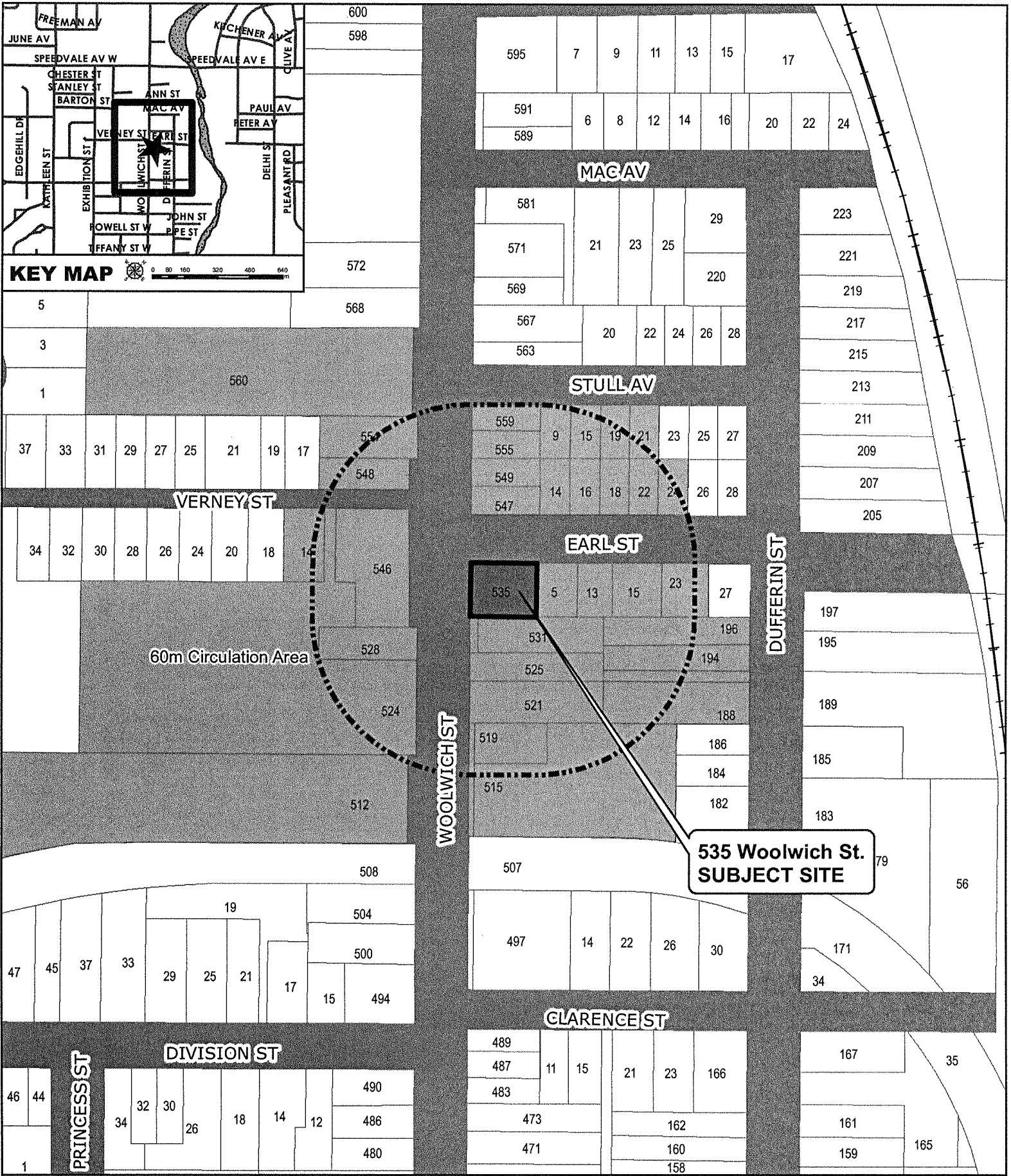
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Dated this 4<sup>th</sup> day of March, 2016.

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



**60m CIRCULATION AREA**  
**535 Woolwich Street File**  
**No.: A-26/16**



Produced by the City of Guelph  
Committee of Adjustment  
February 2016

