

# Committee of Adjustment Agenda



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## Public hearing for applications under sections 45 and 53 of the Planning Act

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

**Date:** Thursday, November 14, 2019, 4:00 P.M.

Please turn off or place on non-audible all electronic devices during the hearing. Please note that this hearing will be audio recorded and streamed live on [guelph.ca/live](http://guelph.ca/live). An electronic version of this agenda is available on [guelph.ca/cofa](http://guelph.ca/cofa).

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## Opening Remarks

Disclosure of Pecuniary Interest and General Nature Thereof

Approval of Minutes – October 10, 2019 Hearing Minutes

Requests for Withdrawal or Deferral of Applications

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## Current Applications

(Application order subject to change)

**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.**

- a) **A-92/19**      Owner: Leslie Kuenzig  
Agent: N/A  
Request: Side yard setback variance for existing shed  
Location: 7 June Avenue
  
  - b) **A-93/19**      Owner: Emily Mia Laura Jantzi  
Agent: N/A  
Request: Variance for existing accessory apartment size  
Location: 10 Eleanor Court
  
  - c) **A-94/19**      Owner: Debrob Investments Limited  
Agent: Phil Ha, Fusion Homes  
Request: Variance for location of parking space for model home with sales office  
Location: Phase 1, Lot 21 – Everton Drive (subdivision currently known as 55 and 75 Cityview Drive North)
  
  - d) **A-95/19**      Owner: Lakhvir Johal and Sukhwinder Johal  
Agent: Jeff Buisman, Van Harten Surveying Inc.  
Request: Side yard setback variance for proposed exterior stairs  
Location: 169 Gosling Gardens
  
  - e) **B-14/19**      Owner: 43 Arthur Street LP  
Agent: Matthew Robson, Robson Development Consulting  
Request: Consent to create easement to provide access and use of barrier-free parking space in favour of 53, 63 and 73 Arthur Street South  
Location: 43 Arthur Street South  
Deferred from October 10, 2019 hearing
- 

## Staff Announcements

- a) LPAT Notice of Hearing: File A-52/19 (58 Memorial Crescent)
- b) LPAT Notice of Hearing: File A-3/19 (622 College Avenue West)

## Adjournment

Next Hearing December 12, 2019

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### Contact Information

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A

519-822-1260 Extension 2524

[cofa@guelph.ca](mailto:cofa@guelph.ca)

**TTY:** 519-826-9771

[guelph.ca/cofa](http://guelph.ca/cofa)

**Facsimile:** 519-763-1260

# Committee of Adjustment Notice of Public Hearing

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**An Application for a Minor Variance has been filed with the Committee of Adjustment**

## **Application Details**

### **Location:**

7 June Avenue

### **Proposal:**

The applicant is proposing to maintain an existing shed adjacent to the left lot line with a floor area of 4.46 square metres in the rear yard of the property.

### **By-Law Requirements:**

The property is located in the Residential Semi-Detached/Duplex (R.2) Zone. A variance from Section 4.5.1.2 of the Zoning By-law (1995)-14864, as amended, is being requested.

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

### **Request:**

The applicant is seeking relief from the By-Law requirements to permit the existing shed to have a left side yard setback of 0.22 metres.

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## **Hearing Details**

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:	<b>Thursday, November 14, 2019</b>
Time:	<b>4:00 p.m.</b>
Location:	<b>Council Chambers, City Hall, 1 Carden Street</b>
Application Number:	<b>A-92/19</b>

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If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

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## **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 **November 7, 2019 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 by visiting [guelph.ca/cofa](http://guelph.ca/cofa). 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

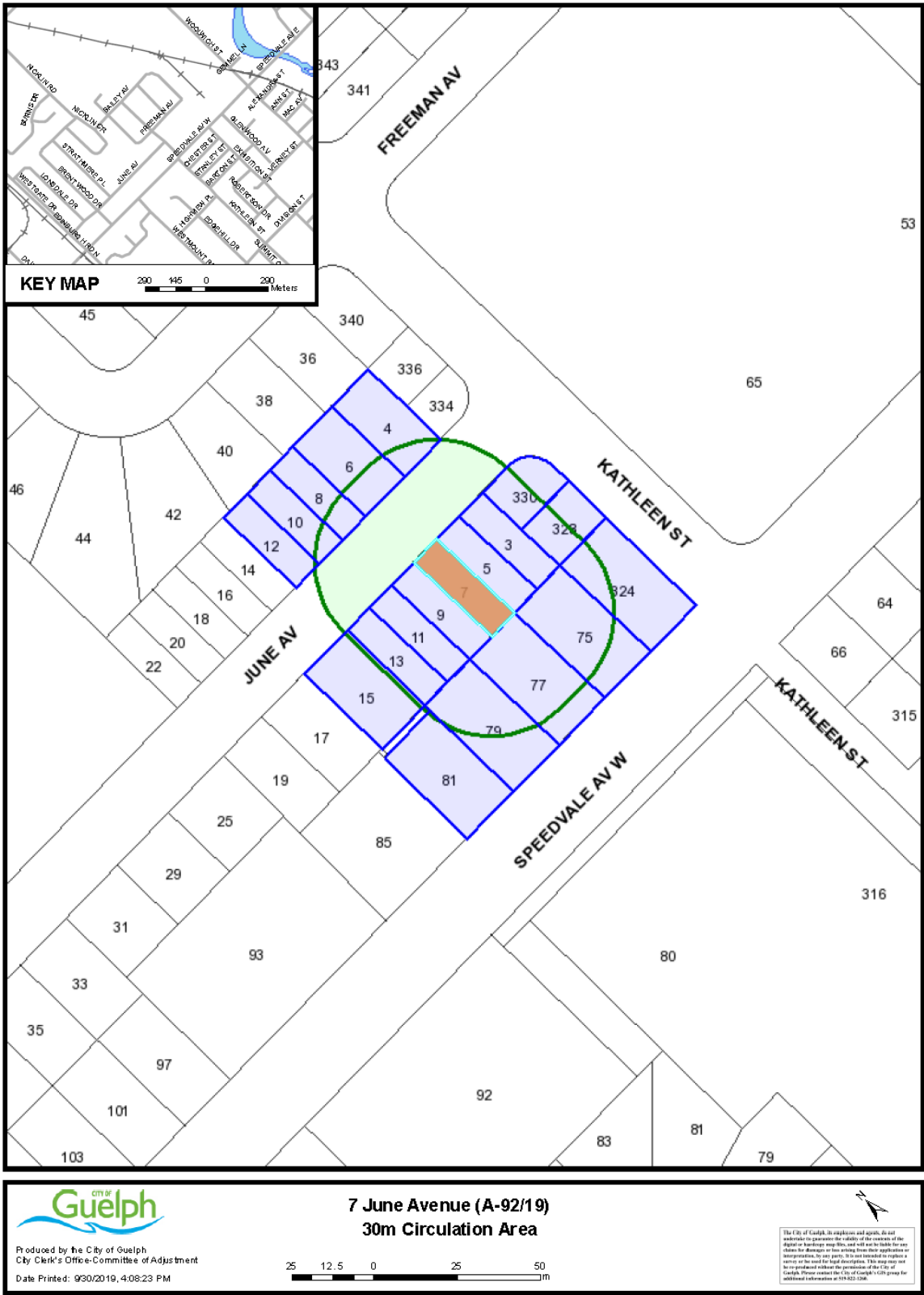
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

## Notice Author

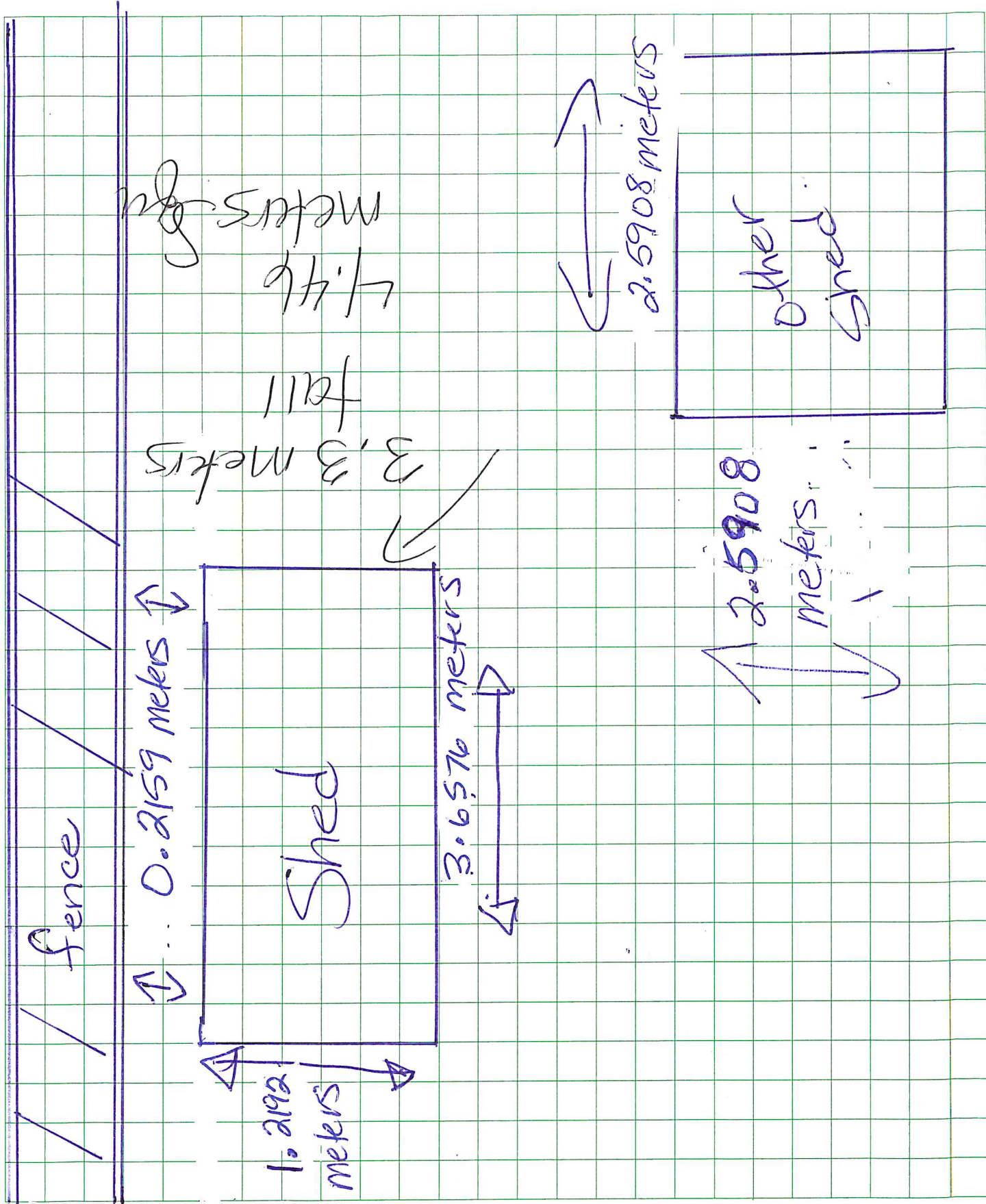
Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
Dated October 25, 2019.

## Contact Information

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A  
519-822-1260 Extension 2524 [cofa@guelph.ca](mailto:cofa@guelph.ca)  
**TTY:** 519-826-9771 [guelph.ca/cofa](http://guelph.ca/cofa)  
**Facsimile:** 519-763-1260





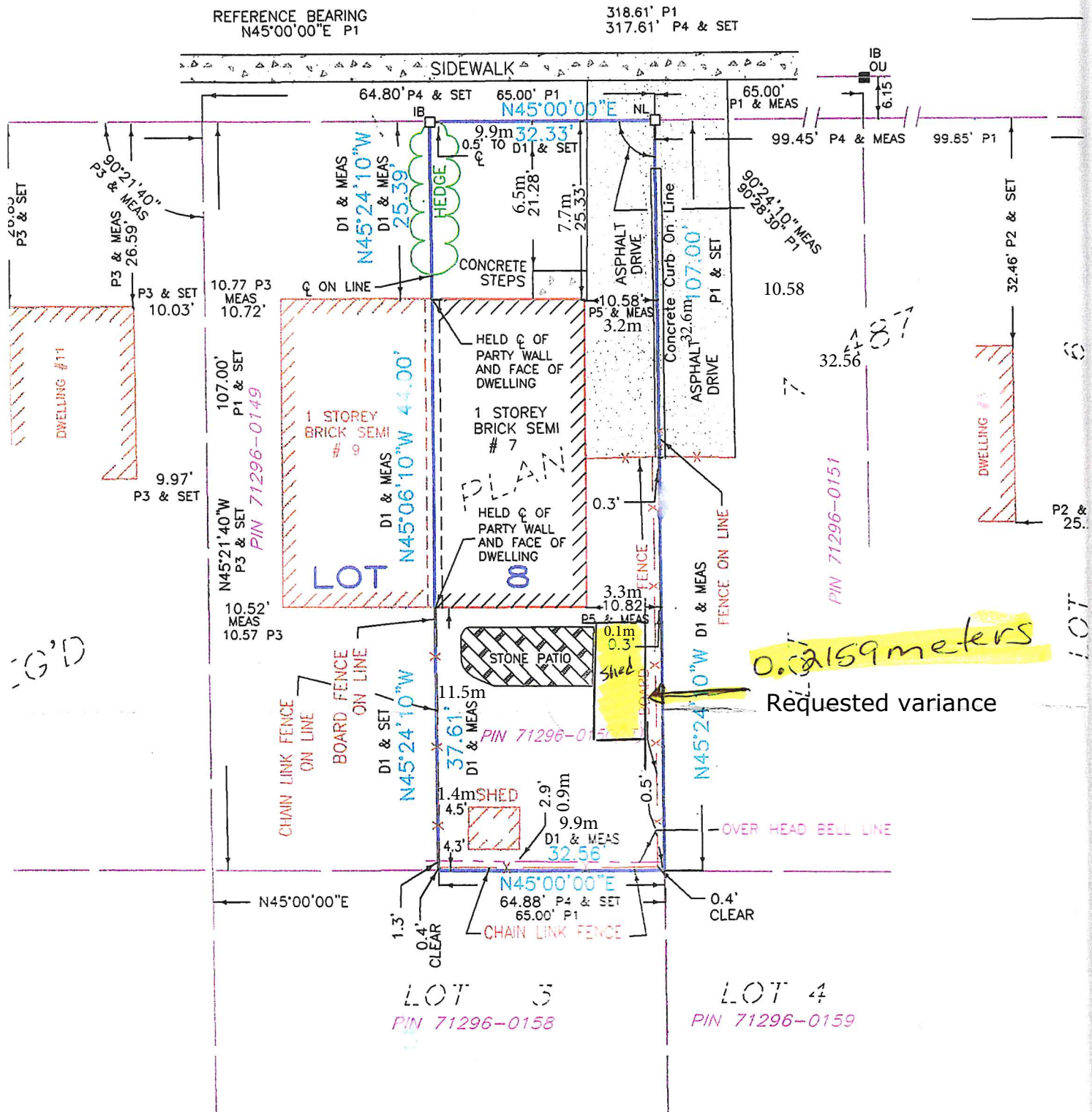


House

June ave.

(Established by Reg'd Plan 487)

PIN 71296-0175



copy, reproduce, distribute or alter this plan in whole or in part without the written permission of VAN HARTEN SURVEYING

INSON, DONALDSON, O.L.S.'s  
G INC., O.L.S.'s

UST 26, 1957  
JECT No. 23-86, JULY 18, 1958  
D NOTES No. 86-78, AUGUST 8, 1957  
D NOTES No. 62-82, JANUARY 13, 1958

NOTES:

1. BEARINGS ARE REFERRED TO THE SOUTHEAST LIMIT OF AN ASTRONOMIC COURSE OF N45°00'00"E AS SHOWN ON
2. DISTANCES ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.
3. DISTANCES RELATING TO FENCES ARE TO THE CENTRELINE

SURVEYOR'S CERTIFICATE:

1. I CERTIFY THAT:  
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE

REVEYING INC.



# Committee of Adjustment Notice of Public Hearing



**An Application for a Minor Variance has been filed with the Committee of Adjustment**

## Application Details

### Location:

10 Eleanor Court

### Proposal:

The applicant is proposing to maintain an existing accessory apartment with an area of 98.2 square metres in the basement of the existing single detached dwelling.

### By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. A variance from 4.15.1.5 of the Zoning By-law (1995)-14864, as amended, is being requested. The By-law requires that an accessory apartment shall 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 an accessory apartment size of 98.2 square metres, or 41.2 percent of the total floor area of the dwelling.

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## Hearing Details

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:	<b>Thursday, November 14, 2019</b>
Time:	<b>4:00 p.m.</b>
Location:	<b>Council Chambers, City Hall, 1 Carden Street</b>
Application Number:	<b>A-93/19</b>

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If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

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## 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 **November 7, 2019 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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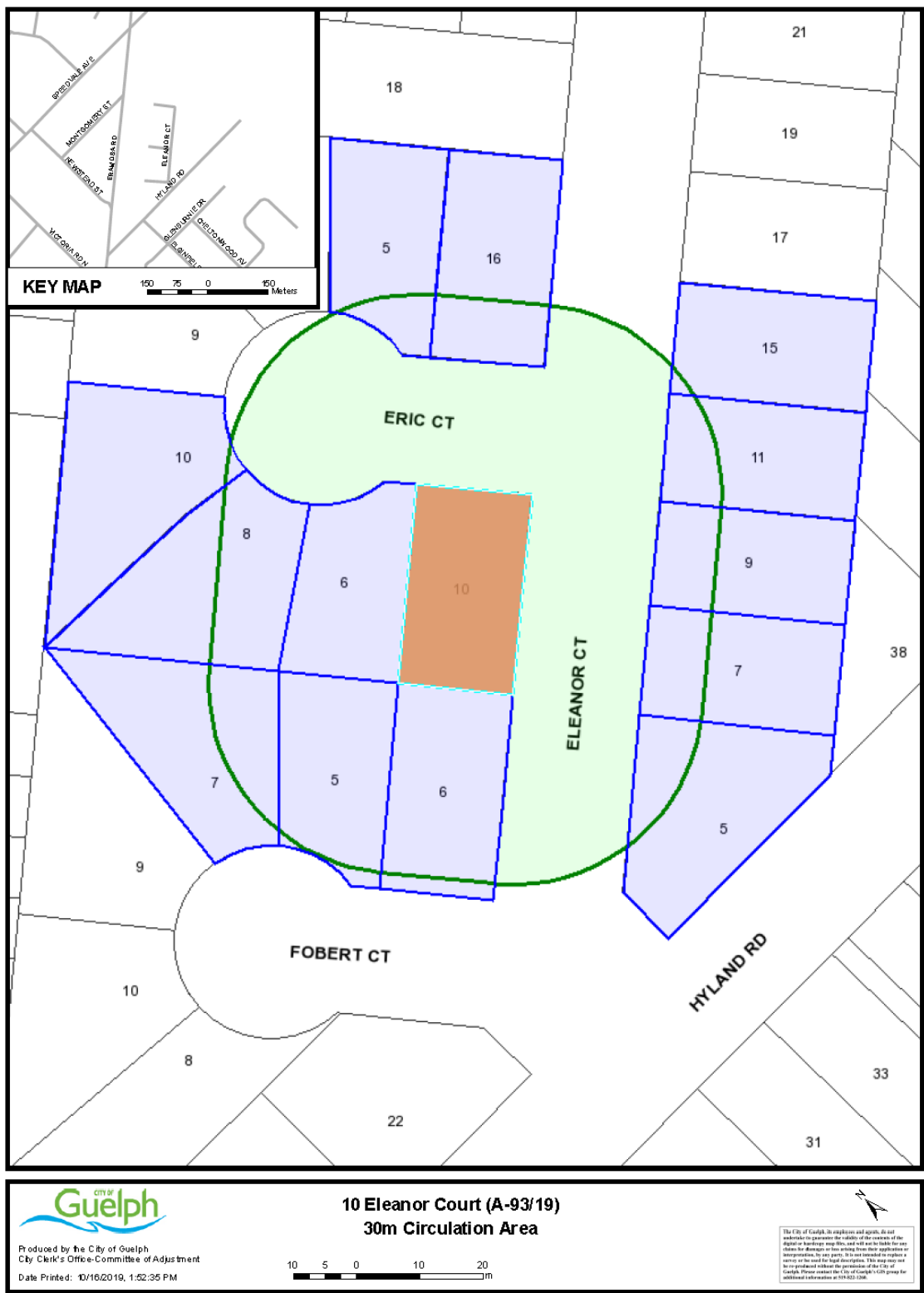
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## Notice Author

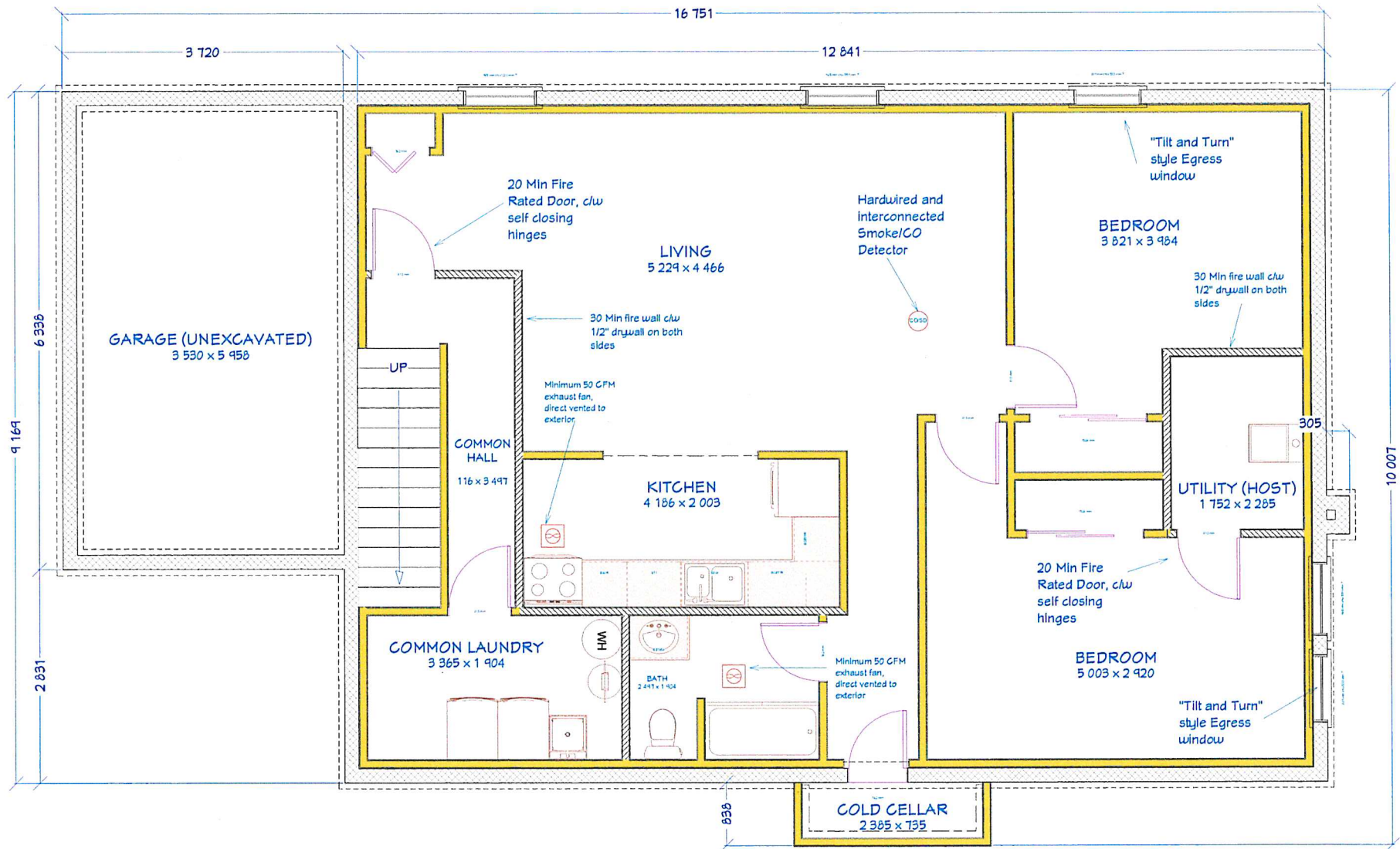
Juan da Silva  
Council and Committee Assistant  
Dated October 25, 2019.

## Contact Information

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A  
519-822-1260 Extension 2524 [cofa@guelph.ca](mailto:cofa@guelph.ca)  
**TTY:** 519-826-9771 [guelph.ca/cofa](http://guelph.ca/cofa)  
**Facsimile:** 519-763-1260



10 Eleanor Court  
Existing Basement Finishes  
Scale: 1mm = 7.5 cm

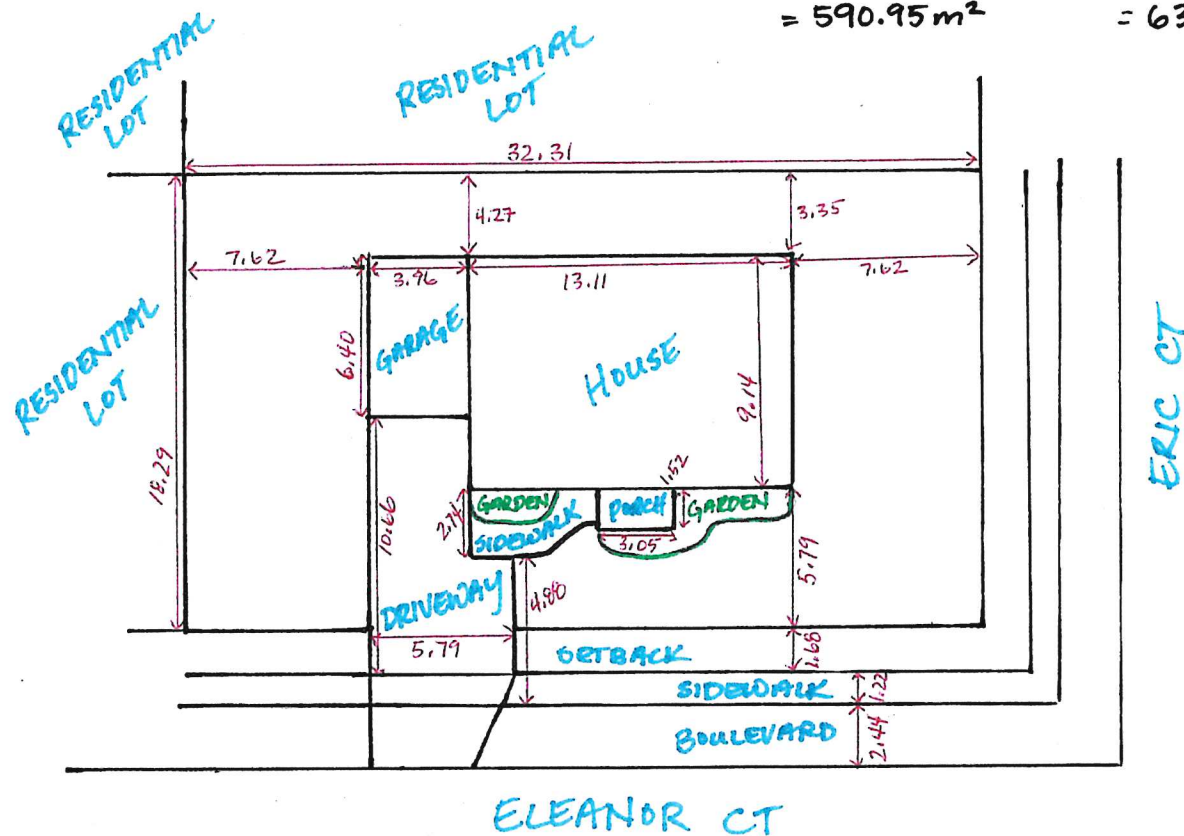


Ceiling Finishes: 1/2" Drywall  
Ceiling Height: Approx 2286 mm

APARTMENT LIVING AREA  
98.2 sq m

FLOOR AREA  
Apartment: 98.2 sq m  
Complete Basement: 119 sq m  
Main Floor: 119.3 sq m  
Total Area: 238.3 sq m  
Apartment Percentage: 41.2%

Lot dimensions  $32.31 \times 18.29 \text{ m} / 106 \times 60 \text{ ft}$   
 $= 590.95 \text{ m}^2$   $= 6360 \text{ ft}^2$



# Committee of Adjustment Notice of Public Hearing



**An Application for Minor Variance has been filed with the Committee of Adjustment**

## Application Details

### Location:

Phase 1, Lot 21 – Everton Drive (Subdivision currently known as 55 and 75 Cityview Drive North)

### Proposal:

The applicant is proposing to use the new dwelling as a model home. The applicant is also proposing to temporarily use the garage from the proposed dwelling as sales office space and allow the legal parking space to be located in the driveway rather than inside the garage. A draft plan of subdivision was previously approved for this subdivision (File 23T12501).

### By-Law Requirements:

The property is located in the Specialized Residential Single Detached (R.1C-27) Zone. A variance from 4.13.2.1 of the Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that in a R.1 Zone, every required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building.

### Request:

The applicant is seeking relief from the By-Law requirements to permit the required parking space to be 0.8 metres from the street line and to the front of the front wall of the proposed dwelling.

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## Hearing Details

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Time:	<b>4:00 p.m.</b>
Location:	<b>Council Chambers, City Hall, 1 Carden Street</b>
Application Number:	<b>A-94/19</b>

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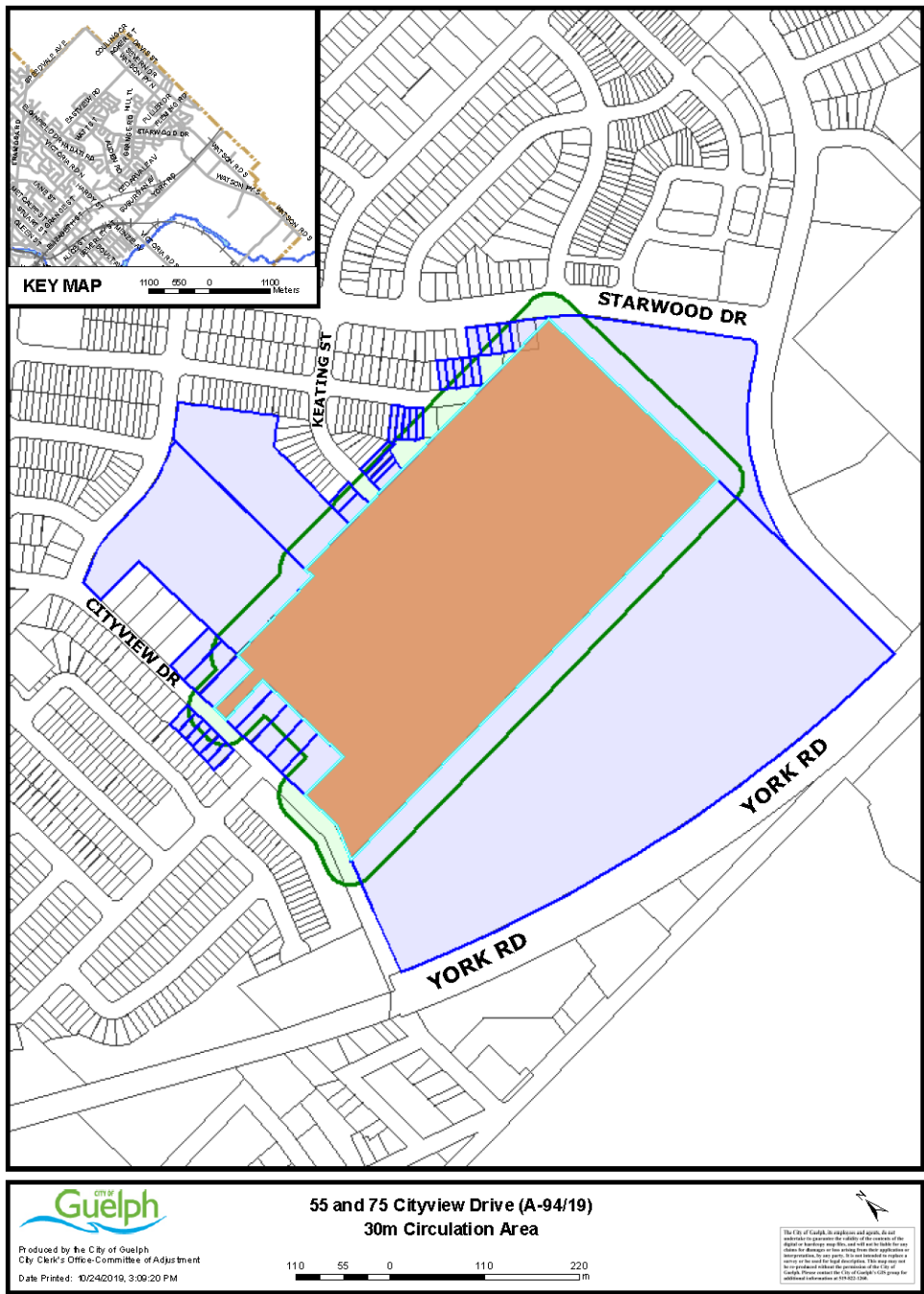
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## Notice Author

Juan da Silva  
Council and Committee Assistant  
Dated October 25, 2019.

## Contact Information

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519-822-1260 Extension 2524 [cofa@guelph.ca](mailto:cofa@guelph.ca)  
**TTY:** 519-826-9771 [guelph.ca/cofa](http://guelph.ca/cofa)  
**Facsimile:** 519-763-1260



NOTES:

1. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED LOT GRADING PLAN.
2. LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 58M-631 AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.
3. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
4. ELEVATIONS SHOWN HEREON ARE IN ACCORDANCE WITH THE LOT GRADING PLAN FOR REGISTERED PLAN 58M-631 AND ARE PROPOSED.

300.00

DENOTES PROPOSED GRADE BY BSR&D

300.00

DENOTES PROPOSED ELEVATION

DENOTES DIRECTION OF DRAINAGE

o

DENOTES IRON PIN TO BE SET ON SITE

T.F.

DENOTES TOP OF FOUNDATION

U.S.F.

DENOTES UNDERSIDE OF FOOTINGS

SKETCH

PREPARED FOR BUILDING  
PERMIT APPLICATION

SCALE 1 : 250



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.

B.F.

DENOTES BASEMENT FLOOR

INFL

DENOTES INFILTRATION GALLERY

SF

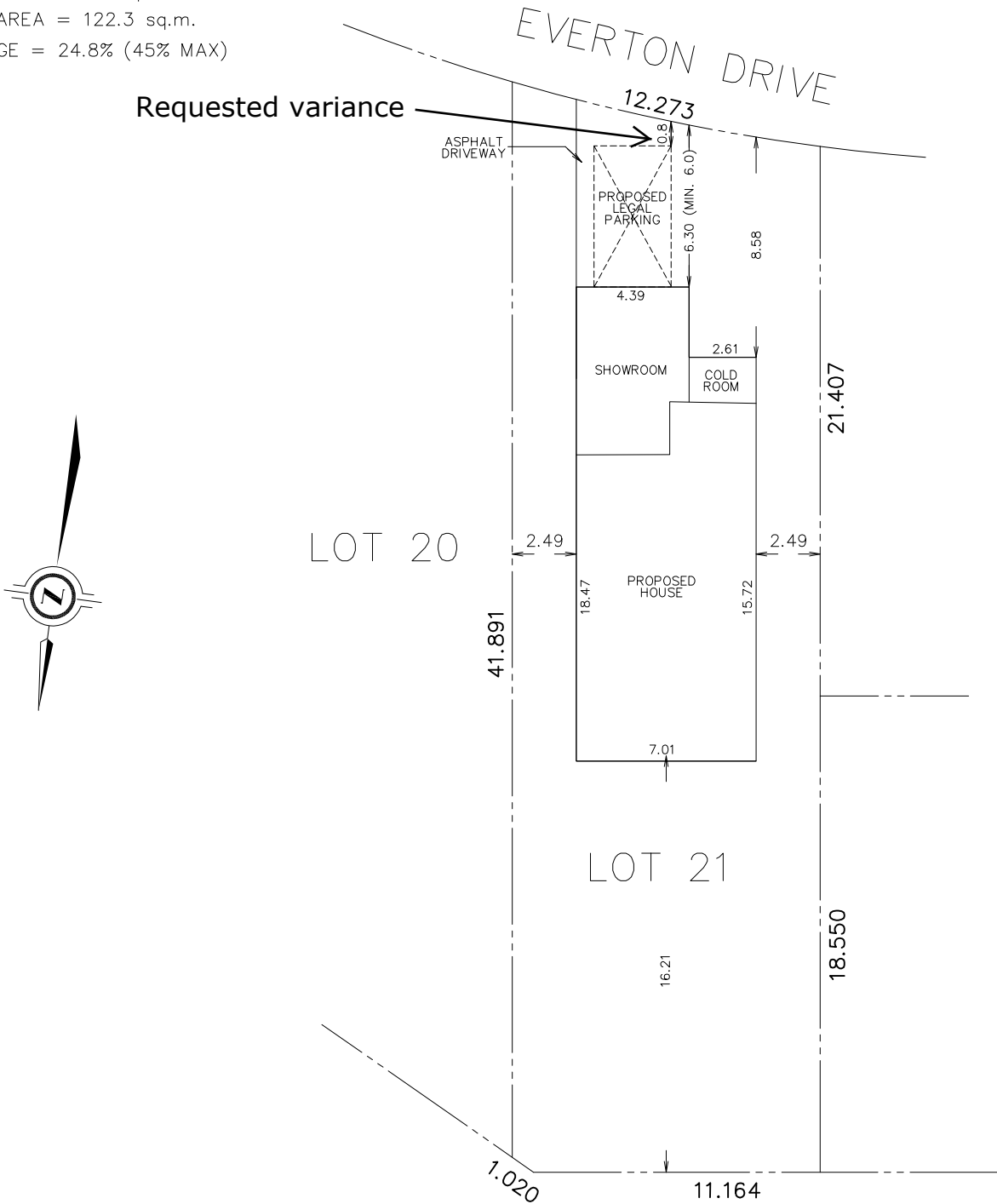
DENOTES STRUCTURAL FILL

CITY OF GUELPH

DRIVEWAY OBSTRUCTIONS TO BE  
CHECKED AT TIME OF STAKEOUT

NOTE:

LOT AREA = 492.4 sq.m.  
HOUSE AREA = 122.3 sq.m.  
COVERAGE = 24.8% (45% MAX)



REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			

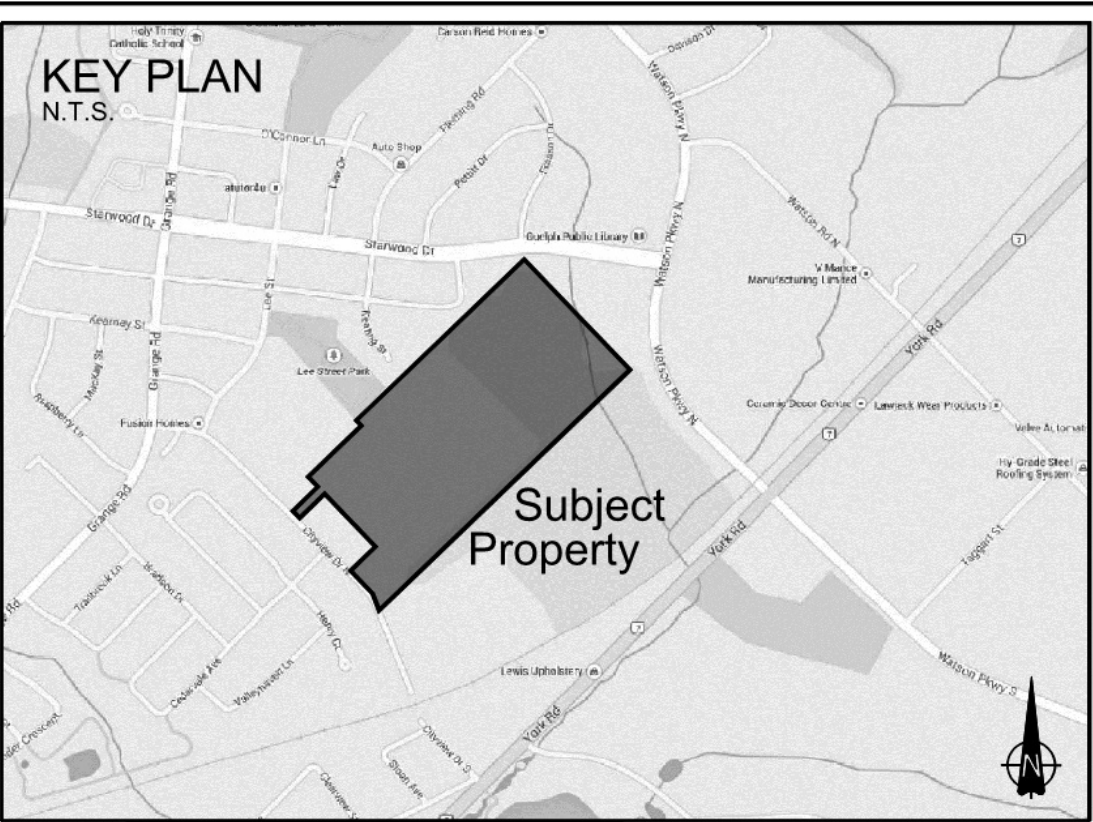
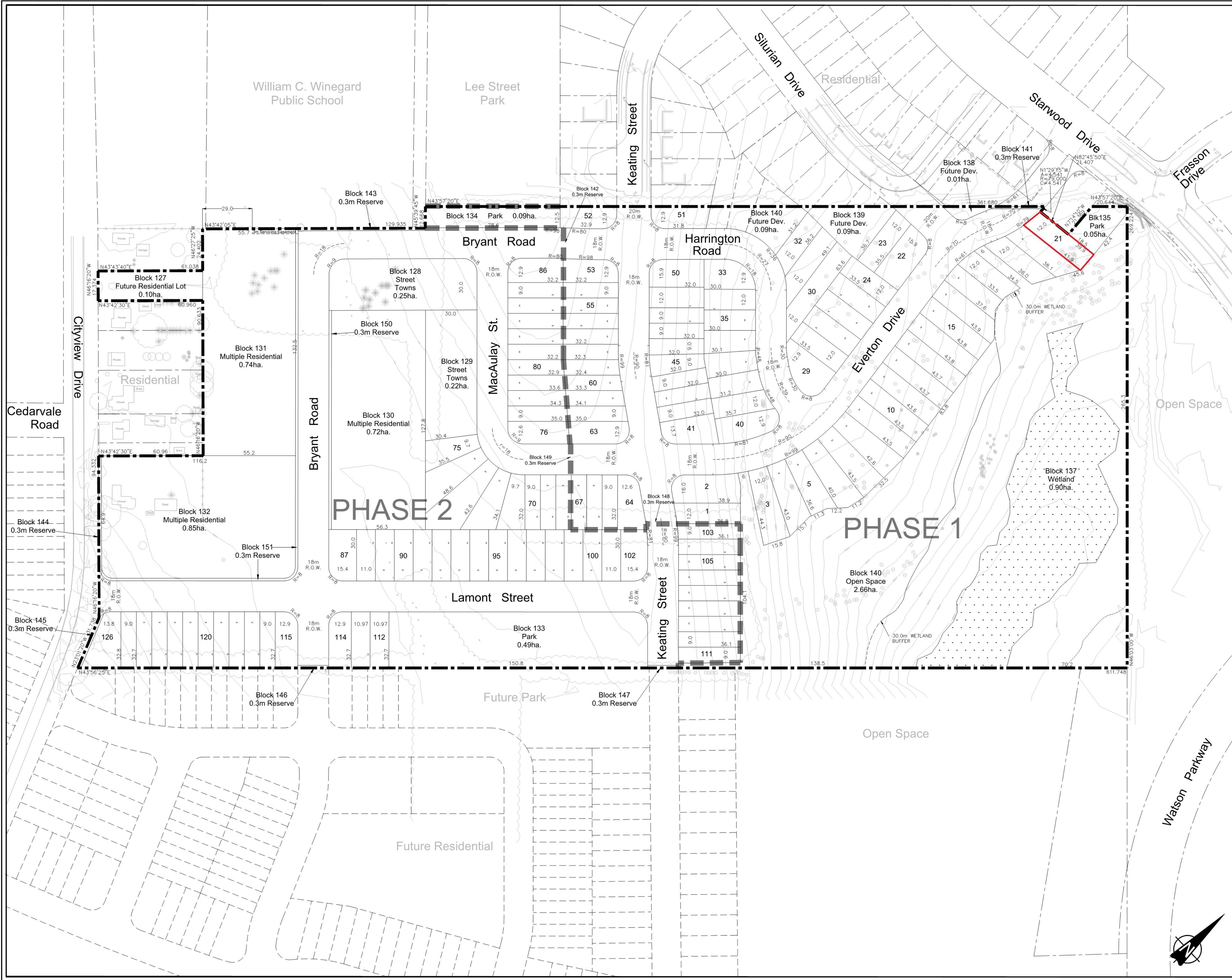
DRAWN: PH

CHECKED:

DATED:

Ref. No.





# DRAFT PLAN OF SUBDIVISION

Part of Lots 25, 31 and 32  
Registered Plan 53, and Part of Lot 4,  
Concession 3, Division 'C'  
City of Guelph  
County of Wellington

## LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Detached Residential	1-126	126	5.09
Future Residential Lot	127	1	0.10
Street Townhouses	128,129	21	0.47
Multiple Residential	130-132	95-175	2.31
Park	133-135		0.63
Open Space	136		2.66
Wetland	137		0.90
Future Development	138-140		0.19
0.3m Reserve	141-151		0.00
Roads			2.83
Totals		243-323	15.18

## ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT)  
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON DRAFT PLAN.  
h) Municipal water supply  
i) Sandy loam  
k) All sanitary and storm sewers as required

## OWNER'S CERTIFICATE

I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF GUELPH.

*per R.H. Saroli*  
ROBERT SAROLI  
Debrob Investments Limited

*Sep 29, 2015*  
DATE

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

*Kerry F. Julius*  
KERRY JULIUS, O.L.S.  
Black Shoemaker Robinson and Donaldson Ltd.

April 8, 2019  
DATE



2017 Ontario Street Suite 202  
Kitchener, Ontario N2G 4Y9  
T 519 588 8883  
www.gspgroup.ca  
2018 Ontario Street Suite 202  
Kitchener, Ontario N2G 4Y9  
T 519 588 8883

Date: July 30, 2014  
Scale: 1:1000 metric  
Drawn By: S.L.  
Project No.: 13165x.40

REVISIONS
January 5, 2015
January 30, 2015
May 29, 2015
September 28, 2015
December 1, 2015
March 23, 2016
April 2, 2019

Dwg. File Name: dp13165x.dwg



# Committee of Adjustment Notice of Public Hearing



**An Application for a Minor Variance has been filed with the Committee of Adjustment**

## Application Details

### Location:

169 Gosling Gardens

### Proposal:

The applicant is proposing to construct a set of exterior stairs onto the right side of the property to create a separate access for an existing accessory apartment located in the basement of the existing dwelling.

### By-Law Requirements:

The property is located in the Specialized Residential Single Detached (R.1C-10) Zone. A variance from Table 4.7 Row 12 of the Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that exterior stairs have a minimum side yard setback of 0.6 metres from the lot line.

### Request:

The applicant is seeking relief from the By-Law requirements to permit the exterior stairs to have a setback of 0.16 metres from the right side lot line.

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## Hearing Details

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Date:	<b>Thursday, November 14, 2019</b>
Time:	<b>4:00 p.m.</b>
Location:	<b>Council Chambers, City Hall, 1 Carden Street</b>
Application Number:	<b>A-95/19</b>

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## Providing Comments

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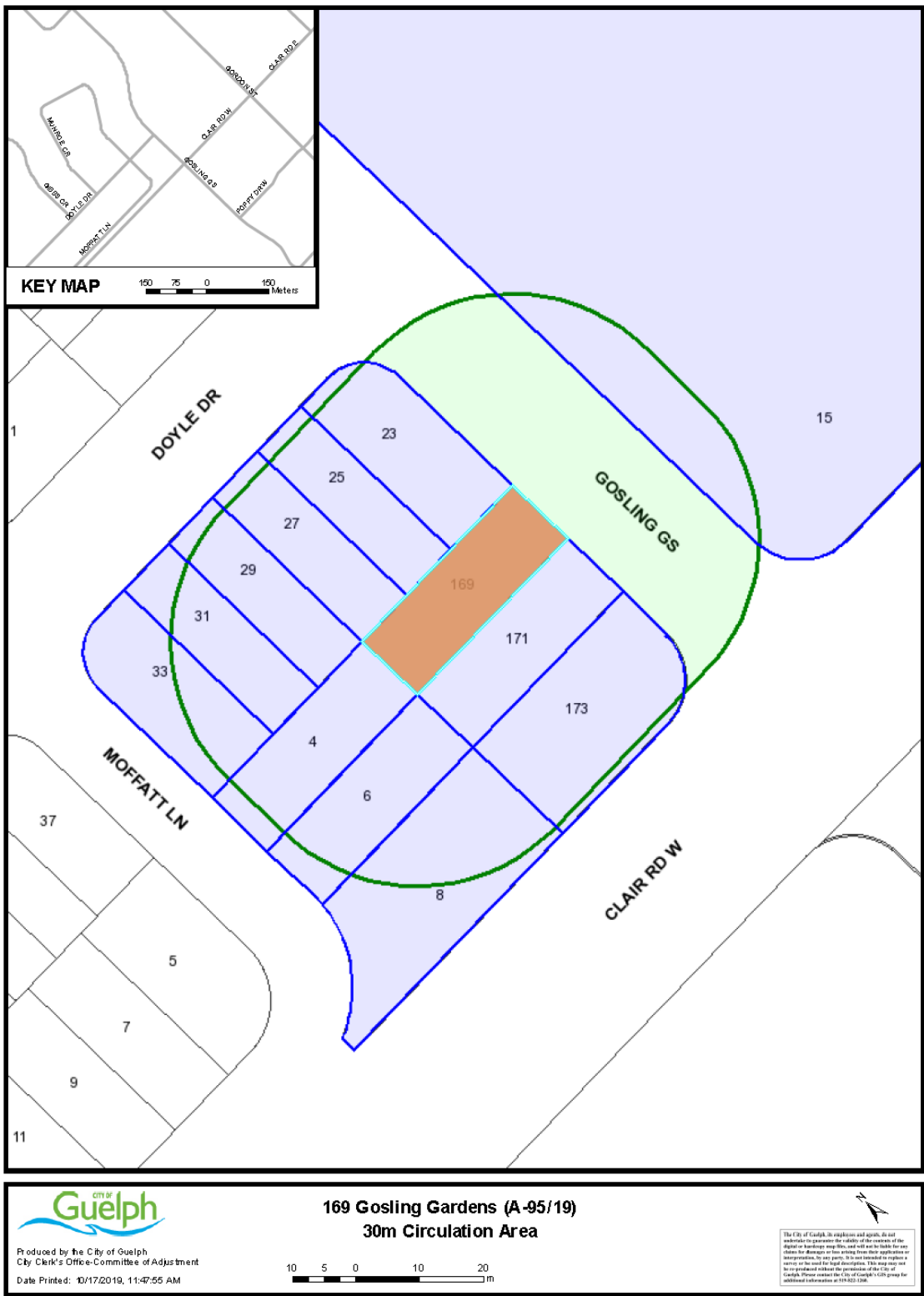
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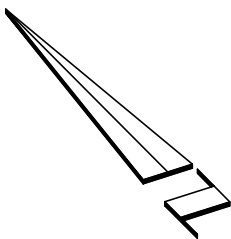
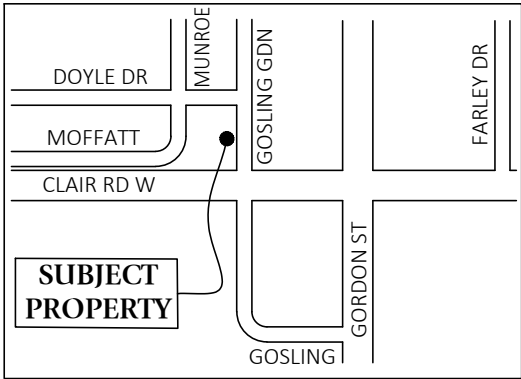
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**Facsimile:** 519-763-1260



KEYMAP



MINOR VARIANCE SKETCH

LOT 108,  
REGISTERED PLAN 61M-39  
CITY OF GUELPH  
COUNTY OF WELLINGTON

SCALE 1 : 200



VAN HARTEN SURVEYING INC.

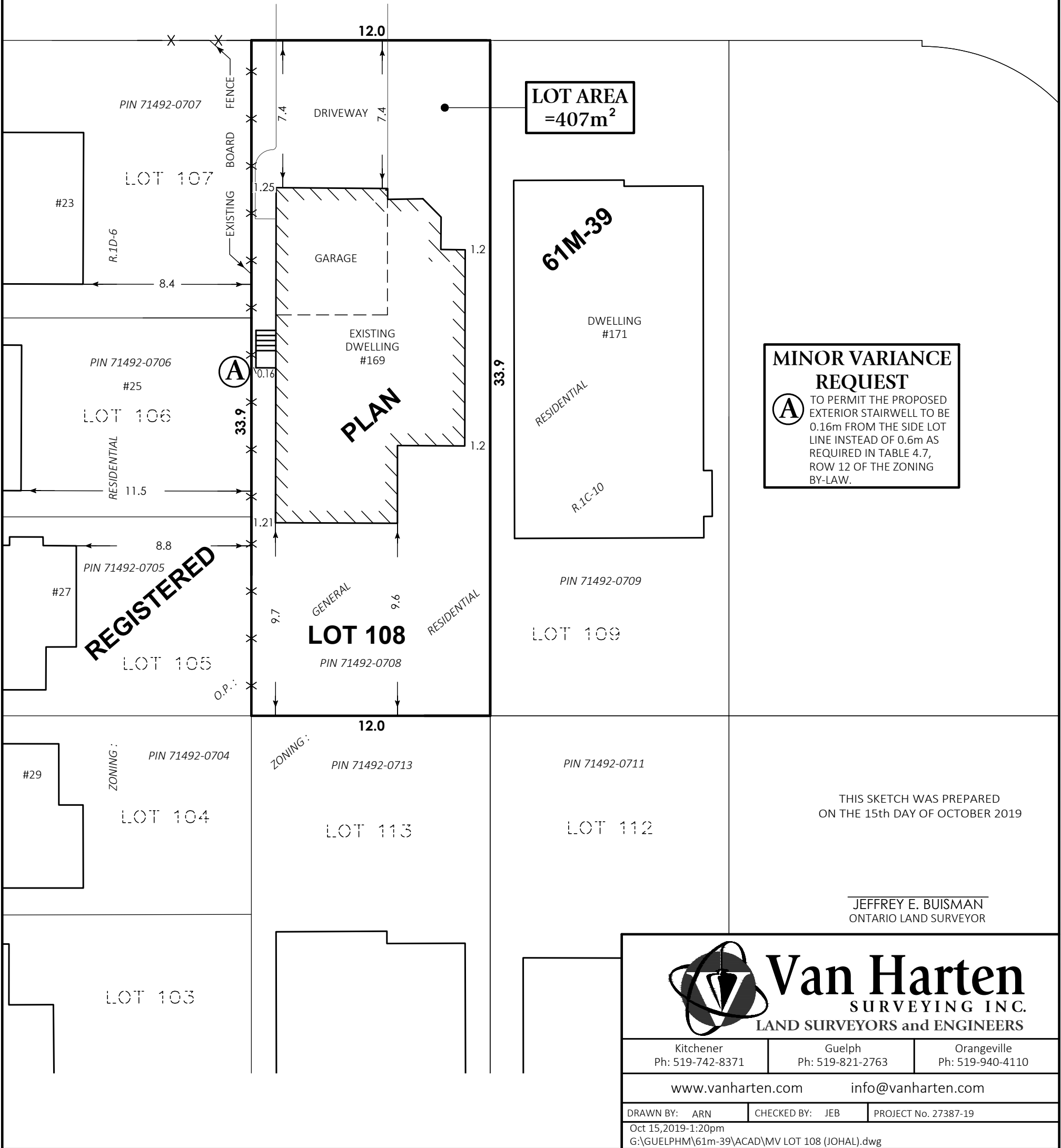
NOTES:

- 1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- 2. SUBJECT LANDS ARE ZONED RESIDENTIAL (R.1C-10)
- 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL.
- 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- 5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

GOSLING GARDENS

(ESTABLISHED BY REGISTERED PLAN 61M-39) (20.0m WIDE)

PIN 71492-0769



# Committee of Adjustment Notice of Public Hearing



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

## Application Details

### Location:

43 Arthur Street South

### Proposal:

The applicant is proposing to create an easement over a portion of an existing drive aisle and barrier-free parking space located at 43 Arthur Street South in favour of the abutting lands known as 53, 63, and 73 Arthur Street South. The easement (identified as Parts 1 and 2 on the attached plan dated September 27, 2019) is required in order to meet zoning requirements on the abutting lands. The subject property currently has a surplus of barrier-free parking spaces on site.

### By-Law Requirements:

The property is located in the Specialized Residential High Density Apartment (R.4B-15.6(H)) Zone.

### Request:

The applicant proposes to create a 382 square metre easement (Parts 1 and 2) over a portion of 43 Arthur Street South to provide access and use of a barrier-free parking space in favour of 53, 63 and 73 Arthur Street South.

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## Hearing Details

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:	<b>Thursday, November 14, 2019</b> (Deferred from the October 10, 2019 hearing)
Time:	<b>4:00 p.m.</b>
Location:	<b>Council Chambers, City Hall, 1 Carden Street</b>
Application Number:	<b>B-14/19</b>

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If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

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## 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 **November 7, 2019 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 the Information and Access Coordinator at [privacy@guelph.ca](mailto:privacy@guelph.ca) or 519-822-1260, extension 2349.

## Additional Information

Agendas and comments related to this application will be available online by visiting [guelph.ca/cofa](http://guelph.ca/cofa). 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 Local Planning Appeal Tribunal.

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, the Local Planning Appeal Tribunal may dismiss the appeal.

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## **Notice Author**

Juan da Silva

Council and Committee Assistant

Dated October 25, 2019

## **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A

519-822-1260 Extension 2524

[cofa@guelph.ca](mailto:cofa@guelph.ca)

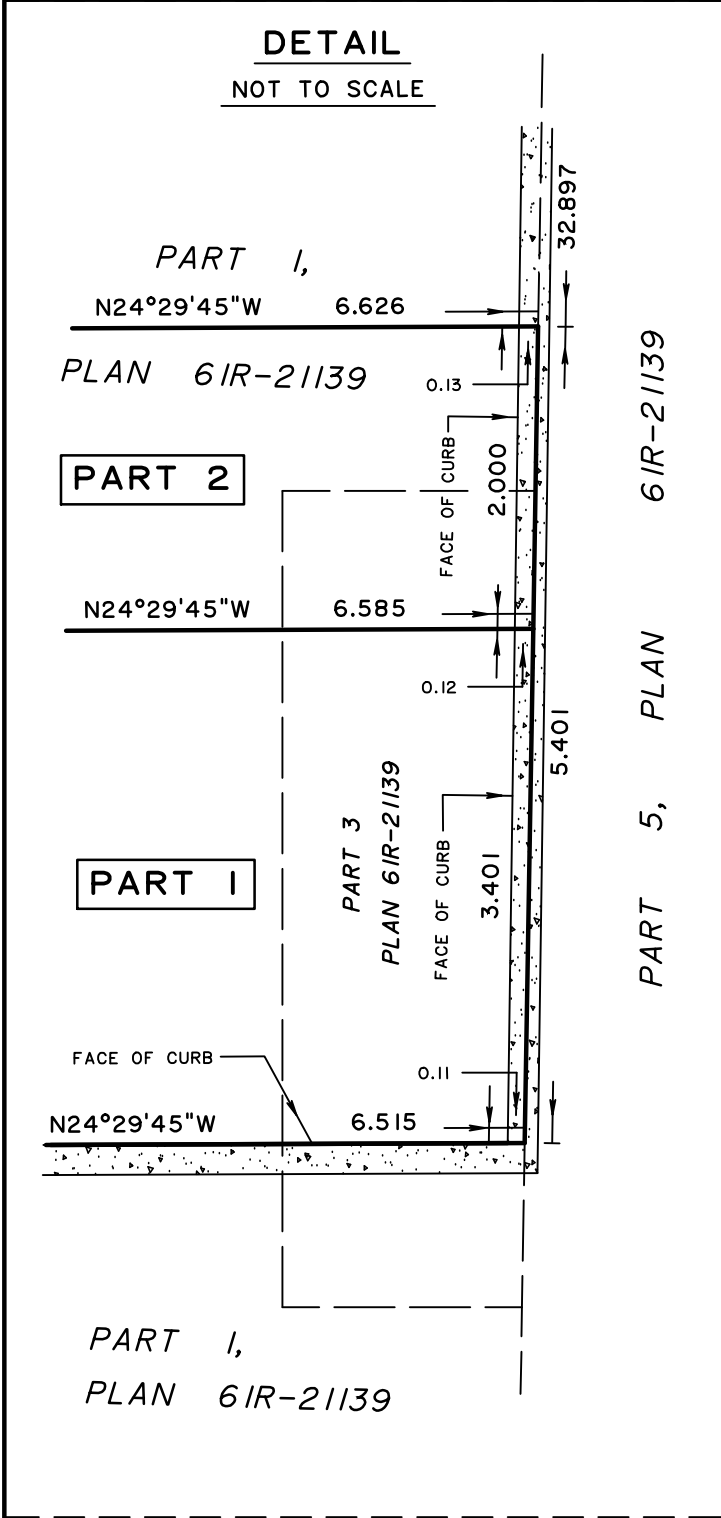
**TTY:** 519-826-9771

[guelph.ca/cofa](http://guelph.ca/cofa)

**Facsimile:** 519-763-1260



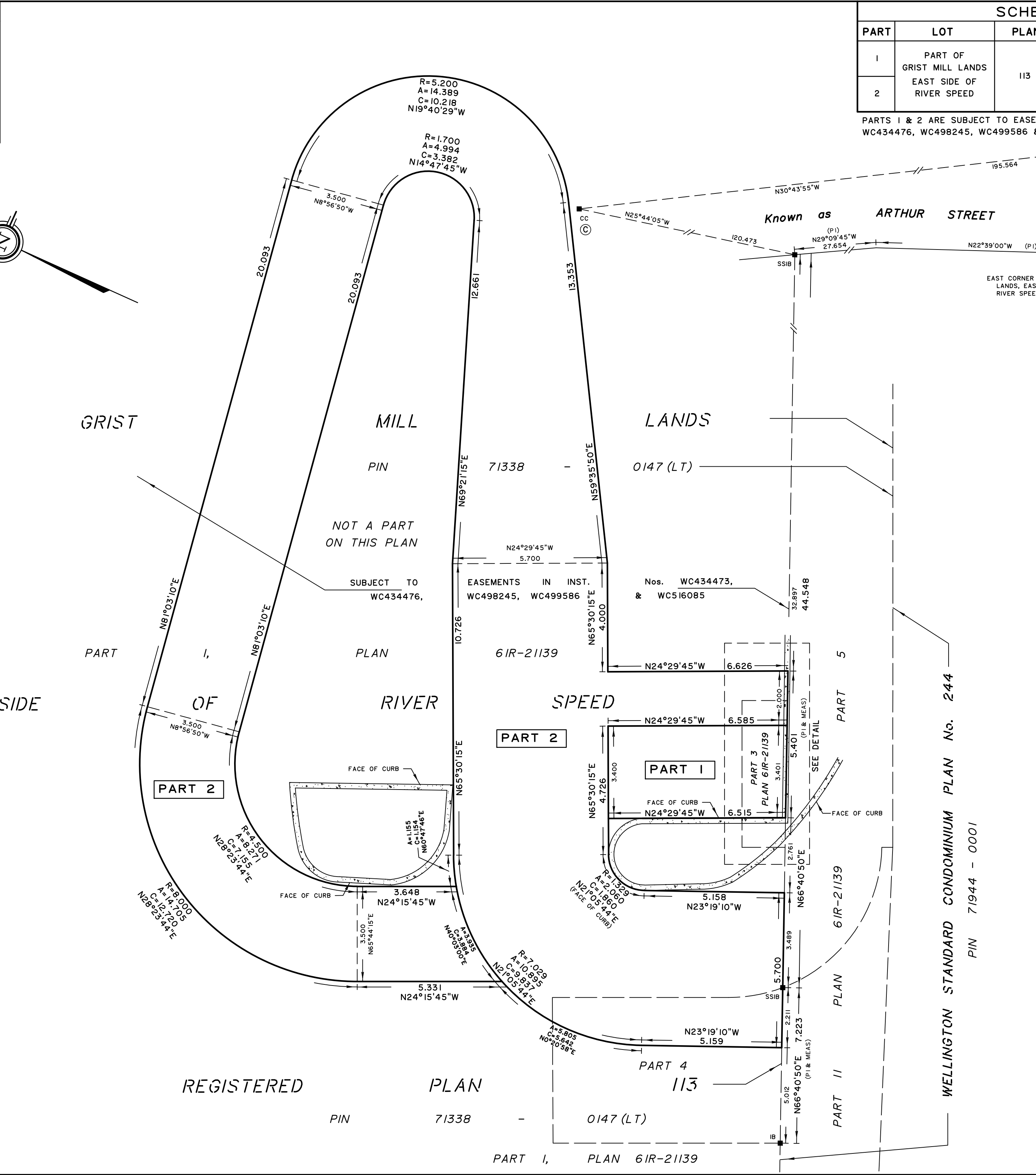
INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (1997.0). COORDINATES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP E	4821751.10	561312.87
ORP C	4821919.21	561212.92
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



**BEARINGS**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS C & E, BY REAL TIME NETWORK (RTN) OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0)

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99960257.



SCHEDULE				
PART	LOT	PLAN	PART OF PIN	AREA
1	PART OF GRIST MILL LANDS EAST SIDE OF RIVER SPEED	113	71338 - 0147 (LT)	22 m <sup>2</sup>
2				360 m <sup>2</sup>

PARTS 1 & 2 ARE SUBJECT TO EASEMENTS IN INST. Nos. WC434473, WC434476, WC498245, WC499586 & WC516085

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	PLAN 6IR- RECEIVED AND DEPOSITED
DATE	DATE
IAN D. ROBINSON ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WELLINGTON No. 61

**PRELIMINARY**  
FOR DISCUSSION PURPOSES ONLY

**PLAN OF SURVEY**  
OF PART OF  
GRIST MILL LANDS  
EAST SIDE OF RIVER SPEED  
REGISTERED PLAN 113  
CITY OF GUELPH  
COUNTY OF WELLINGTON

IAN D. ROBINSON - Ontario Land Surveyor  
SCALE 1:100

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

**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 , 2019

DATE IAN D. ROBINSON  
ONTARIO LAND SURVEYOR

**LEGEND**

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WIT DENOTES WITNESS
- 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED O.L.S.'s
- PI DENOTES DEPOSITED PLAN 6IR-21139

**BLACK, SHOEMAKER, ROBINSON & DONALDSON**  
LIMITED  
**BSR&D** Ontario Land Surveyors  
Urban and Rural Planners  
& A wholly owned subsidiary of J.D.Barnes Ltd.

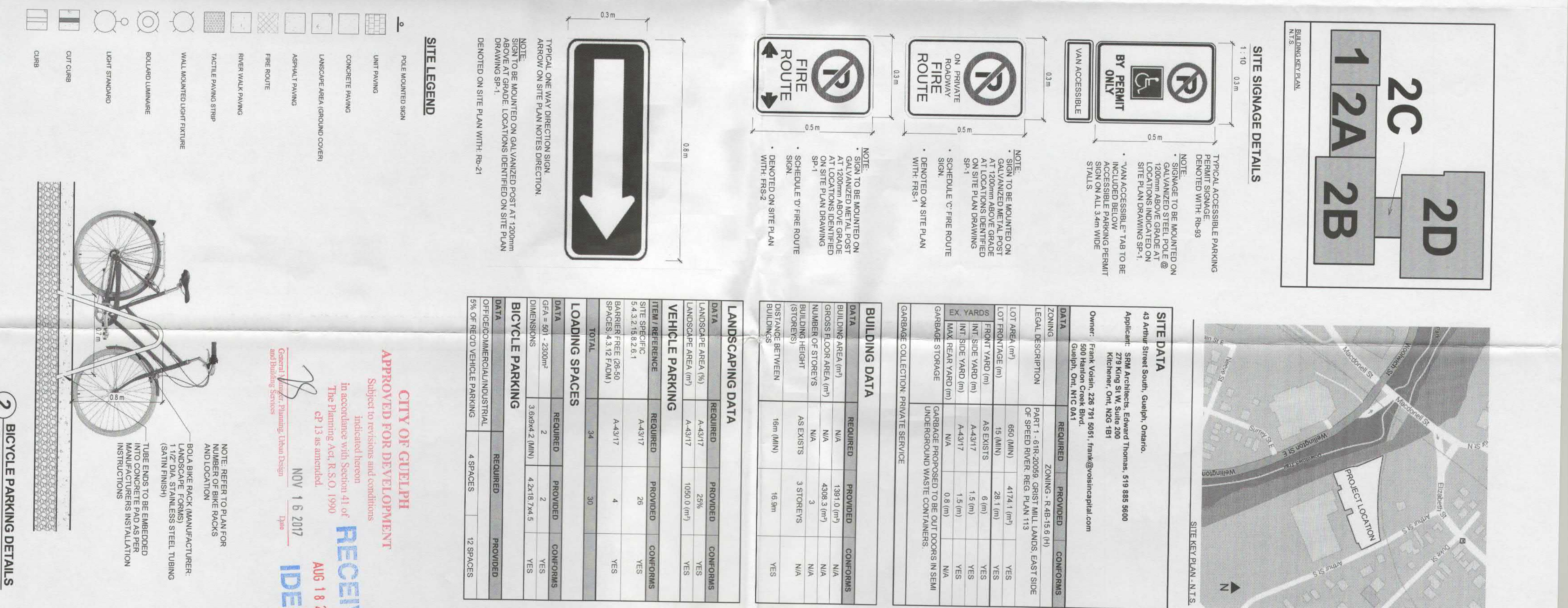
101-257 Woodlawn Rd. W.  
Guelph, Ontario N1H 8J1  
TEL: (519) 822-4031  
FAX: (519) 822-1220  
WWW.BSRD.COM

DATE: SEPTEMBER 27, 2019  
DRAWN BY: KS  
PROJECT 14-9781-16

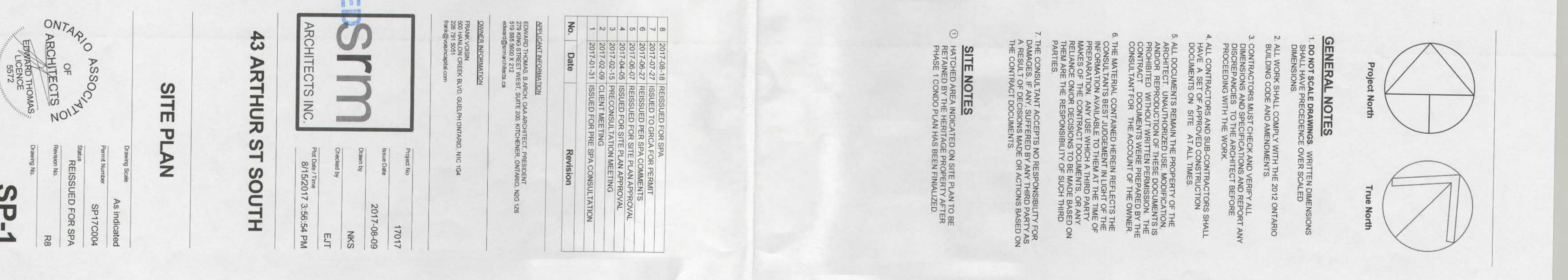




1 SITE PLAN



2 BICYCLE PARKING DETAILS



SP-1



**Environment and Land Tribunals  
Ontario**

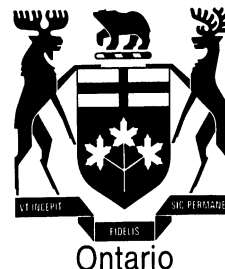
Local Planning Appeal Tribunal

655 Bay Street, Suite 1500  
Toronto ON M5G 1E5  
Telephone: (416) 212-6349  
Toll Free: 1-866-448-2248  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca)

**Tribunaux de l'environnement et de  
l'aménagement du territoire Ontario**

Tribunal d'appel de l'aménagement  
local

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Toronto ON M5G 1E5  
Téléphone: (416) 212-6349  
Sans Frais: 1-866-448-2248  
Site Web: [www.elto.gov.on.ca](http://www.elto.gov.on.ca)



**PROCEEDING COMMENCED UNDER** subsection 45(12) of the *Planning Act*,  
R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Annamaria Bartolomucci
Subject:	Minor Variance
Variance from By-law No.:	(1995)-14864
Property	58 Memorial Crescent
Address/Description:	
Municipality:	City of Guelph
Municipal File No.:	A-52/19
LPAT Case No.:	PL190309
LPAT File No.:	PL190309
LPAT Case Name:	Bartolomucci v. Guelph (City)

**APPOINTMENT FOR HEARING**

The Local Planning Appeal Tribunal hereby appoints:

**at: 10:00 AM**

**on: Wednesday November 6, 2019**

**at: Provincial Offences Court  
Court Room 3  
59 Carden Street  
Guelph, ON N1H 3A1**

for the commencement of the hearing of this appeal.

The Tribunal has set aside **1 day** for this hearing.

All parties and participants should attend at the start of the hearing at the time and date indicated, irrespective of the number of days scheduled. Hearing dates are firm - adjournments will not be granted except in the most serious circumstances, and only in accordance with the Tribunal's Rules on Adjournments.

If you do not attend and are not represented at this hearing, the Tribunal may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing and wishing a copy of the decision may request a copy from the presiding Tribunal member or, in writing, from the Tribunal.

*Pour recevoir des services en français, veuillez communiquer avec la Division des audiences au (416) 212-6349, au moins 20 jours civils avant la date fixée pour l'audience.*

We are committed to providing accessible services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible by emailing [ELTO@ontario.ca](mailto:ELTO@ontario.ca). If you require documents in formats other than conventional print, or if you have specific accommodation needs, please let us know so we can make arrangements in advance. Please also identify any assistance you may require in the event of an emergency evacuation.

DATED at Toronto, this 2nd day of October, 2019.

Evelyn Dawes  
Deputy Registrar

## LOCAL PLANNING APPEAL TRIBUNAL RULES ON ADJOURNMENTS

**17.1 Hearing Dates Fixed** Hearing events will take place on the date set unless the Tribunal agrees to an adjournment. Adjournments will not be allowed that may prevent the Tribunal from completing and disposing of its proceedings within any applicable prescribed time period.

**17.2 Requests for Adjournment if All Parties Consent** If all of the parties agree, they may make a written request to adjourn a hearing event. The request must include the reasons, a suggested new date, and the written consents of all parties. However, the Tribunal may require that the parties attend in person or convene an electronic hearing to request an adjournment, even if all of the parties consent. The consenting parties are expected to present submissions to the Tribunal on the application of any prescribed time period to dispose of the proceeding.

**17.3 Requests for Adjournment without Consent** If a party objects to an adjournment request, the party requesting the adjournment must bring a motion at least 15 days before the date set for the hearing event. If the reason for an adjournment arises less than 15 days before the date set for the hearing event, the party must give notice of the request to the Tribunal and to the other parties and serve their motion materials as soon as possible. If the Tribunal refuses to consider a late request, any motion for adjournment must be made in person, at the beginning of the hearing event.

**17.4 Emergencies Only** The Tribunal will grant last minute adjournments only for unavoidable emergencies, such as illnesses so close to the hearing date that another representative or witness cannot be obtained. The Tribunal must be informed of these emergencies as soon as possible.

**17.5 Powers of the Tribunal upon Adjournment Request** The Tribunal may,

- (a) grant the request;
- (a) grant the request and fix a new date or, where appropriate, the Tribunal will schedule a case management conference on the status of the matter;
- (b) grant a shorter adjournment than requested;
- (c) deny the request, even if all parties have consented;
- (d) direct that the hearing proceed as scheduled but with a different witness, or evidence on another issue;
- (e) grant an indefinite adjournment, if the Tribunal finds no substantial prejudice to the other parties or to the Tribunal's schedule and the Tribunal concludes the request is reasonable for the determination of the issues in dispute. In this case a party must make a request, or the Tribunal on its own initiative may direct, that the hearing be rescheduled or resumed as the case may be;
- (f) convert the scheduled date to a mediation or case management conference;
- (g) issue a Notice of Postponement, in the event the proceeding is an appeal of a *Planning Act* matter subject to O. Reg. 102/18 under LPATA; or



(h) make any other appropriate order.

September 3, 2019

**Environment and Land Tribunals  
Ontario**

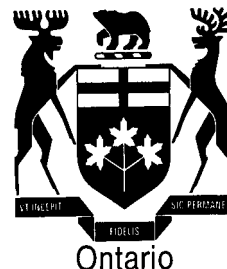
Local Planning Appeal Tribunal

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**PROCEEDING COMMENCED UNDER** subsection 45(12) of the *Planning Act*,  
R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	J. & G. Dhillon
Subject:	Minor Variance
Variance from By-law No.:	(1995)-14864
Property	622 College Avenue West
Address/Description:	
Municipality:	City of Guelph
Municipal File No.:	A-3/19
LPAT Case No.:	PL190325
LPAT File No.:	PL190325
LPAT Case Name:	Dhillon v. Guelph (City)

**APPOINTMENT FOR HEARING**

The Local Planning Appeal Tribunal hereby appoints:

**at: 10:30 AM**

**on: Monday December 09, 2019**

**at: Provincial Offences Court  
Court Room 3  
59 Carden Street  
Guelph, ON N1H 3A1**

for the commencement of the hearing of this appeal.

The Tribunal has set aside **1 day(s)** for this hearing.

All parties and participants should attend at the start of the hearing at the time and date indicated, irrespective of the number of days scheduled. Hearing dates are firm - adjournments will not be granted except in the most serious circumstances, and only in accordance with the Tribunal's Rules on Adjournments.

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DATED at Toronto, this 03rd day of October, 2019.

Evelyn Dawes  
Deputy Registrar

## LOCAL PLANNING APPEAL TRIBUNAL RULES ON ADJOURNMENTS

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- (c) deny the request, even if all parties have consented;
- (d) direct that the hearing proceed as scheduled but with a different witness, or evidence on another issue;
- (e) grant an indefinite adjournment, if the Tribunal finds no substantial prejudice to the other parties or to the Tribunal's schedule and the Tribunal concludes the request is reasonable for the determination of the issues in dispute. In this case a party must make a request, or the Tribunal on its own initiative may direct, that the hearing be rescheduled or resumed as the case may be;
- (f) convert the scheduled date to a mediation or case management conference;
- (g) issue a Notice of Postponement, in the event the proceeding is an appeal of a *Planning Act* matter subject to O. Reg. 102/18 under LPATA; or

(h) make any other appropriate order.

September 3, 2019