

Committee of Adjustment

November 26, 2015 at 4:00 p.m.

City Hall, Council Chambers – 1 Carden Street



Meeting Agenda

4:00 p.m.

Declarations of Pecuniary Interest
Approval of Minutes from November 12, 2015 Meeting

1. 4:00 p.m. **B-31/14(CC)** Owner: University of Guelph
Request: Change of conditions for approved severance
Location: 781 Victoria Road South
2. 4:10 p.m. **A-96/15** Owner: Fusion Homes
Request: Variance for parking space location
Location: 87 Zaduk Place
3. 4:20 p.m. **A-97/15** Owner: Jonathan Cleary
Request: Variance for accessory apartment size
Location: 305 Colonial Drive
4. 4:30 p.m. **B-12/15** Owner: Hira Custom Homes Inc.
Request: Consent for severance to create new residential lot
Location: 156 Niska Road
Deferred from April 9, 2015
- B-23/15** Owner: Hira Custom Homes Inc.
Request: Consent for severance to create new residential lot
Location: 156 Niska Road
5. 4:40 p.m. **B-24/15** Owner: Gopal Goel and Nasir Sajid
Request: Consent for severance to create new residential lot
Location: 67 Arkell Road
- A-98/15** Owner: Gopal Goel And Nasir Sajid
Request: Rear yard variance
Location: 67 Arkell Road
6. 4:50 p.m. **A-99/15** Owner: CP REIT Ontario Properties Ltd.
Request: Variances for street line setback and parking reduction
Location: 1750 Gordon Street / 124 Clair Road East
7. 5:00 p.m. **A-100/15** Owner: Nikan Inc.
Request: Extension of legal non-conforming use to permit public
hall, accessory retail, and variance for parking
reduction
Location: 28-36 Essex Street
8. 5:10 p.m. **A-101/15** Owner: Benjamin Lam and Michele Flood
Request: Side yard variance
Location: 90 Ingram Drive
- A-102/15** Owner: Benson Lam and Melissa Lam
Request: Side yard variance
Location: 92 Ingram Drive

Other Business

Adjournment

If you wish to be notified of any of the decisions of the City of Guelph Committee of Adjustment in respect to any of the above noted files, you must submit a "Request for Written Decision" form to the Secretary-Treasurer of the Committee of Adjustment.

Please note that this meeting will be audio recorded.

Committee of Adjustment

T 519-822-1260 x 2524

F 519-763-1269

E cofa@guelph.ca

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 87 Zaduk Place

PROPOSAL: The applicant is proposing to operate a sales centre in the garage of a model home. The sales centre would be in place for approximately 4-5 years until the model home is converted back to a legal residence.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.13.2.1 of 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 of 6 metres (19.7 feet) 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 (2.6 feet) from the street line and to the front of the front wall of the dwelling.

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

DATE OF MEETING: **Thursday, November 26, 2015**

TIME: **4:10 p.m.**

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

APPLICATION NUMBER: **A-96/15**

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

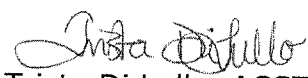
You may also comment by mail, email, or fax using the contact information listed below. Written comments received by **November 19, 2015 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be summarized at the hearing. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION

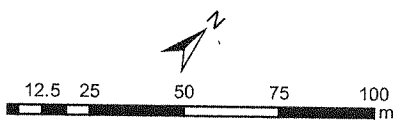
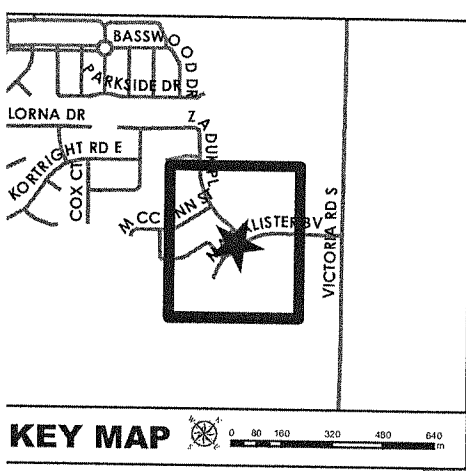
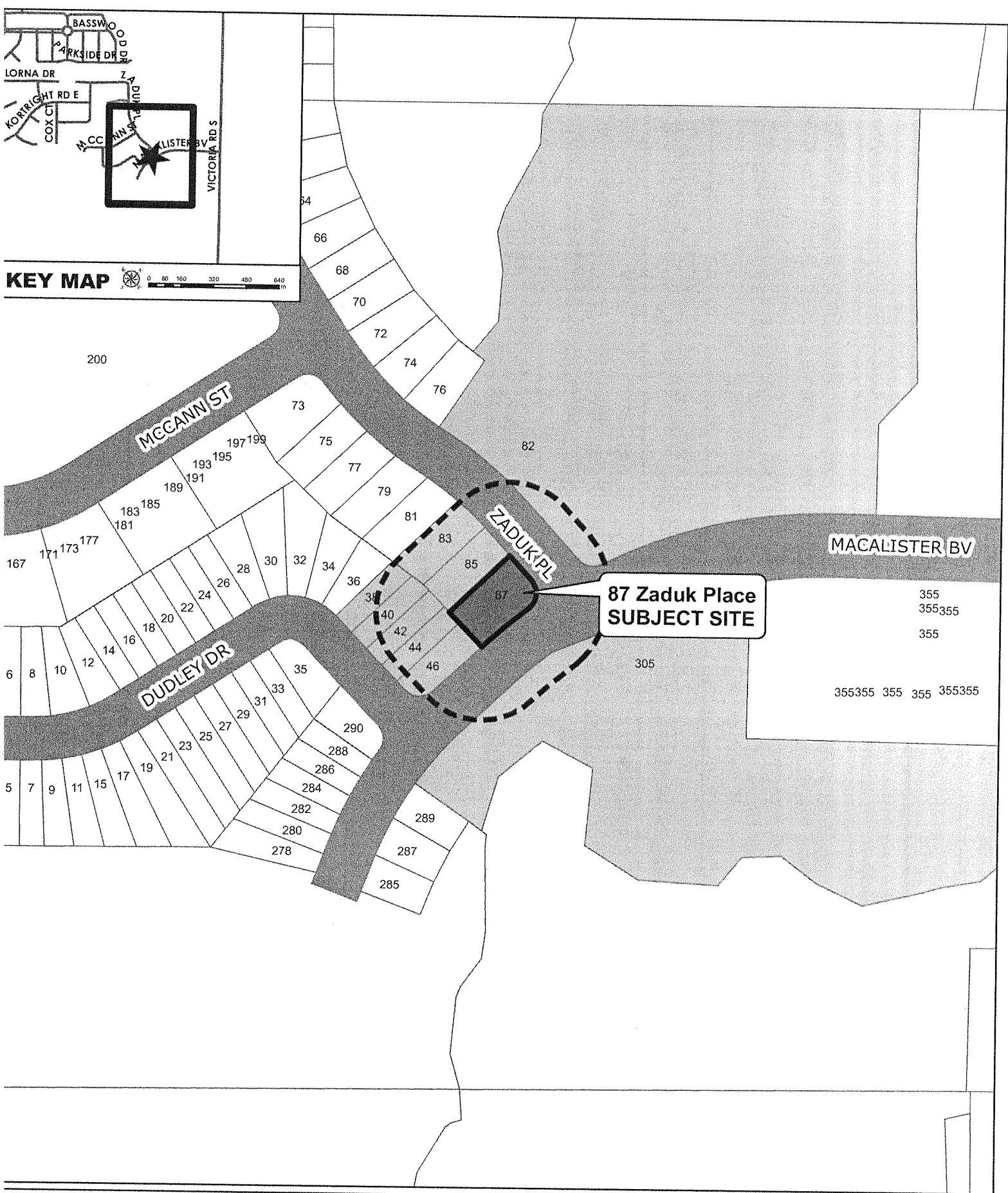
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

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 9th day of November, 2015.



30m CIRCULATION AREA
87 Zaduk Place
File No.: A-96/15



Prepared by the City of Guelph Planning, Urban Design and Building Services, Development Planning Department, November 2015

NOTES:

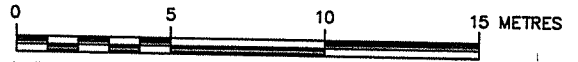
1. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED LOT GRADING PLAN.
2. LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-161 AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.
3. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS 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 61M-161 AND ARE PROPOSED.

- 300.00 DENOTES PROPOSED GRADE BY BSR&D
- 300.00 DENOTES SPECIFIED HOUSE GRADE
- 300.00 DENOTES PROPOSED ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES IRON PIN TO BE SET ON SITE

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.

- T.F. DENOTES TOP OF FOUNDATION
- U.S.F. DENOTES UNDERSIDE OF FOOTINGS
- B.F. DENOTES BASEMENT FLOOR

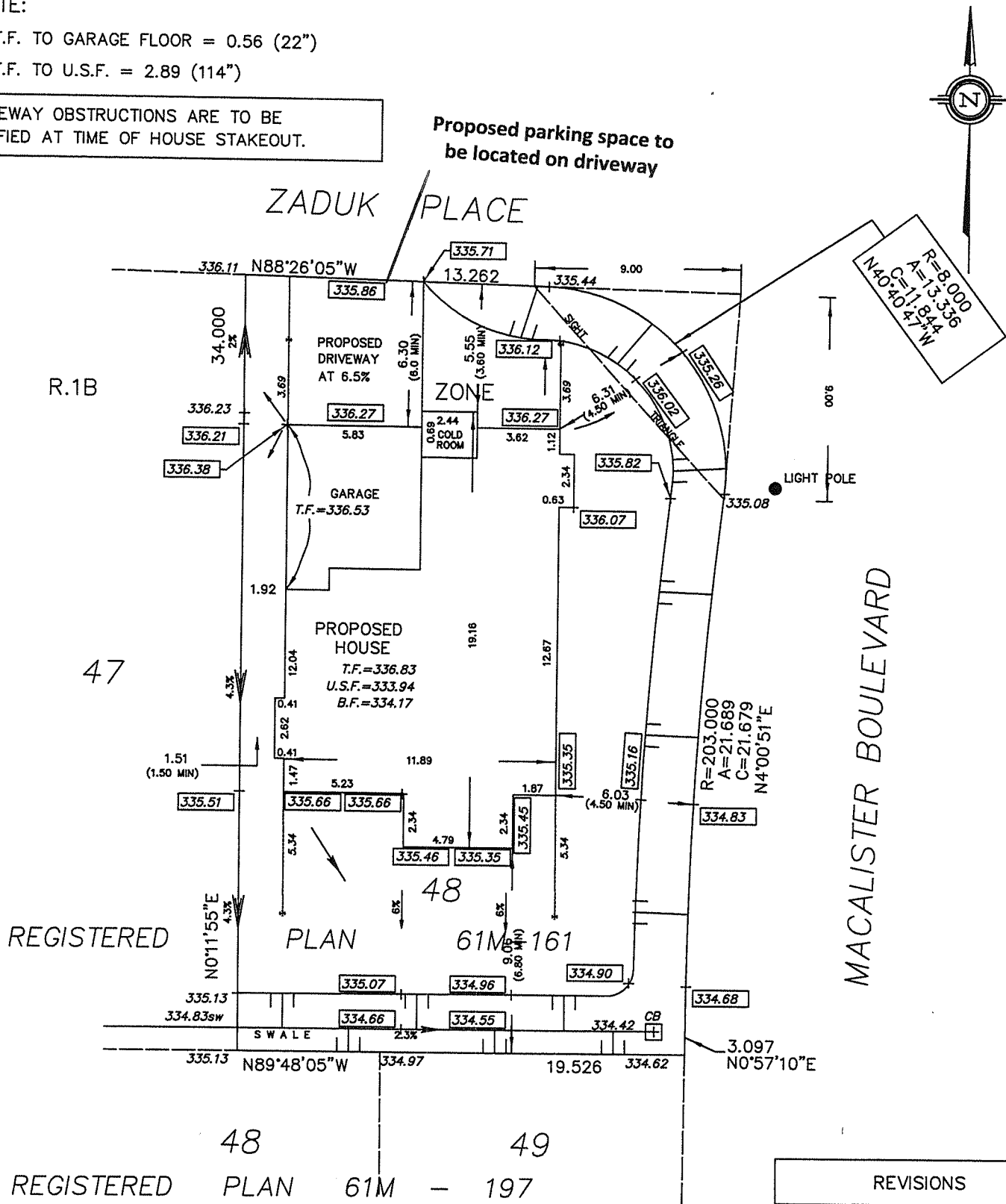
City of Guelph

NOTE:

T.F. TO GARAGE FLOOR = 0.56 (22")

T.F. TO U.S.F. = 2.89 (114")

DRIVEWAY OBSTRUCTIONS ARE TO BE VERIFIED AT TIME OF HOUSE STAKEOUT.



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	SEPT. 17/15	SG	REVISED FOUNDATION

THIS SKETCH WAS PREPARED FOR FUSION HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

© 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

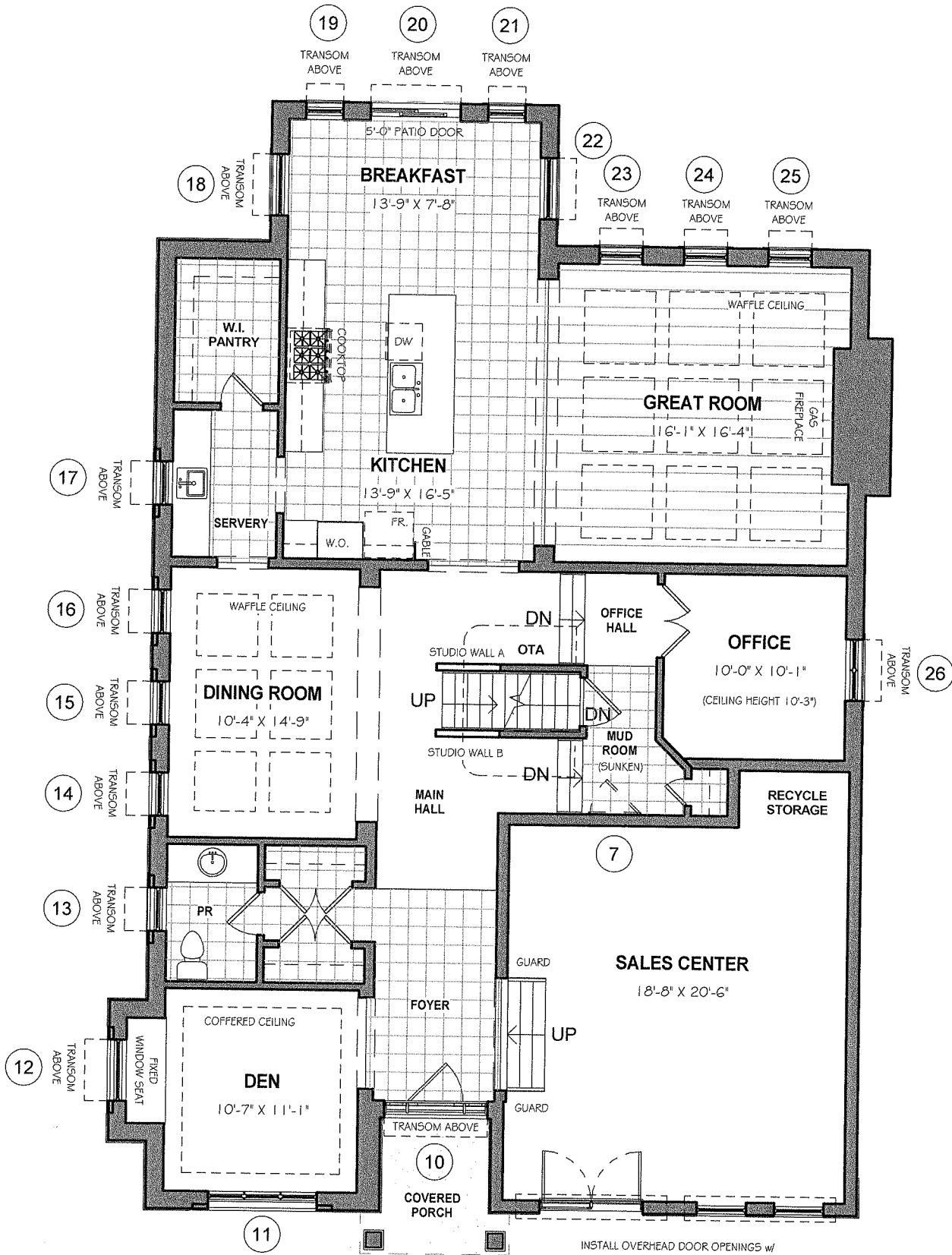
BSR&D Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: SEPTEMBER 15, 2015 SG PROJECT 10-8556-33

KERRY F. HILLIS
ONTARIO LAND SURVEYOR



INSTALL OVERHEAD DOOR OPENINGS w/
 HEADERS AND LINTELS TO ALLOW FOR EASE
 OF CONVERSION BACK TO GARAGE WHEN SOLD.
 ALL CLADDING MATERIALS TO HAVE CONTROL
 JOINT BREAK AT PROPOSED OVERHEAD DOOR TO
 PREVENT NEED FOR MAJOR RENOVATION AT TIME OF
 CLOSING

MAIN FLOOR PLAN

GROUND FLOOR AREA 1743 SF



Reproduction of this plan is strictly prohibited. All materials, specifications, and floor plans are subject to change without notice E.&O.E. All house renderings are artist's concepts. All floor plans are approximate dimensions. Actual useable floor space may vary from stated floor area. Some designs may require upgraded lots.

Fusion Homes ©

BELVOIR B SOL2018

87 ZADUK PLACE

10.07.2015

MODEL HOME

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 305 Colonial 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 (R1.D) 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 (861.1 square feet) 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 116.2 square metres (1,250.7 square feet, and 35.4% 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 OF MEETING: **Thursday, November 26, 2015**

TIME: **4:20 p.m.**

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

APPLICATION NUMBER: **A-97/15**

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

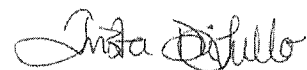
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ADDITIONAL INFORMATION

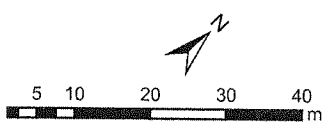
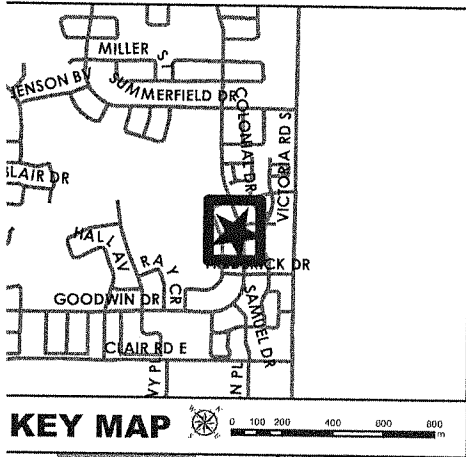
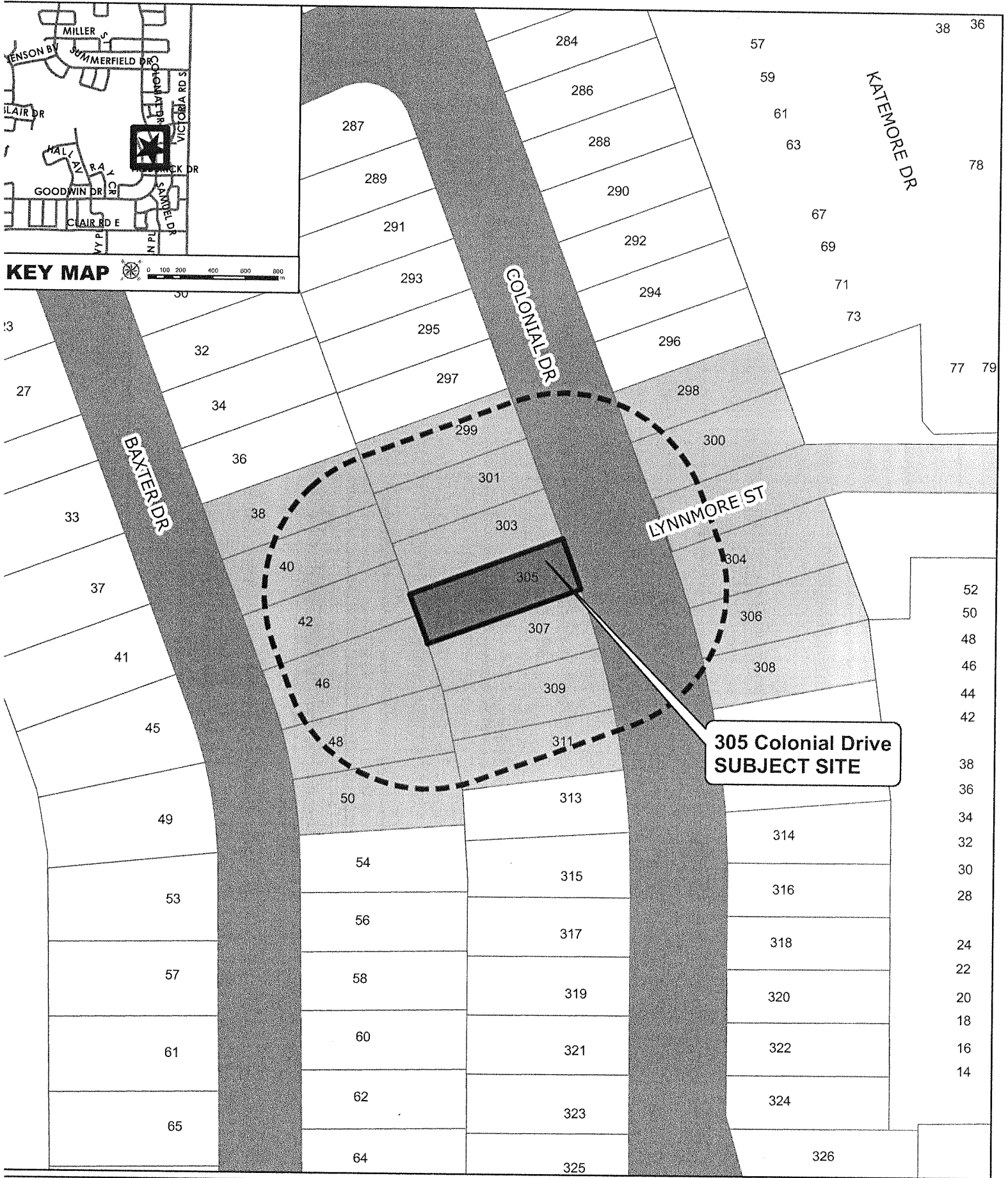
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NOTICE OF THE DECISION

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed 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 9th day of November, 2015.



30m CIRCULATION AREA
305 Colonial Drive
File No.: A-97/15



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

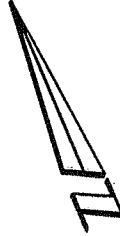
SKETCH FOR BUILDING PERMIT APPLICATION
LOT 50, REGISTERED PLAN 61M-160
CITY OF GUELPH

SCALE: 1 - 250

- CAUTION:**
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.
 - © - THIS SKETCH IS PROTECTED BY COPYRIGHT.
 - THIS LOT MAY CONTAIN STRUCTURAL FILL.

NOTE: LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 61M-160 AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

TOP OF FOUNDATION = 340.76
 UNDERSIDE OF FOOTING = 338.24
 BASEMENT FLOOR = 338.47
 FINISHED FLOOR = 341.06
 SIDE ENTRY = 340.87
 GARAGE CUT TO FINISHED SLAB = 0.40



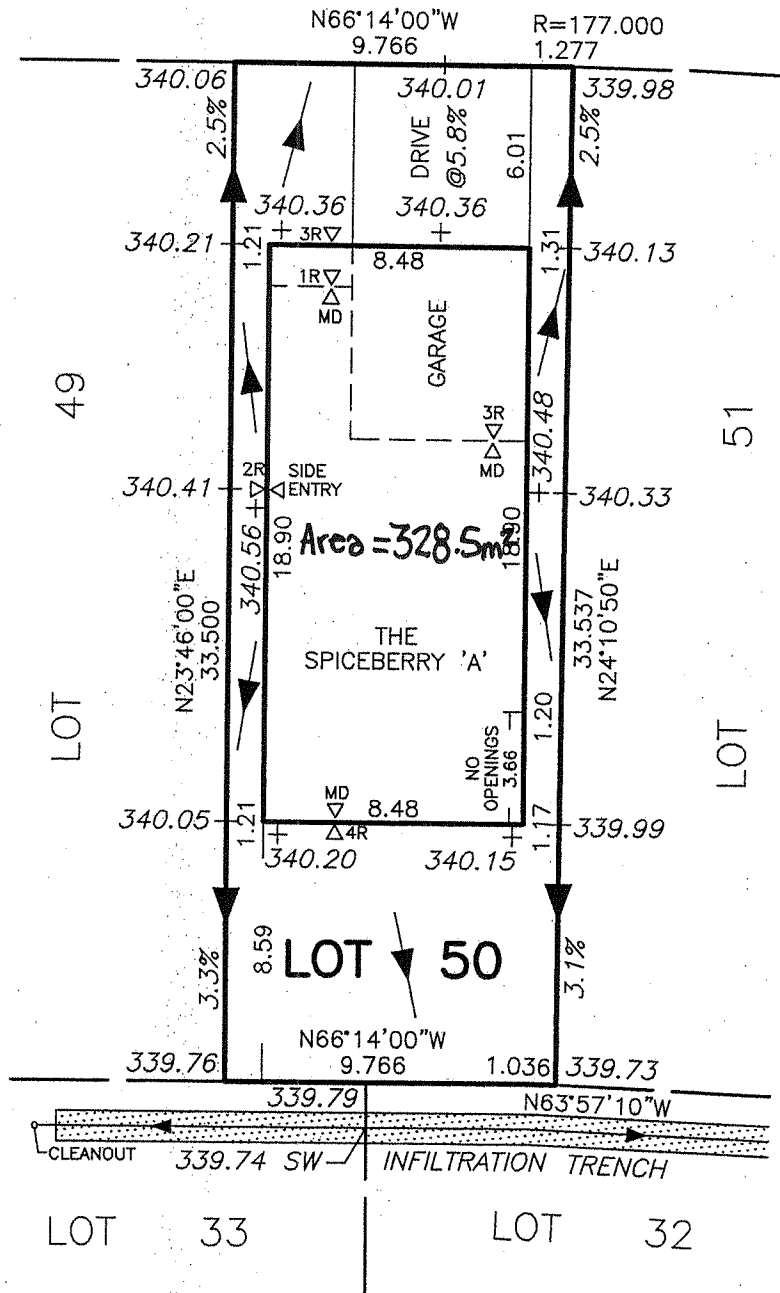
ZONING: R.1D

FRONT YARD - 6.00 MIN.
 FRONT YARD - 3.60 MIN. TO PORCH
 SIDE YARD - 0.60 MIN.
 REAR YARD - 20% OF LOT DEPTH (6.70 MIN.)

SODDED AREA
 = 170.8m²

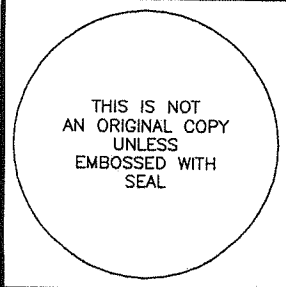
COLONIAL DRIVE
 (20.0 METRES WIDE)

L/S ●

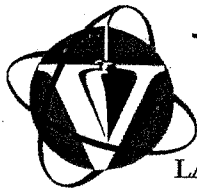


NOTE: THERE SHALL BE NO OPENINGS OF ANY KIND IN A WALL CONSTRUCTED CLOSER THAN 1.2 METRES TO A PROPERTY LINE.

NOTE: FRONT AND SIDE YARD TOLERANCES ARE LESS THAN 0.05 M. IT IS THE SURVEYOR'S RECOMMENDATION THAT FOOTINGS BE PINNED.



Nov 11, 2009-8:22am
 G:\GUELPHM\61M-160\ACAD\P50.dwg

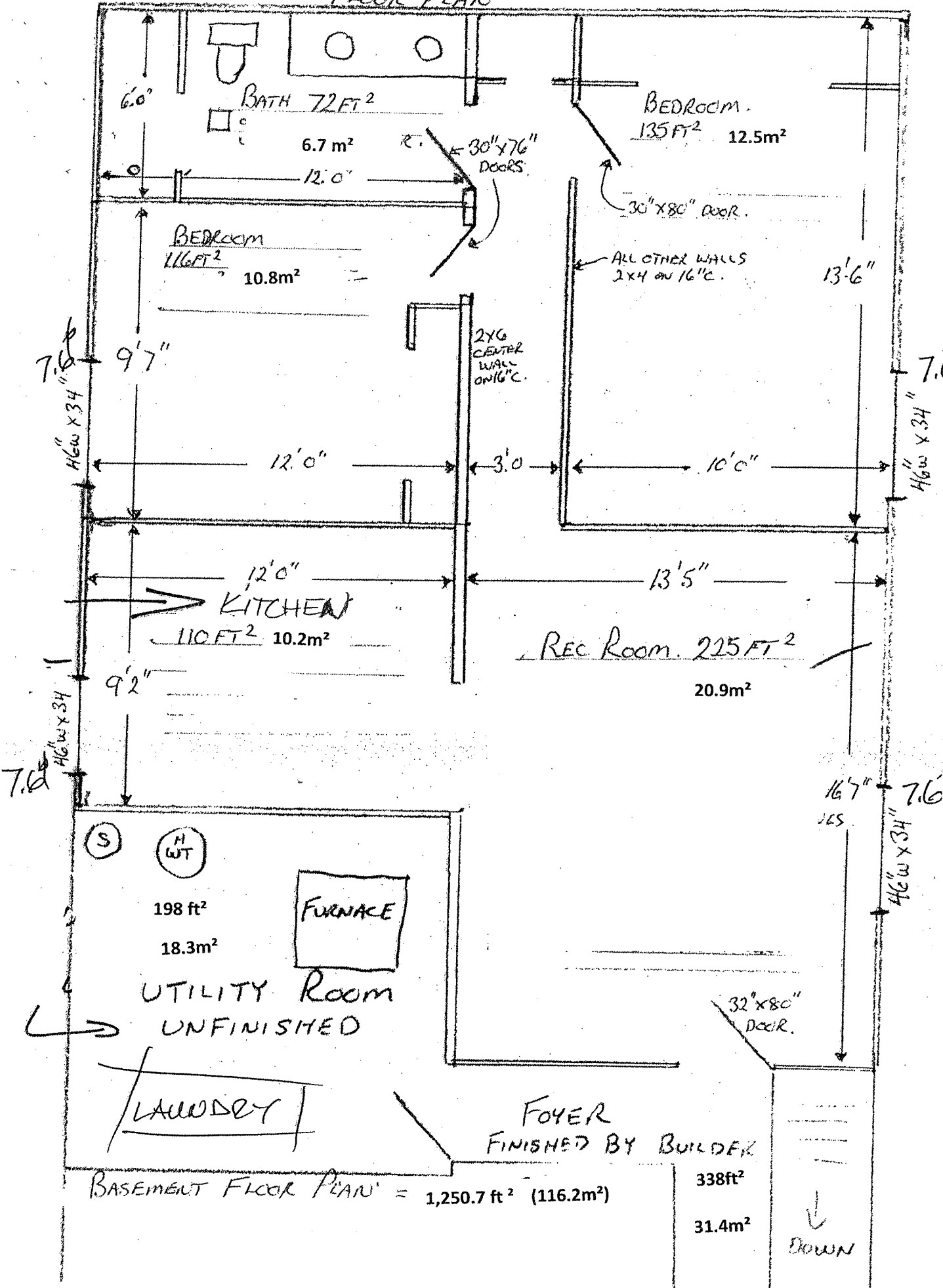


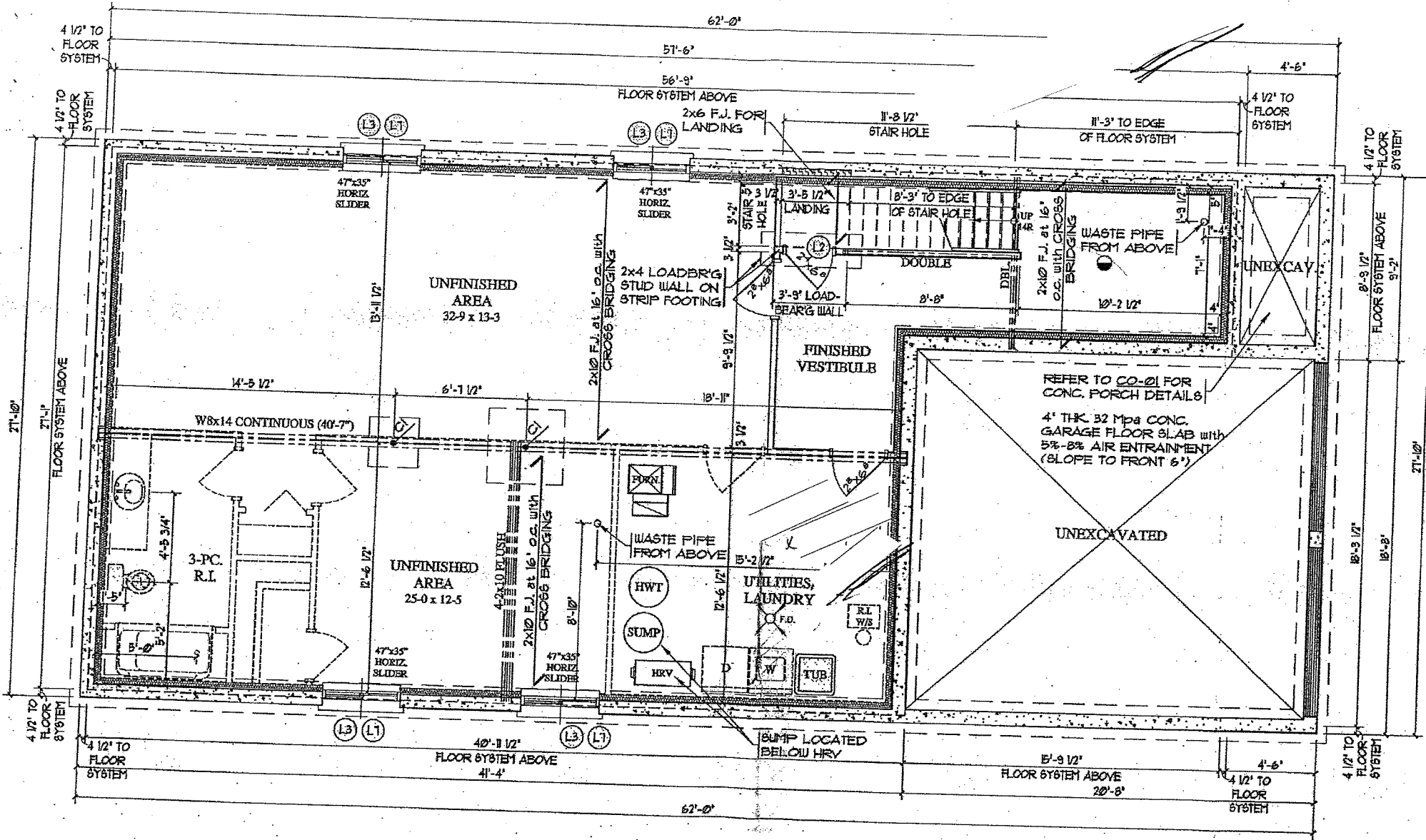
Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET - GUELPH, ONTARIO
 PHONE (519) 821-2763 · FAX 821-2770

FOR:	REID'S HERITAGE HOMES LTD.
PROJECT NO.	18658-09
DATE:	NOVEMBER 9, 2009
P50	TML

CLEARY - 305 COLONIAL ST - GUELPH.
FLOOR PLAN





NOTE:
ALL WINDOWS ARE
VINYL CLAD w/
LOW-E ARGON

NOTE:
WIRE SHELVING
IN CLOSETS
THROUGHOUT

DECLARATION OF DESIGNER:
I have reviewed and take responsibility for the design activities in accordance with the 2006 Building Code Compendium, Div. C.3.2.1.1

Firm B.C.L.N.: 28615 SIGNATURE: *Adi*
 B.C.L.N.: C.3.2.1.1 NAME: Candio McMillan
 DATE: March 30/10

BASEMENT FLOOR PLAN

36MM01-08
MASTERS 'A'

JOHN CLEARY RESIDENCE
LOT 50 COLONIAL DRIVE
REIDS HERITAGE HOMES LTD.

REIDS HERITAGE HOMES LTD.

4 of 13

RR 22 CAMBRIDGE ONTARIO N2C 2V4 PHONE 519 658-8868 FAX 519 654-9746

WESTMINSTER WOODS
PHASE 8
GUELPH, ONTARIO

Architectural
Design
Department
Date: JAN 15/06/BLR
Last Rev: MAR. 30/10 CM

REFER TO SHEET 1 of 13
FOR COLUMN and LINTEL
SCHEDULES AND NOTES

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

Applications for Consent [Severance] have been filed with the Committee of Adjustment.

LOCATION: 156 Niska Road

PROPOSAL: The applicant is requesting permission to sever a property to sever two (2) new residential lots fronting onto Niska Road. The applicant proposes to demolish the existing dwelling and construct three new residential dwellings.

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

REQUEST: Applications for severance are requested as follows:

B-12/15 Severance of a parcel with frontage along Niska Road of 15.2 metres (49.8 feet), a depth of 83.3 metres (273.3 feet), and an area of 1,266.2 square metres (13,628.8 square feet).

B-23/15 Severance of a parcel with frontage along Niska Road of 15.2 metres (49.8 feet), a depth of 83.3 metres (273.3 feet), and an area of 1,266.2 square metres (13,628.8 square feet).

The retained parcel is proposed to have a frontage along Niska Road of 15.2 metres (49.8 feet), a depth of 83.3 metres (273.3 feet), and an area of 1,266.2 square metres (13,628.8 square feet).

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 OF HEARING: **Thursday, November 26, 2015**
(B-12/15 deferred from April 9, 2015)

TIME: **4:30 p.m.**

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

APPLICATION NUMBERS: **B-12/15 and B-23/15**

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

You may also comment by mail, email, or fax using the contact information listed below. Written comments received by **November 19, 2015 at 12:00 p.m.** will be forwarded to the Committee members. Comments submitted after this date will be summarized at the hearing. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION


Additional information related to this application may be obtained at City Hall or 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.

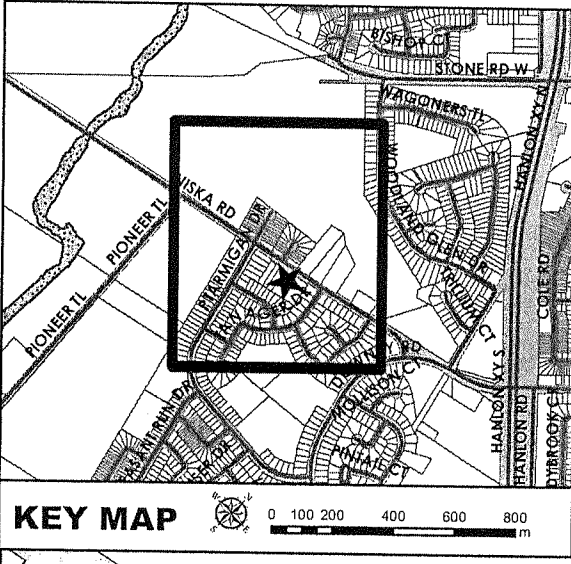
Please be advised that if a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the

Committee before it gives or refuses a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

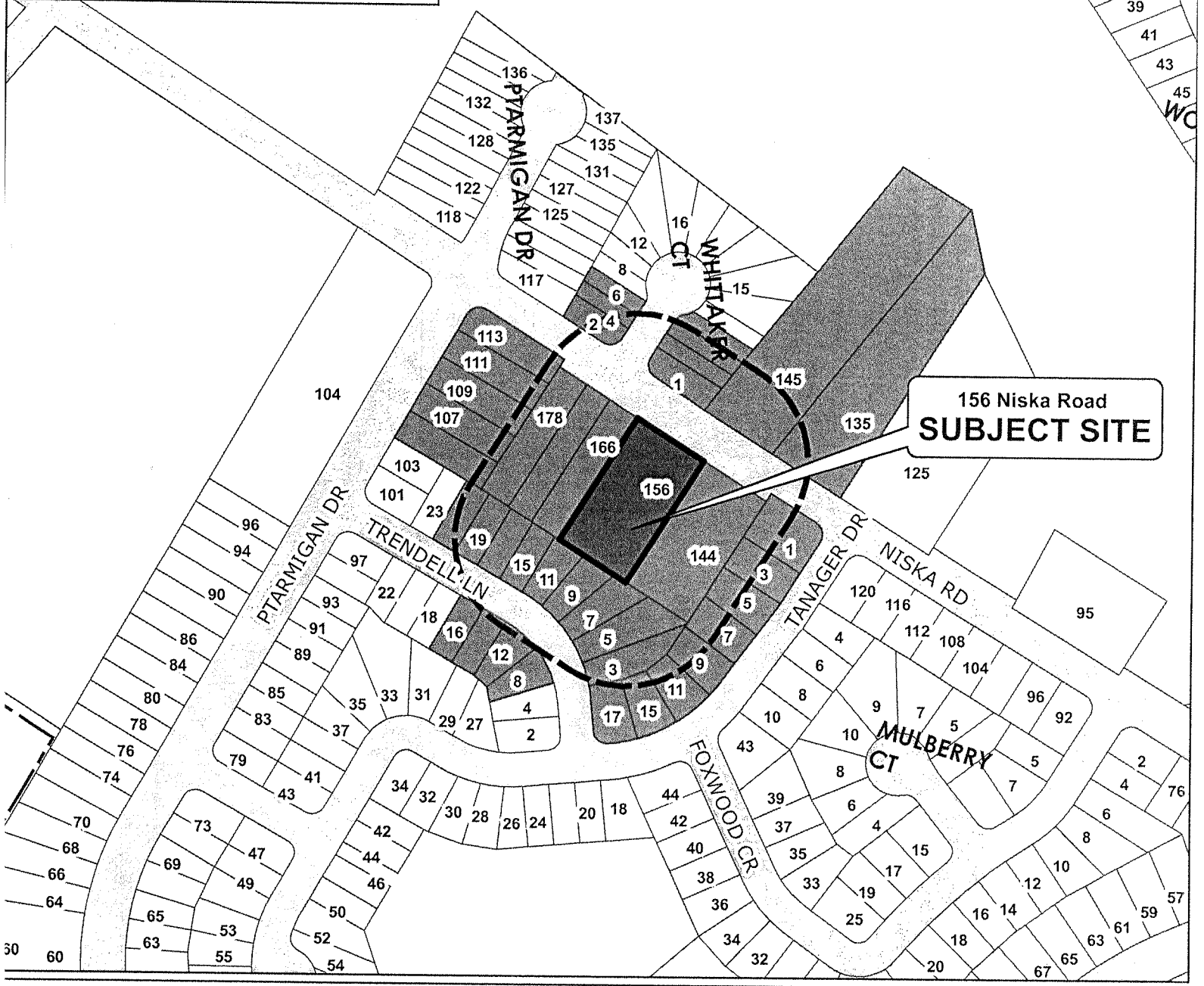
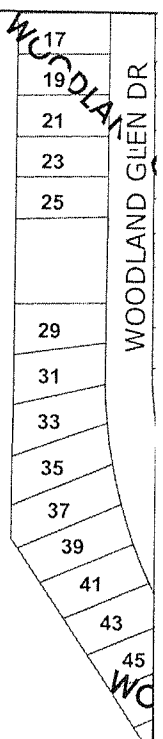
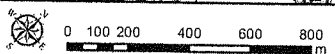


Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

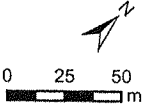
Dated this 9th day of November, 2015



KEY MAP



156 Niska Road
SUBJECT SITE



60m CIRCULATION AREA
156 Niska Road
 File No.: B-12/15 & B-23/15



Produced by the City of Guelph
 Planning Services
 March 2015

(FORMERLY KNOWN AS KORTRIGHT BY BY-LAW (1960)-6359, INST. No. M-60315)

N I S K A R O A D

ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6

P I N 7 1 4 8 9 - 0 0 0 2 (LT)

ROAD WIDENING BY INST. M-117975,
ESTABLISHED AS PART OF KORTRIGHT
ROAD BY BY-LAW No. (1972)-7989,
INST. No. M-117976

ROAD WIDENING BY INST. M-81598, ESTABLISHED AS PART OF
KORTRIGHT ROAD BY BY-LAW No. (1969)-7009, INST. No. M-81599

LOT 14
Z O N I N G : R E S I D E N T I A L (R.1B)
O.P. : G E N E R A L R E S I D E N T I A L

PART 3, 61R-20041
PIN 71217 - 0202 (LT)

DEFERRED SEVERANCE
APPLICATION B-12/15

EXISTING DWELLING
No. 156
TO BE REMOVED

LANDS TO BE
SEVERED
AREA=1270m²

LANDS TO BE
RETAINED
AREA=1270m²

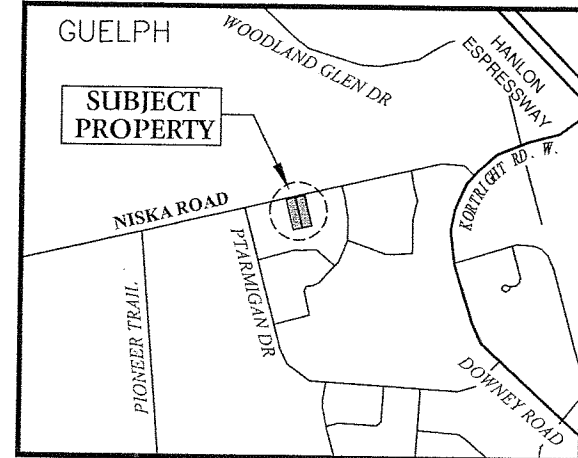
C O N C E S S I O N 5

LOT 11 / LOT 12 / LOT 13 / LOT 14 / LOT 15 / LOT 16
R E G I S T E R E D P L A N 8 2 5

SEVERANCE SKETCH

PART OF LOT 14, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF PUSLNC
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 750
0 5 10 20 30 40 50 metres
VAN HARTEN SURVEYING INC.



SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 13th DAY OF OCTOBER, 2015.
REVISED DATE: OCTOBER 26, 2015

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

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.1B).
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.

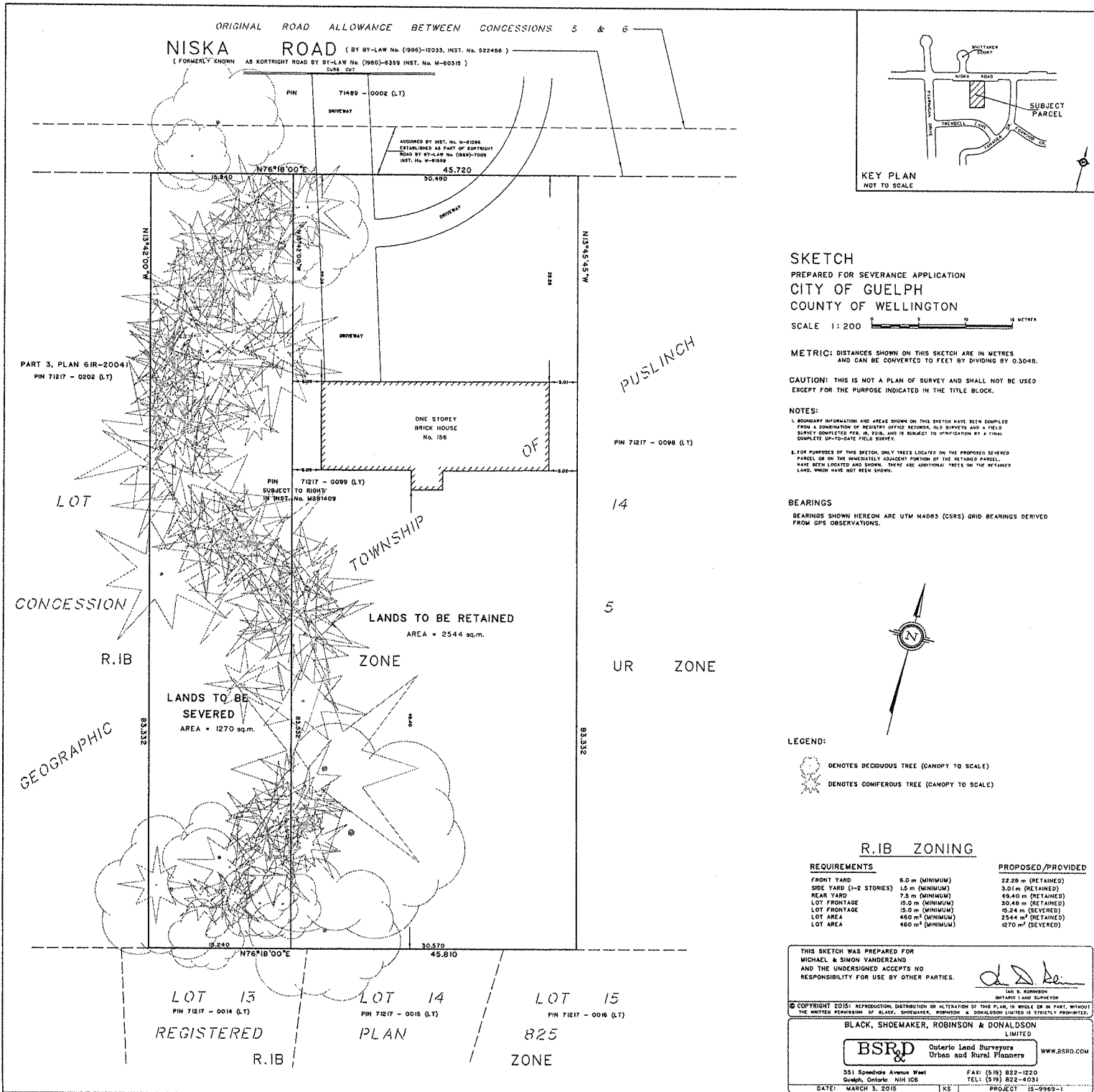
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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: N.C.H. CHECKED BY: J.E.B. PROJECT No. 23188-15

Previous Drawing Submitted for Application B-12/15



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 Arkell Road

PROPOSAL: The applicant is proposing to sever a property to create a new residential lot.

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

REQUEST: The applicant proposes to sever a parcel with frontage along Arkell Road of 22.8 metres (74.8 feet), a depth of 24.3 metres (79.7 feet), and an area of 555 square metres (5,974 feet). The severance would allow for construction of a new residential dwelling.

A minor variance from the requirements of the By-law is being requested for the retained parcel (Application A-98/15, see reverse).

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 OF HEARING: **Thursday, November 26, 2015**

TIME: **4:40 p.m.**

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

APPLICATION NUMBER: **B-24/15**

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

You may also comment by mail, email, or fax using the contact information listed below. Written comments received by **November 19, 2015 at 12:00 p.m.** will be forwarded to the Committee members. Comments submitted after this date will be summarized at the hearing. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION

Additional information related to this application may be obtained at City Hall or 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.

A handwritten signature in black ink, appearing to read "Trista Di Lullo".

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

Dated this 9th day of November, 2015

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

LOCATION: 67 Arkell Road

PROPOSAL: The applicant has applied for a severance of the subject property (Application B-24/15, see reverse). A minor variance is requested for the retained parcel.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone and is within the flood fringe. A variance from Table 5.1.2, Row 8 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that the minimum rear yard be 20% of the lot depth, being 7.0 metres (22.9 feet).

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a rear yard of 4.3% of the lot depth, being 1.5 metres (4.9 feet)

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 OF MEETING: **Thursday, November 26, 2015**

TIME: **4:40 p.m.**

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

APPLICATION NUMBER: **A-98/15**

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

You may also comment by mail, email, or fax using the contact information listed below. Written comments received by **November 19, 2015 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. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION

Additional information related to this application may be obtained at City Hall or 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

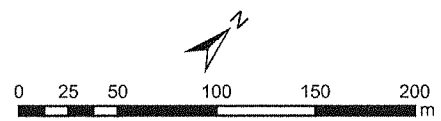
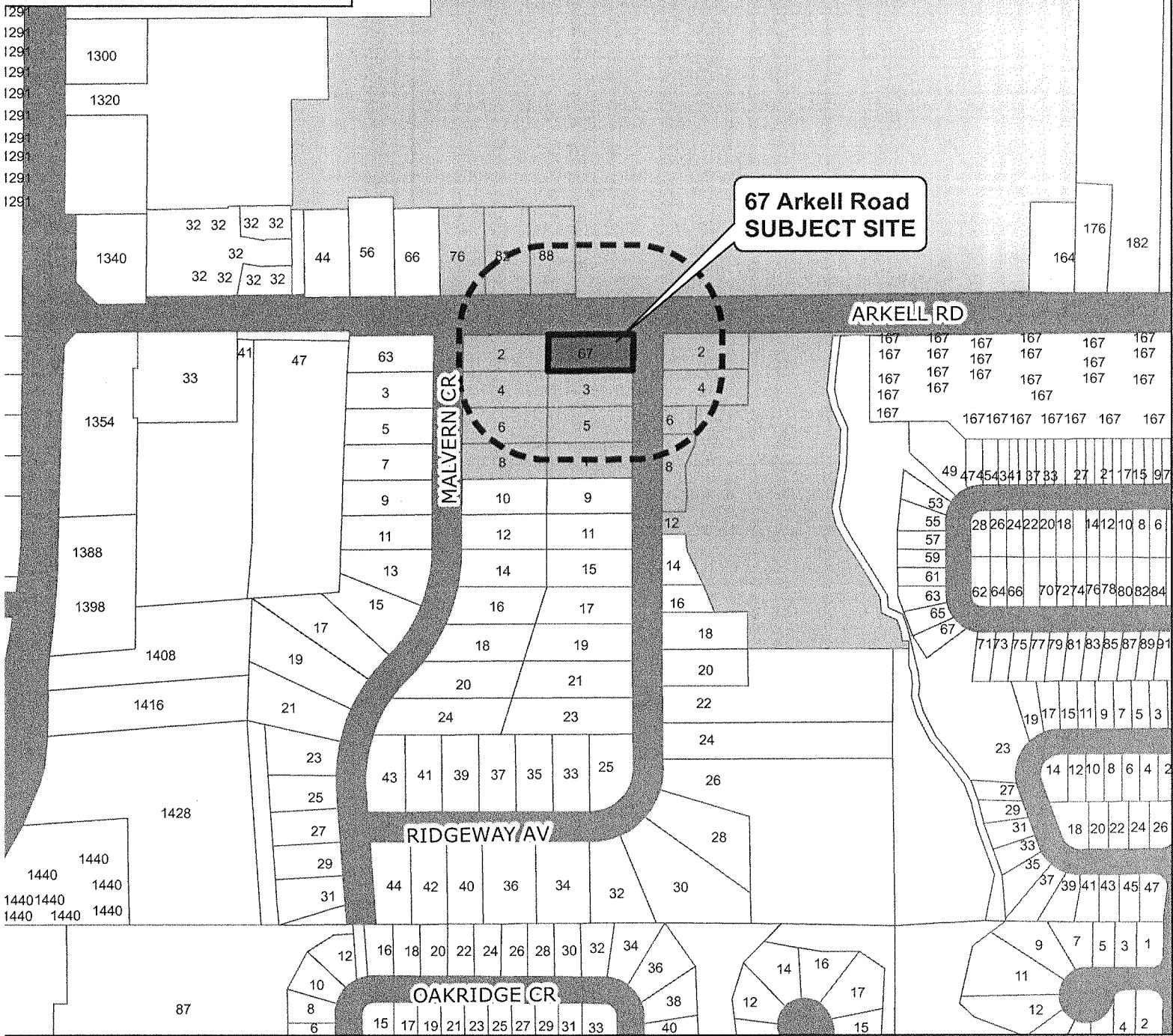
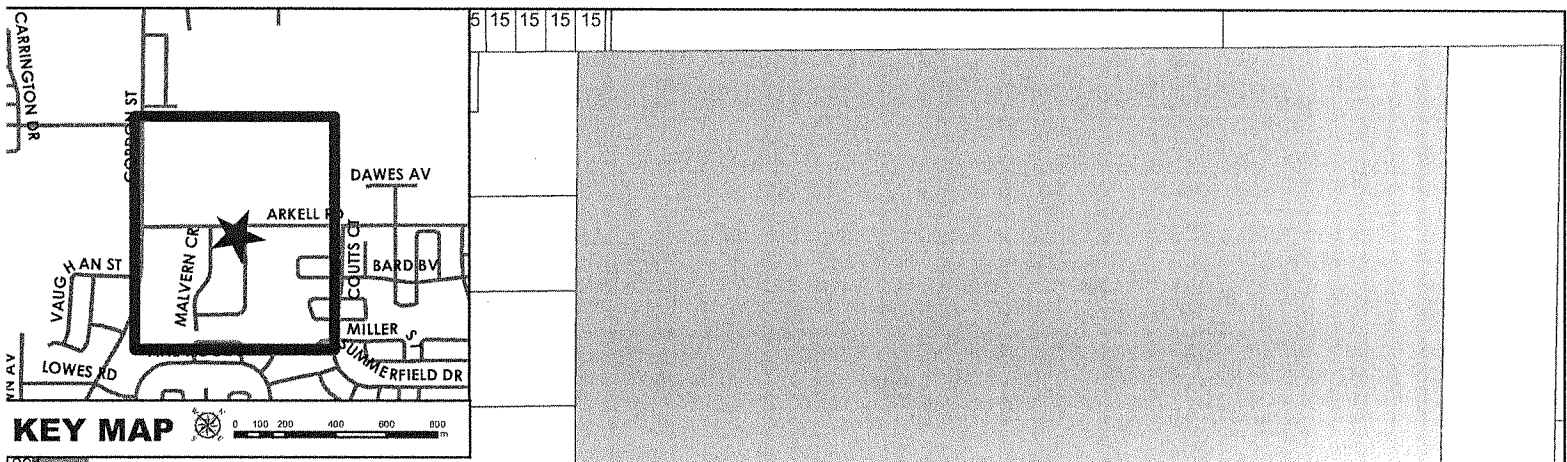
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

A handwritten signature in cursive script that reads "Trista Di Lullo".

Trista Di Lullo, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 9th day of November, 2015.



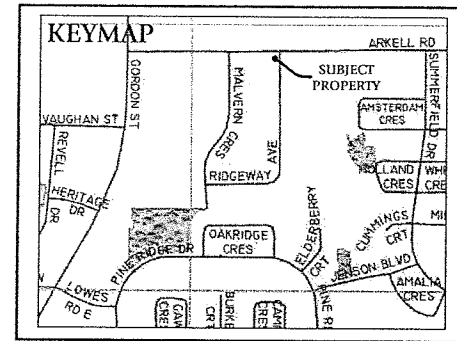
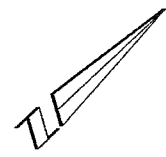
60m CIRCULATION AREA
67 Arkell Road
File No.: B-24/15 & A-98/15



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

ZONING DESIGNATION : RESIDENTIAL (R.1B)

ITEM	REQUIRED	SEVERED		RETAINED	
		Existing parcel	Road widening taken	Existing parcel	Road widening taken
Minimum Lot Area	460	555	510	850	780
Minimum Lot Frontage	15.0	22.8	22.8	24.3	22.4
Minimum Front Yard	6.0	7.95	6.0	9.0	9.0
Minimum Exterior Sideyard	4.5	N/A	N/A	8.2	6.2
Minimum Interior Sideyard	1.5	1.5	1.5	2.3	2.3
Rear Yard Severed (24.3m*20%)	4.9	4.9	4.9	N/A	N/A
Rear Yard Retained (35.0m*20%)	7.0	N/A	N/A	1.5	1.5



SEVERANCE & MINOR VARIANCE SKETCH
 LOT 28, REGISTERED PLAN 544
 CITY OF GUELPH
 COUNTY OF WELLINGTON
 SCALE: 1 - 250



VAN HARTEN SURVEYING INC.

MINOR VARIANCE REQUEST:

(A) TO ALLOW THE REAR YARD ON THE LANDS TO BE RETAINED TO BE 1.5m INSTEAD OF 7.0m AS REQUIRED BY TABLE 5.1.2 ROW 8 OF THE ZONING BYLAW.

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.1B)
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.

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED
 ON THE 6th DAY OF OCTOBER, 2015
 REVISED DATE: OCTOBER 29, 2015

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Van Harten
 SURVEYING INC.

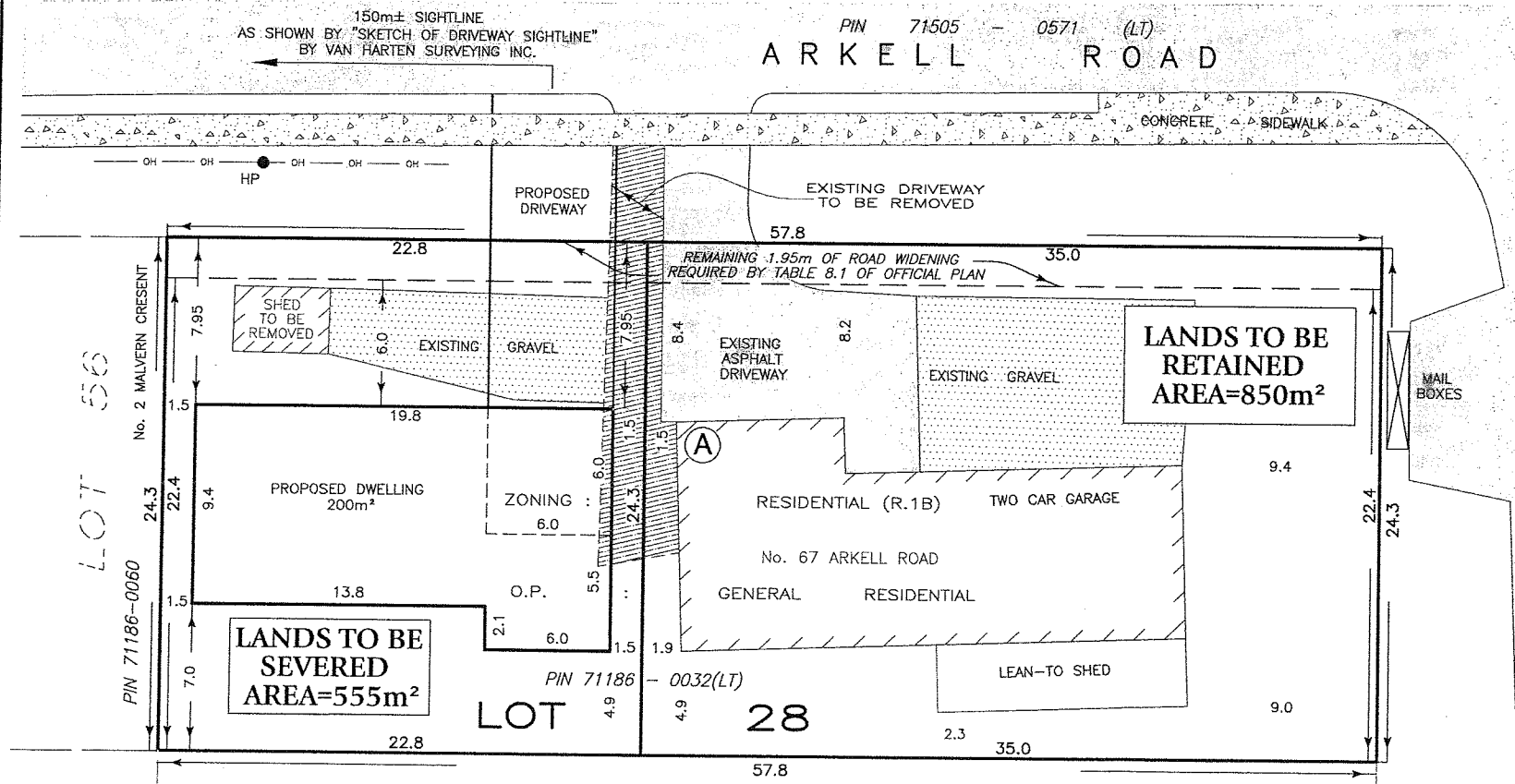
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
 GUELPH - ONTARIO, N1H 3X3
 PHONE: (519) 821 - 2763
 FAX: 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: JAM | CHECKED BY: JEB | PROJECT No. 22904-15

Oct 29, 2015 - 10:03am
 G:\GUELPH\544\acad\SKETCH LT28 (GOEL).dwg



No. 3 RIDGEWAY AVENUE LOT 29 PIN 71186-0033

REGISTERED PLAN 544

PIN 71186-0059 LOT 555 No. 4 MALVERN CRESENT
 PIN 71186-0060 LOT 556 No. 2 MALVERN CRESENT

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: 1750 Gordon Street (124 Clair Road East)

PROPOSAL: The applicant is proposing to construct a 929 square metre (10,000 square foot) addition to an existing grocery store, and maintain an existing seasonal garden centre within the proposed parking area. The applicant is also proposing to construct eight (8) commercial buildings on the subject property.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Commercial Shopping Centre (CC-17) Zone. Variances from Sections 4.13.4.1, 4.22.4, and 6.2.3.2.17.2.4 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) one (1) off-street parking space per 18 square metres (193.8 square feet) of gross floor area for a Neighbourhood Commercial Shopping Centre [523 spaces required];
- b) that all buildings adjacent to Gordon Street, Clair Road and Farley Drive are required to be constructed at a maximum 3 metre (9.8 feet) "build to line" from the street line;
- c) that the largest building in the CC-17 zone shall have an exterior side yard of a minimum of 3 metres (9.8 feet) and a maximum of 25.84 metres (7.9 feet) from Gordon Street; and
- d) that no outdoor sales and display area shall occupy any required parking space, parking aisle or loading space.

REQUEST:

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

- a) to permit 404 off-street parking spaces for the Neighbourhood Commercial Shopping Centre;
- b) to permit Future Retail Building J (as shown on the attached drawing) to be located a maximum of 11.0 metres (36.1 feet) from Gordon Street;
- c) to permit existing Retail Building A (as shown on the attached drawing) to be located at a maximum of 90.0 metres (295.3 feet) from Gordon Street; and
- d) to permit an outdoor sales and display area in conjunction with a garden centre to occupy 42 of the required parking spaces.

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 OF MEETING: Thursday, November 26, 2015

TIME: 4:50 p.m.

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

APPLICATION NUMBER: A-99/15

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

You may also comment by mail, email, or fax using the contact information listed below. Written comments received by **November 19, 2015 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. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION

Additional information related to this application may be obtained at City Hall or 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

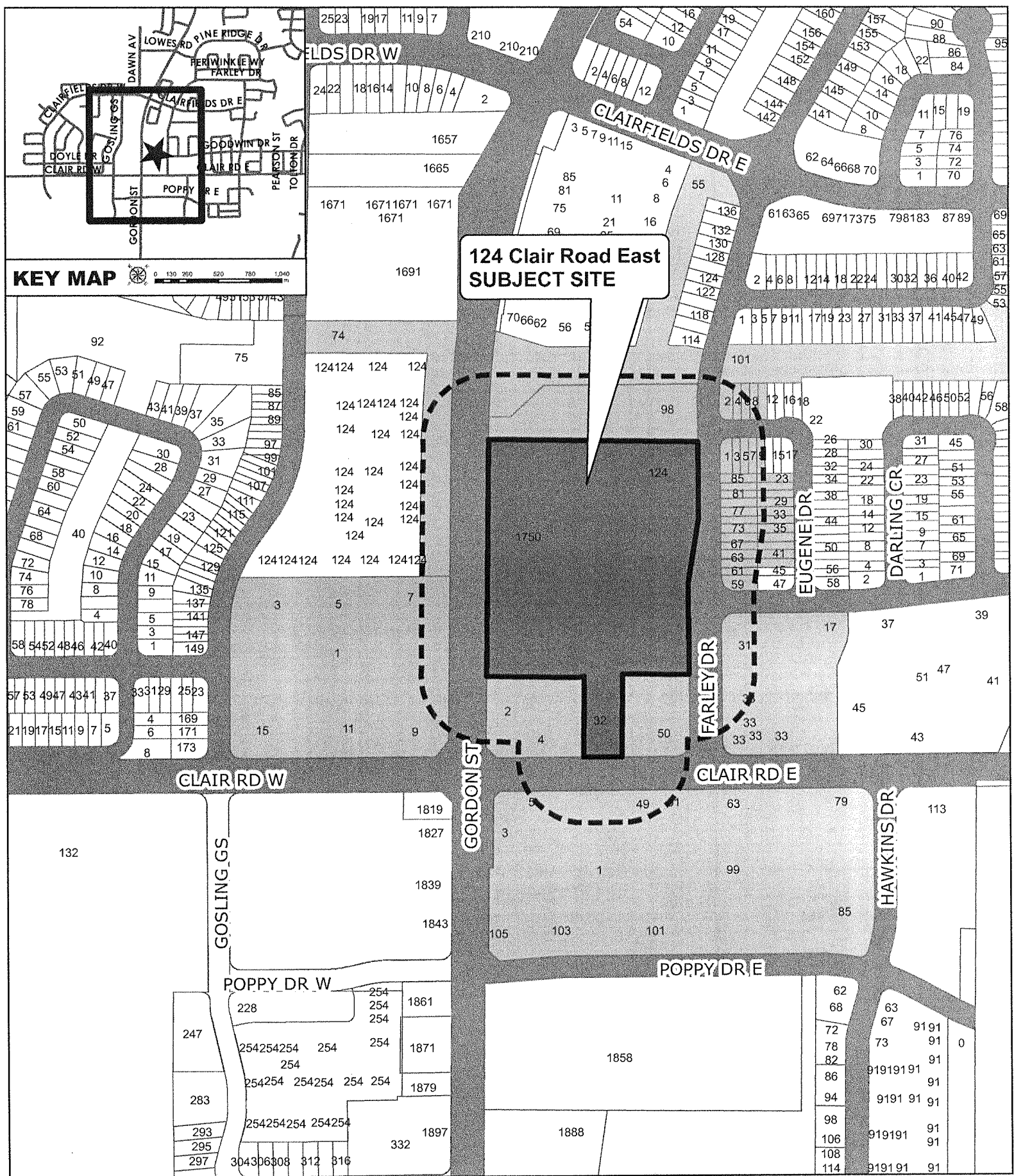
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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



Trista Di Lullo, ACST(A)

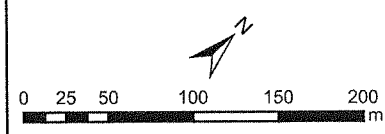
Secretary-Treasurer, Committee of Adjustment

Dated this 9th day of November, 2015.



**124 Clair Road East
SUBJECT SITE**

KEY MAP



**60m CIRCULATION AREA
124 Clair Road East
File No.: A-99/15**



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

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 28-36 Essex Street

PROPOSAL: The property is currently occupied by a 418 square metre (4,500 square foot) commercial school for specialized fitness classes and personal training in Units 28-30. There are two residential units on the second floor. The applicant is proposing to use Units 32-34 as a 50 square metre (322.9 square foot) public hall (game café) with a 297 square metre (3,196.9 square foot) print shop (workshop), a 49 square metre (527.4 square foot) office, and a 32 square metre (344.4 square foot) accessory retail space.

BY-LAW REQUIREMENTS: Permission to change legal non-conforming use is being requested. The property is located in the Specialized Residential Apartment (R.4D-1) Zone.

As a result of a previous Committee of Adjustment decision (File A-103/14), permission was given, subject to conditions, to change the legal non-conforming use at 28-36 Essex Street to permit an art gallery and artisan studio as accessory uses to an office use for Units 32-34 and to permit eight (8) off-street parking spaces when the By-law required a total of 29 off-street parking spaces. In September 2015, a Committee of Adjustment decision (File A-51/15) refused permission to change the legal non-conforming use to permit a restaurant use and to permit 8 off-street parking spaces when the By-law required a total of 37 off-street parking spaces.

Any addition or change to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment. A variance from Section 4.13.4.2 of Zoning By-law (1995)-14864, as amended, is also being requested.

The By-law requires that an office provide one (1) parking space per 33 square metres (355.2 square feet) of gross floor area; a print shop provide one (1) parking space per 50 square metres (538.2 square feet) of gross floor area; and a public hall provide one (1) parking space per 10 square metres (107.6 square feet) of gross floor area [total of 27 parking spaces required for Units 28-30 and Units 32-24].

REQUEST: The applicant is seeking permission to further extend the legal non-conforming use to allow for a public hall and accessory retail use.

The applicant is also seeking relief from the By-law requirements to permit nine (9) off street parking spaces for the commercial school/public hall/print shop and accessory uses in Units 28-30 and Units 32-34 (which includes two off-street parking spaces for two residential units).

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 OF MEETING: Thursday, November 26, 2015

TIME: 5:00 p.m.

LOCATION: City Hall, 1 Carden Street, Guelph, Ontario

APPLICATION NUMBER: A-100/15

PROVIDING COMMENTS
Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

You may also comment by mail, email, or fax using the contact information listed below. Written comments received by **November 19, 2015 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. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION

Additional information related to this application may be obtained at City Hall or 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).

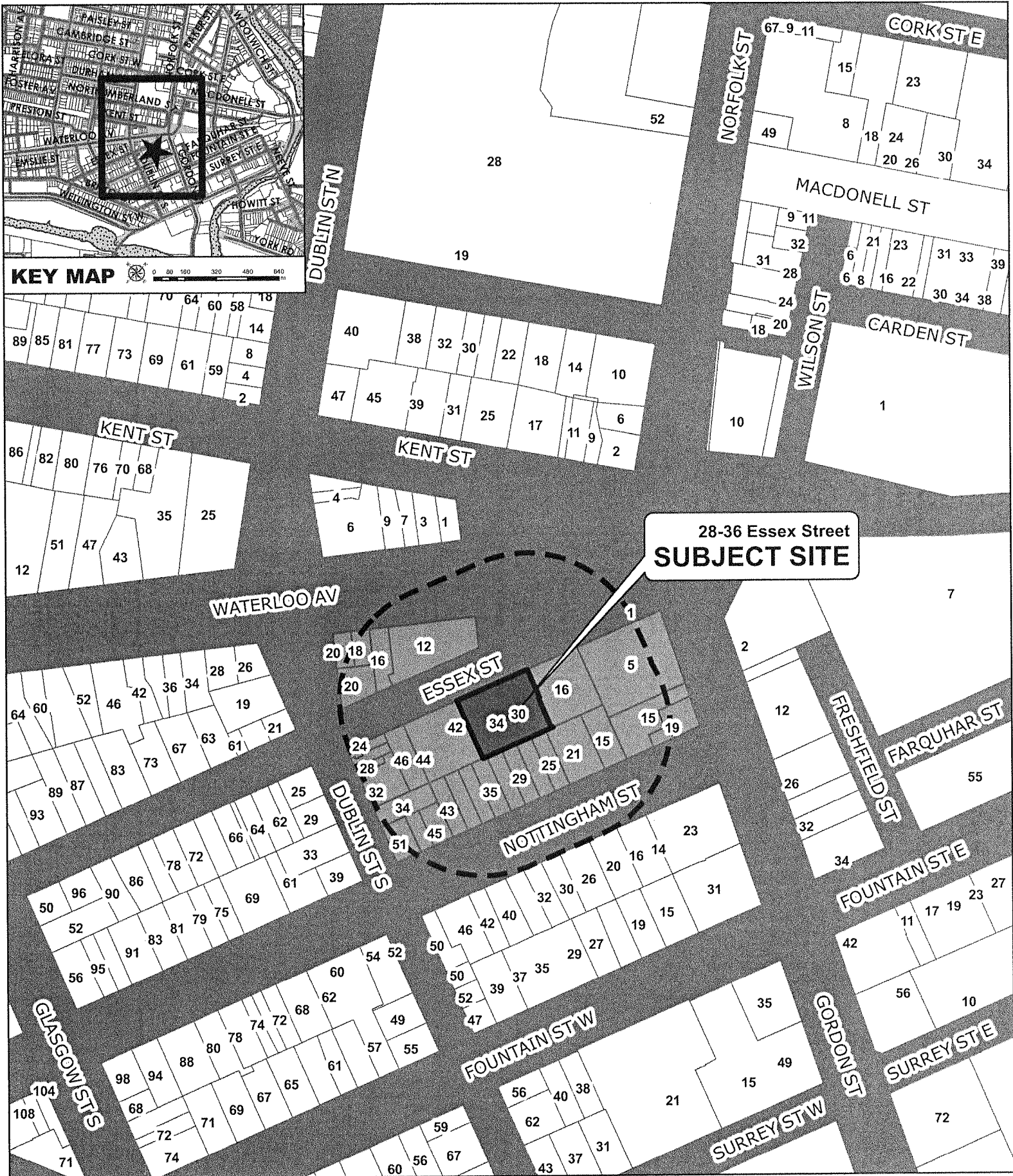
NOTICE OF THE DECISION

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.

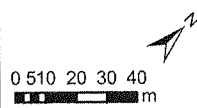


Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 10th day of November, 2015.



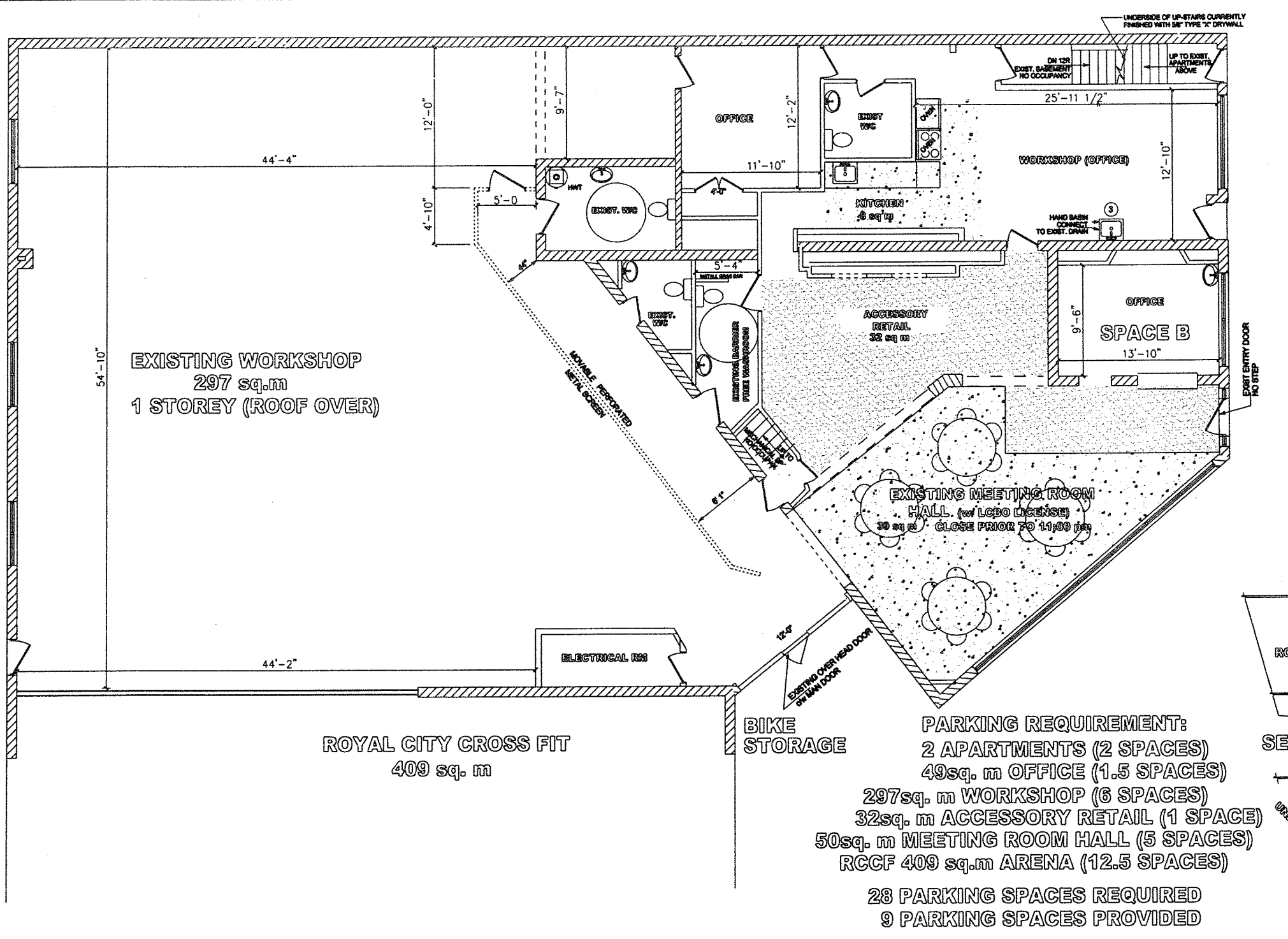
28-36 Essex Street
SUBJECT SITE



60m CIRCULATION AREA
28-36 Essex Street
File No.: A-100/15



Produced by the City of Guelph
 Planning, Building, Engineering and Environment, Development Planning
 June 2015



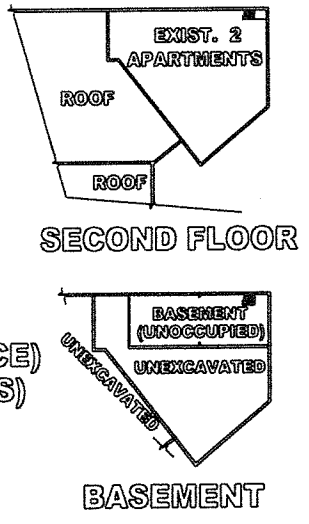
EXISTING WORKSHOP
297 sq.m
1 STOREY (ROOF OVER)

ROYAL CITY CROSS FIT
409 sq. m

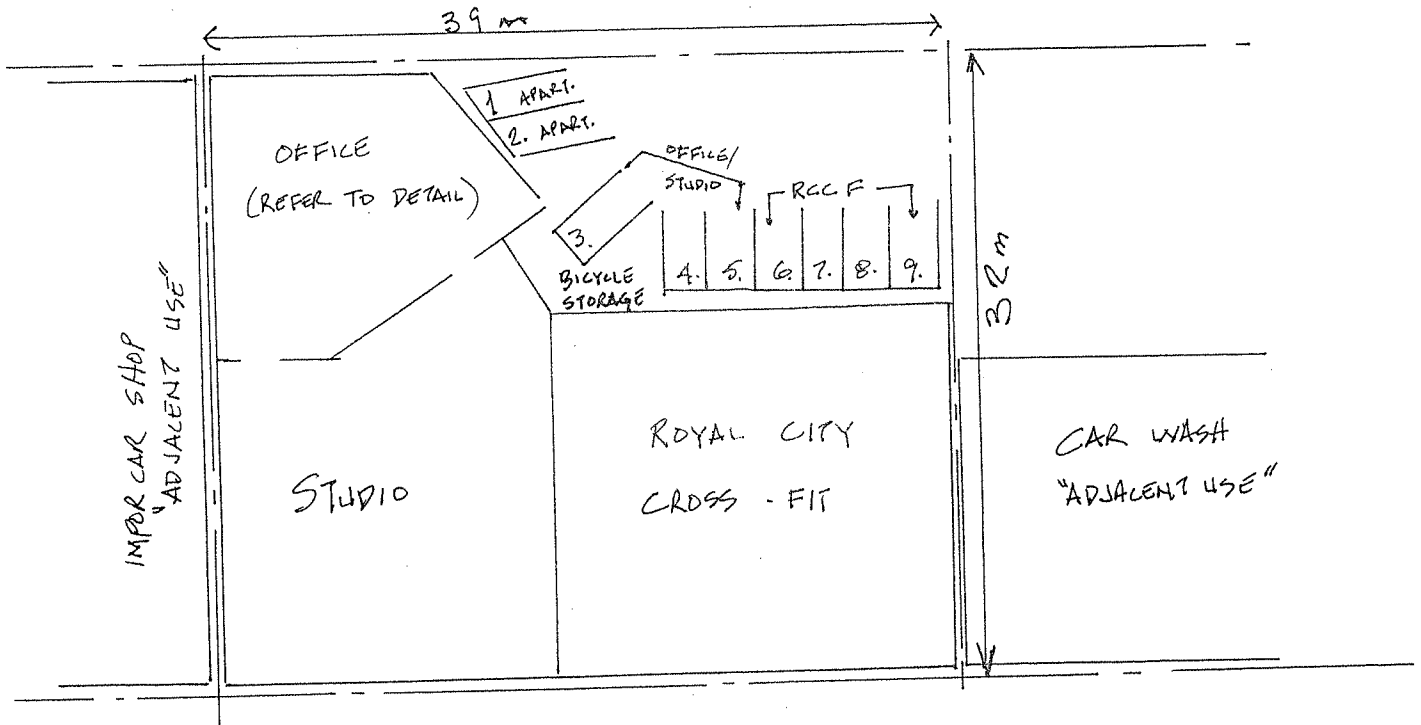
PARKING REQUIREMENT:
 2 APARTMENTS (2 SPACES)
 49sq. m OFFICE (1.5 SPACES)
 297sq. m WORKSHOP (6 SPACES)
 32sq. m ACCESSORY RETAIL (1 SPACE)
 50sq. m MEETING ROOM HALL (5 SPACES)
 RCCF 409 sq.m ARENA (12.5 SPACES)

28 PARKING SPACES REQUIRED
9 PARKING SPACES PROVIDED

DRAWING NO. MAIN FLOOR PLAN		PROJECT WORK:	
DATE: 10/16/15		ORGANIZATION:	
SCALE: 1/8"=1'-0"		PROJECT: INTERIOR ALTERATIONS	
32-34 STREET			
GUELPH, ON			
COMMITTEE OF ADJUSTMENT SUBMISSION			

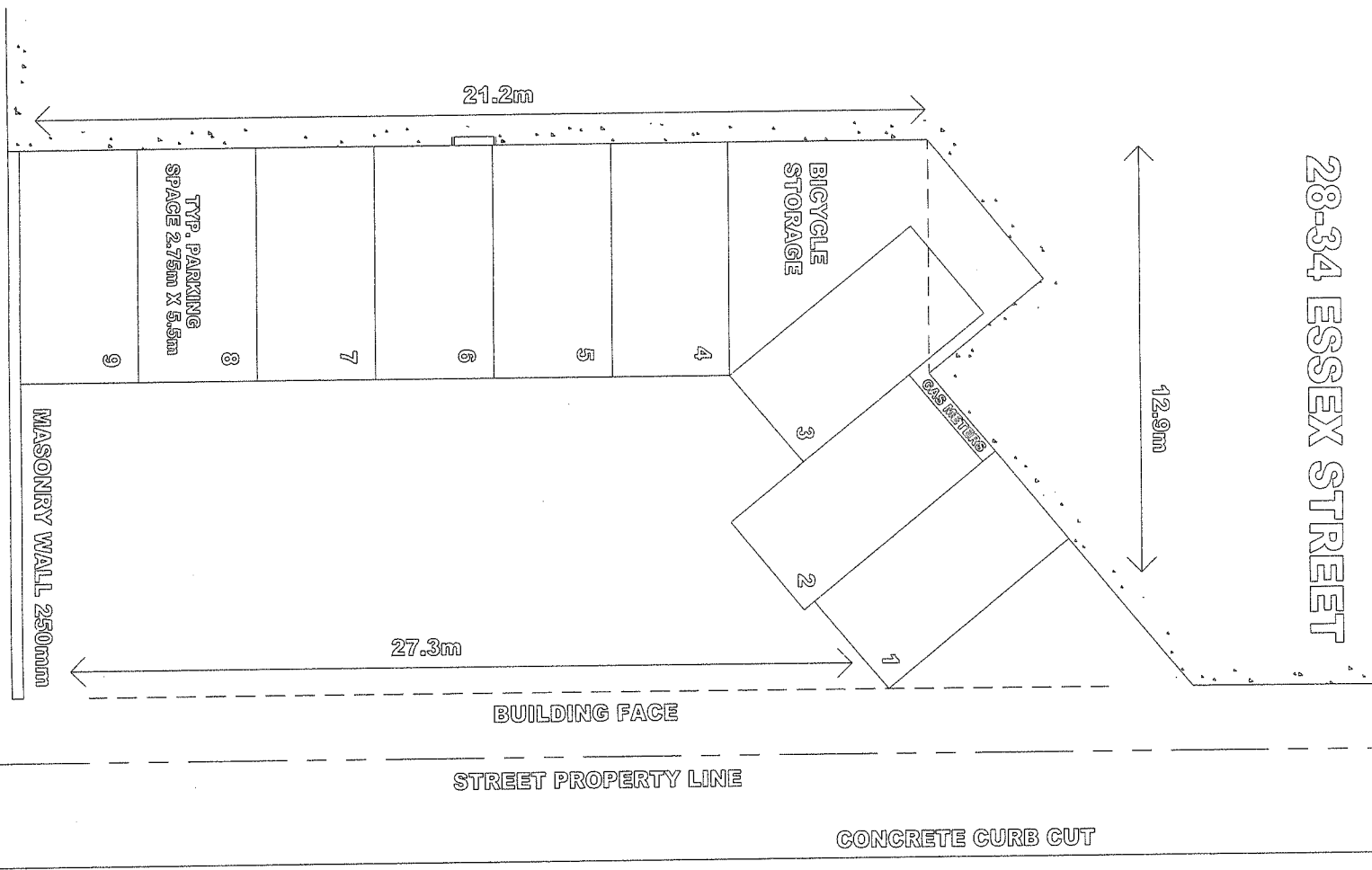


ESSEX STREET



32-34 ESSEX STREET
LYNN VANDER PRODUCTIONS

OCT. 26. 2015



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 90 Ingram Drive

PROPOSAL: The applicant is proposing to maintain an existing walkway connecting neighbouring decks at the rear of the dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1D-14) Zone. A variance from Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that the minimum side yard be 0.6 metres (2.0 feet).

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a side yard of 0.0 metres.

An Application for Minor Variance has also been filed for the neighbouring property, 92 Ingram Drive (Application A-102/15, see reverse).

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 OF MEETING: Thursday, November 26, 2015

TIME: 5:10 p.m.

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

APPLICATION NUMBER: A-101/15

PROVIDING COMMENTS
Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

You may also comment by mail, email, or fax using the contact information listed below. Written comments received by **November 19, 2015 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. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION
Additional information related to this application may be obtained at City Hall or 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 9th day of November, 2015.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 92 Ingram Drive

PROPOSAL: The applicant is proposing to maintain an existing walkway connecting neighbouring decks at the rear of the dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1D-14) Zone. A variance from Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that the minimum side yard be 0.6 metres (2.0 feet).

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a side yard of 0.0 metres.

An Application for Minor Variance has also been filed for the neighbouring property, 90 Ingram Drive (Application A-101/15, see reverse).

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 OF MEETING: Thursday, November 26, 2015

TIME: 5:10 p.m.

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

APPLICATION NUMBER: A-102/15

PROVIDING COMMENTS

Any person may attend the public hearing and/or make written or verbal representation either in support or opposition to the application. Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.


You may also comment by mail, email, or fax using the contact information listed below. Written comments received by **November 19, 2015 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. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION

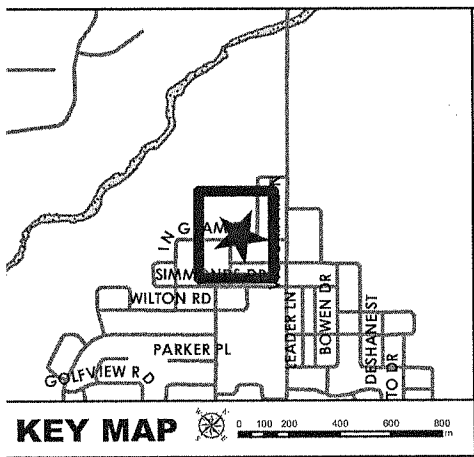
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

NOTICE OF THE DECISION

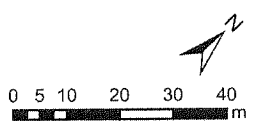
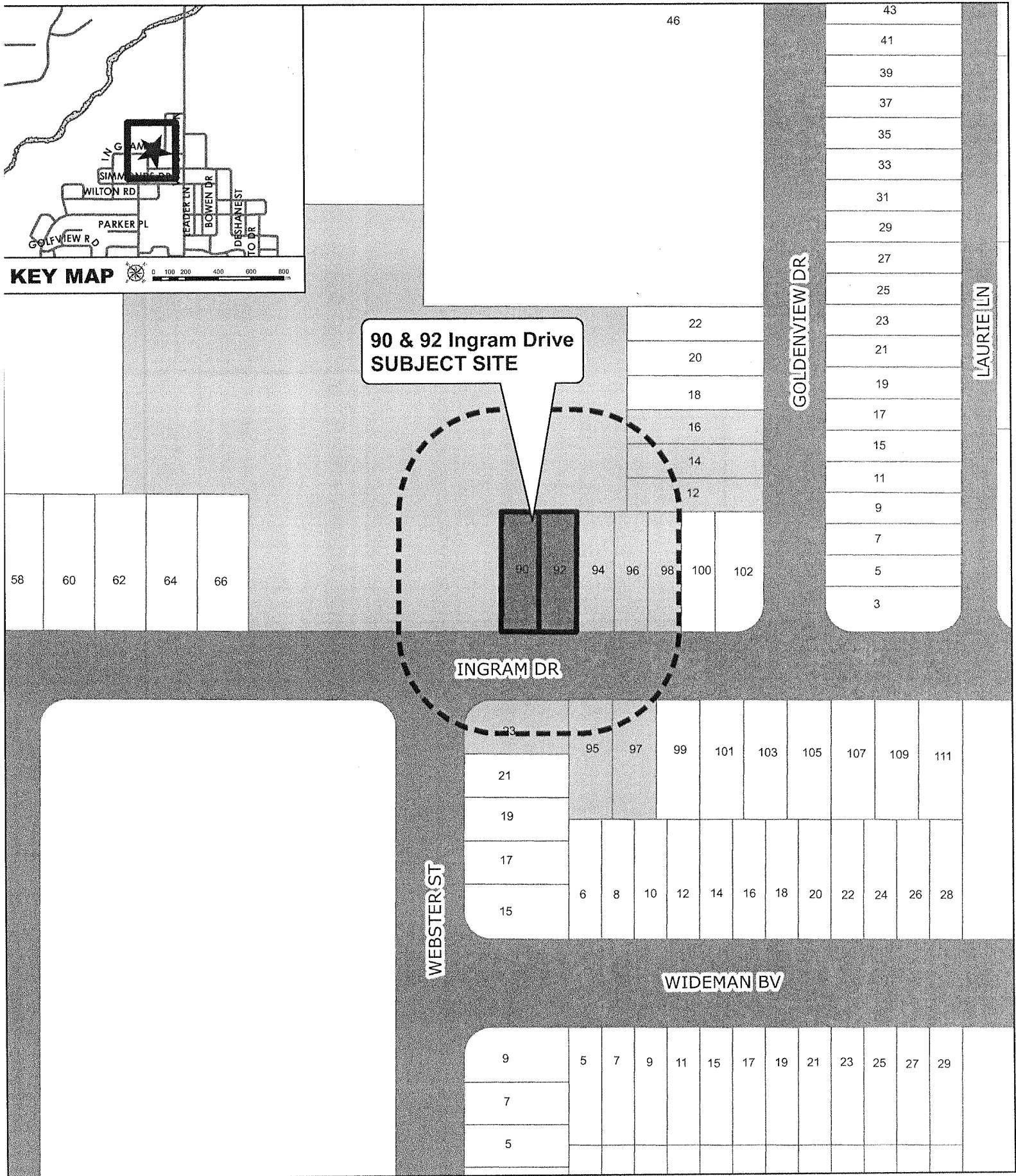
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Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 9th day of November, 2015.



**90 & 92 Ingram Drive
SUBJECT SITE**



30m CIRCULATION AREA
90 & 92 Ingram Drive
File No.: A-101/15 & A-102/15



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

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 61M-173 AND ARE PROPOSED.

- 500.00 DENOTES PROPOSED GRADE BY BSR&D
- 300.00 DENOTES SPECIFIED HOUSE GRADE
- 300.00 DENOTES PROPOSED ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES IRON PIN TO BE SET ON SITE

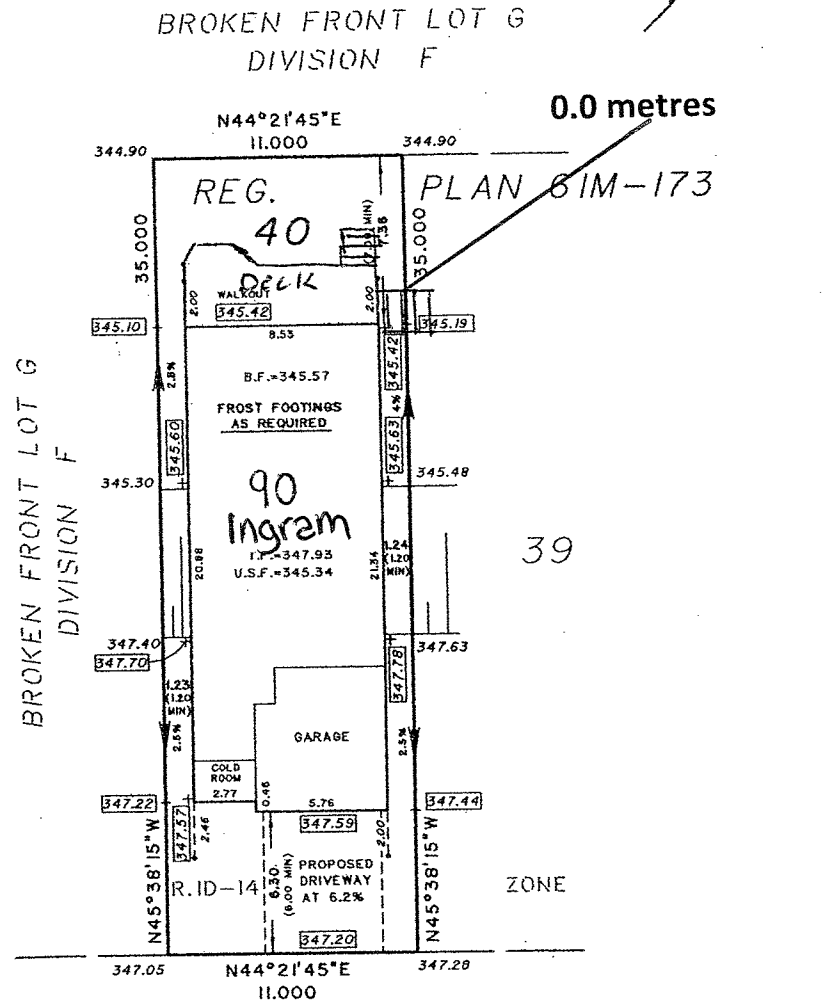
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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

- T.F. DENOTES TOP OF FOUNDATION
- U.S.F. DENOTES UNDERSIDE OF FOOTINGS
- B.F. DENOTES BASEMENT FLOOR

City of Guelph

T.F. TO GARAGE FLOOR = 0.34 (13 1/2")
T.F. TO U.S.F. = 2.59 (102")



REVISIONS			
NO.	DATE	BY	DESCRIPTION

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 61M-173 AND ARE PROPOSED.

- 500.00 DENOTES PROPOSED GRADE BY BSR&D
- 300.00 DENOTES SPECIFIED HOUSE GRADE
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- DENOTES DIRECTION OF DRAINAGE
- DENOTES IRON PIN TO BE SET ON SITE

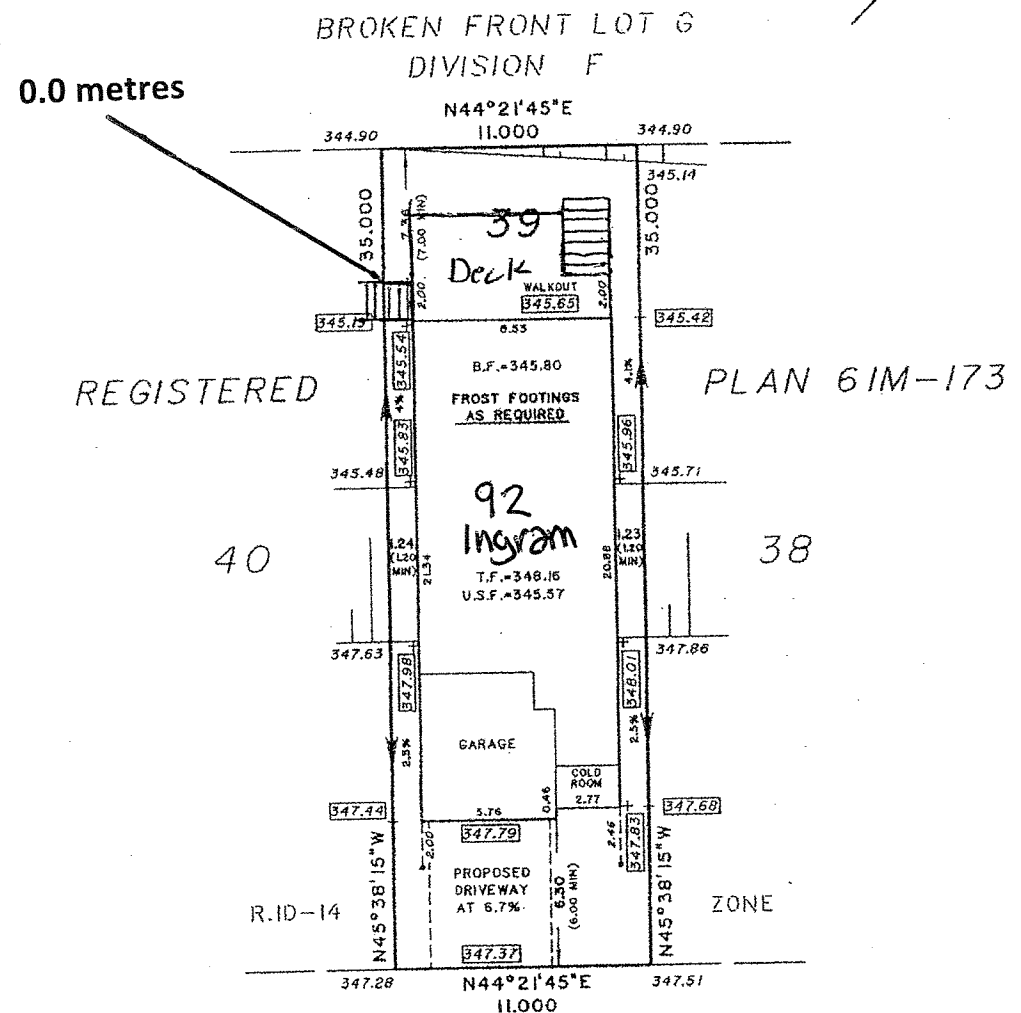
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- T.F. DENOTES TOP OF FOUNDATION
- U.S.F. DENOTES UNDERSIDE OF FOOTINGS
- B.F. DENOTES BASEMENT FLOOR

City of Guelph

T.F. TO GARAGE FLOOR = 0.37 (14 1/2")
T.F. TO U.S.F. = 2.59 (102")



REVISIONS			
NO.	DATE	BY	DESCRIPTION

Lot size 10438
3654

