

Committee of Adjustment Agenda



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

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

Date: Thursday, October 10, 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. An electronic version of this agenda is available on guelph.ca/cofa.

Opening Remarks

Disclosure of Pecuniary Interest and General Nature Thereof

Approval of Minutes – September 26, 2019 Hearing Minutes

Requests for Withdrawal or Deferral of Applications

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-88/19** Owner: Estate of Natalina Carere
Agent: N/A
Request: Variance for existing accessory apartment size
Location: 24 Carroll Crescent

- b) **A-89/19** Owner: Heather Margaret Lane
Agent: Paul Jackson, Birch Lane Builder
Request: Variances for off-street parking and front yard setback for proposed porch and carport
Location: 63 Arnold Street

- c) **A-90/19** Owner: Wesley Woods Ltd.
Agent: N/A
Request: Variances for minimum common amenity area, angular plane and underground parking space size
Location: 425 Watson Parkway North

- d) **A-91/19** Owner: Mirexus Biotechnologies Inc., 10347779 Canada Inc.
Agent: Ramar Contractors Inc.
Request: Variances for side yard setback and off-street parking spaces for proposed industrial mall
Location: 590 Hanlon Creek Boulevard

- e) **B-13/19** Owner: Fabpiovesan Holdings Inc.
Agent: Andrew J. Lakatos, AJ Lakatos Planning Consultant
Request: Consent to create new lot (separate existing semi-detached dwelling)
Location: 51-53 College Avenue West

- f) **B-14/19** Owner: 43 Arthur Street South LP and 2590339 Ontario Inc.
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
-

Staff Announcements

- a) Appointment of Deputy Secretary-Treasurer – J. da Silva
- b) LPAT Decision: File A-21/19 (15 Dumbarton Street)

Adjournment

Next Hearing November 14, 2019

Contact Information

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

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

24 Carroll Crescent

Proposal:

The applicant is proposing to maintain the existing accessory apartment with an area of 118.02 square metres in the basement of the existing single detached dwelling.

By-Law Requirements:

The property is located in the Specialized Residential Single Detached (R.1C-10) 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 the accessory apartment shall not exceed 45 percent 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 110 square metres, or 41.11 percent of the total floor area of the dwelling.

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: | Thursday, October 10, 2019 |
| Time: | 4:00 p.m. |
| Location: | Council Chambers, City Hall, 1 Carden Street |
| Application Number: | A-88/19 |

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.

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 **October 3, 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 or 519-822-1260, extension 2349.

Additional Information

Agendas and comments related to this application will be available online by visiting 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

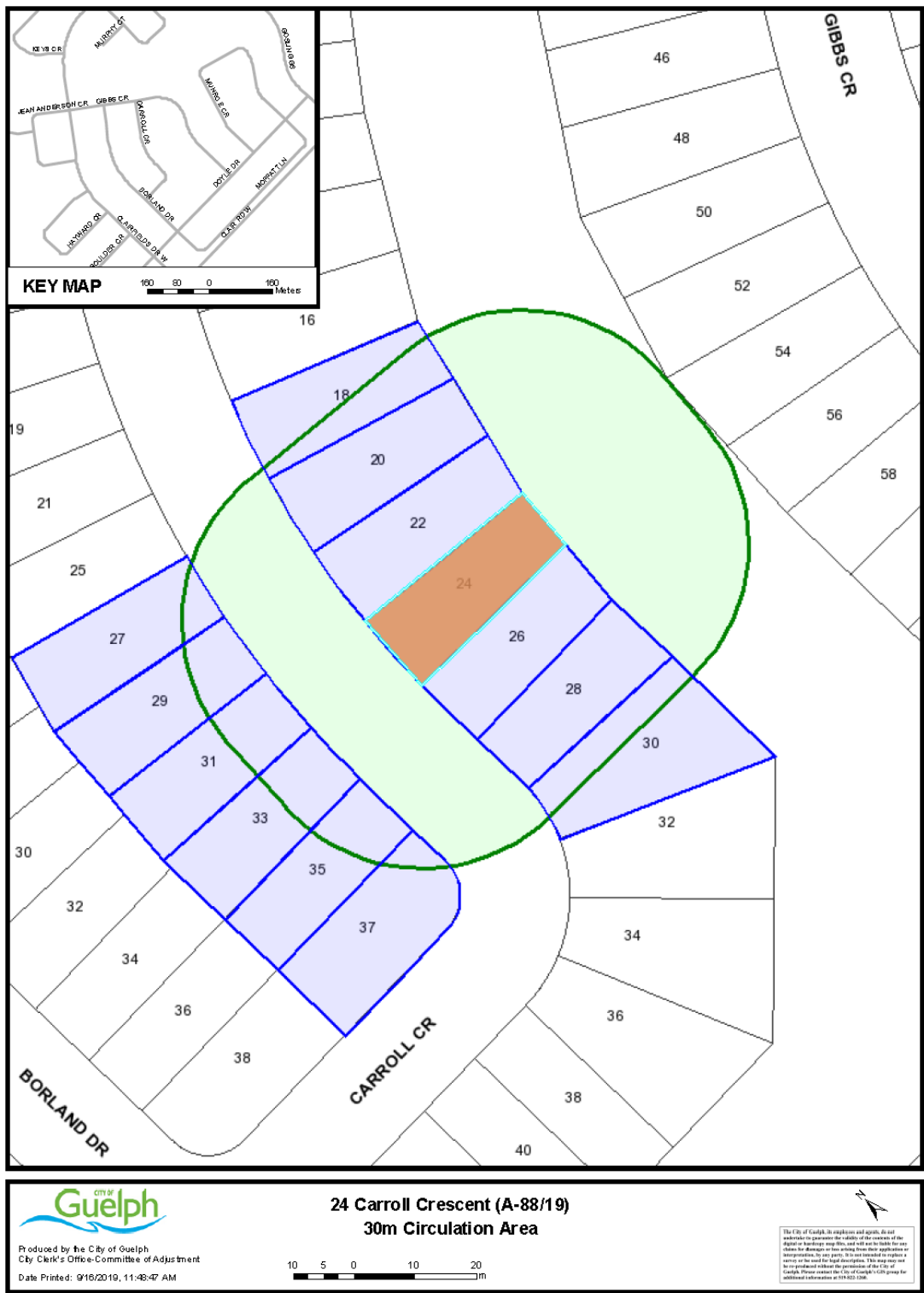
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

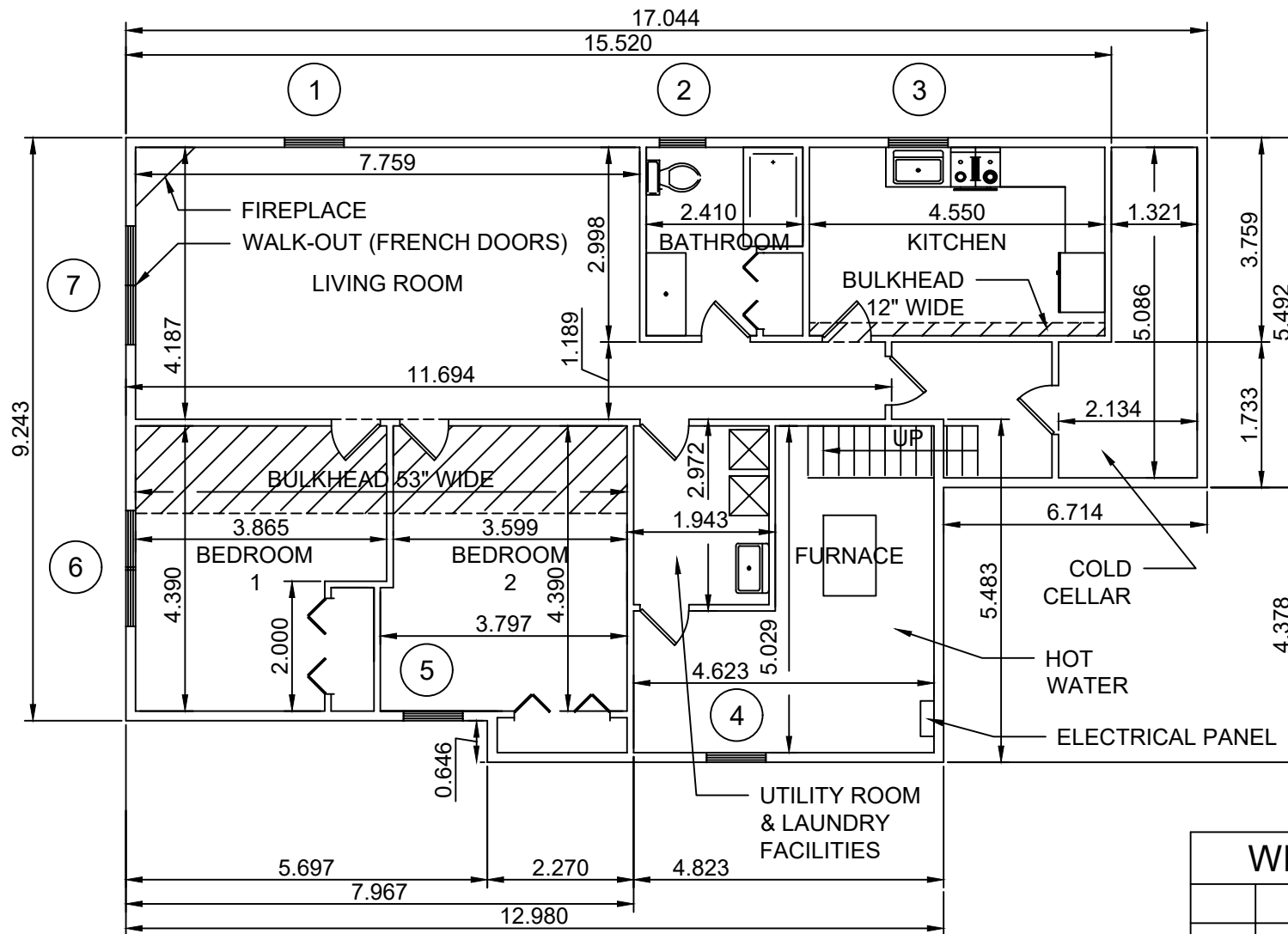
Notice Author

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated September 20, 2019

Contact Information

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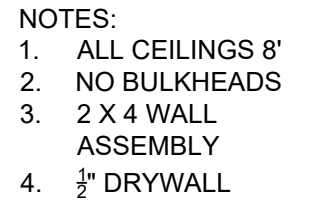


NOTES:

1. ALL CEILINGS 8'
2. 80" CLEARANCE UNDER ALL BEAMS & DUCTS & BULKHEADS
3. 2 X 4 WALL ASSEMBLY
4. $\frac{1}{2}$ " DRYWALL

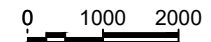
WINDOW SCHEDULE

| | OPENING | GLASS |
|---|---------------|---------------|
| | H X W | H X W |
| 1 | 48" X 47" | 41" X 41" |
| 2 | 20" X 31.5" | 13" X 24.5" |
| 3 | 16.5" X 39.5" | 11" X 35" |
| 4 | 16" X 39" | 12" X 35" |
| 5 | 49" X 47.5" | 40.5" X 40.5" |
| 6 | 48" X 47" | 40.5" X 40.5" |
| 7 | 81" X 71" | FRENCH DOORS |



| | OPENING | GLASS |
|---|---------------|---------------|
| | H X W | H X W |
| 1 | 62" X 54" | 56" X 48" |
| 2 | 63" X 55" | 56" X 48" |
| 3 | 63" X 83" | 56.5" X 76" |
| 4 | 46" X 47" | 40.5" X 40.5" |
| 5 | 35" X 23" | 28.5" X 17" |
| 6 | 54" X 62" | 48" X 56.5" |
| 7 | 39.5" X 39.5" | 32.5" X 33" |
| 8 | 81" X 71" | SLIDING DOORS |

Scale: 1:100



METRIC
AS SHOWN ON THIS
RE IN METRES AND
CONVERTED TO FEET
ROUNDING BY 0.3048.

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
LOT 84, REGISTERED PLAN 61M-7
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE: 1 - 200

0 5 10 15 metres

VAN HARTEN SURVEYING INC.

SUMMARY REPORT:

CLIENT:

THIS PLAN WAS PREPARED FOR GATTO HOMES INC.
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES.

NOTE:

THIS PLAN ACCURATELY REPRESENTS CURRENT SITE
CONDITIONS AND ALL TITLE INFORMATION PERTINENT TO THE
SUBJECT PROPERTY ON JANUARY 18, 2000

DESCRIPTION OF PROPERTY:

LOT 84, REGISTERED PLAN 61M-7
CITY OF GUELPH
COUNTY OF WELLINGTON

EASEMENTS:

NONE FOUND IN REGISTRY OFFICE

BLOCK 202

REG'D.

1 parking space
in garage

drive way
5.8 meters wide
to accommodate
2 parking spaces
at 2.5 x 5.5 meters

(Reference Bearing)
N50°51'05"E

RAD=152.000
C=14.090
C=4.085

CARROLL CRESCENT

(Established by Reg'd Plan 61M-7
(metres Wide))

MONUMENTATION USED TO
RE-ESTABLISH NORTHEASTERLY LIMIT
OF CARROLL CRESCENT AND
BOUNDARIES OF LOT 84.

CONTROL MONUMENTS
1003, 1007, 1009
ON RECORD WITH
VAN HARTEN SURVEYING INC.

ACAD DWG. FILE NO. 884

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.

NOTE: ALL MEASUREMENTS SHOWN TO BUILDING ARE TO THE CONCRETE FOUNDATION UNLESS INDICATED OTHERWISE

LEGEND:

— SURVEY MONUMENT SET
— SURVEY MONUMENT FOUND
— STANDARD IRON BAR
— SHORT STANDARD IRON BAR

— IRON BAR
1155 VAN HARTEN SURVEYING INC., O.L.S.'s

NOTE: BEARINGS ARE REFERRED TO THE NORTHWESTERLY LIMIT OF LOT 84,
HAVING AN ASTRONOMIC COURSE OF N50°51'05"E AS SHOWN
ON REGISTERED PLAN 61M-7.

PROJ. NO. 13438-98

CHECKED BY M.M.

DRAWN BY P.I.L.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

1287738



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

VAN HARTEN SURVEYING INC.
ONTARIO LAND SURVEYORS

423 WOOLWICH STREET - GUELPH, ONTARIO

PHONE (519) 821-2763 FAX 821-2770
E-MAIL info@vanharten.com

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS
ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE
18th DAY OF JANUARY, 2000.

L. VAN HARTEN, O.L.S.

DATE: FEBRUARY 25, 2000

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

63 Arnold Street

Proposal:

The applicant is proposing to construct an attached carport onto the right side of the existing dwelling and a covered porch onto the front of the existing dwelling.

By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Row 6, Section 5.1.2.7 i), Section 4.13.2.1 and Table 4.7 Row 3 of the Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum front yard setback of 6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7;
- b) that the minimum front yard or exterior side yard shall be 6 metres or the average of the setbacks of the adjacent properties, and where the off-street parking space is located within a garage or carport, the setback for the garage or carport shall be a minimum of 6 metres from the street line;
- c) that in a R.1, R.2 and R.3B 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; and
- d) that an open roofed porch not exceeding 1 storey in height has a minimum setback of 2 metres from the front lot line.

Request:

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

- a) to permit a carport and the required off-street parking space to be located 2.4 metres from the front property line; and
- b) to permit a 0 metre front yard setback for the proposed covered porch.

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| | |
|---------------------|---|
| Date: | Thursday, October 10, 2019 |
| Time: | 4:00 p.m. |
| Location: | Council Chambers, City Hall, 1 Carden Street |
| Application Number: | A-89/19 |

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.

Providing Comments

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Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

Dated September 20, 2019.

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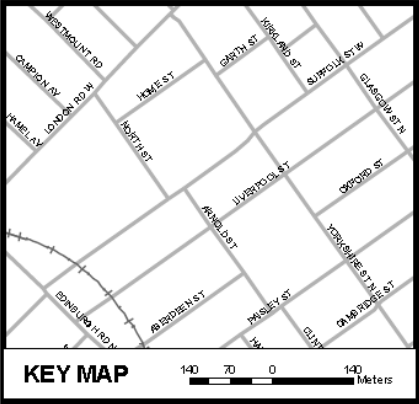
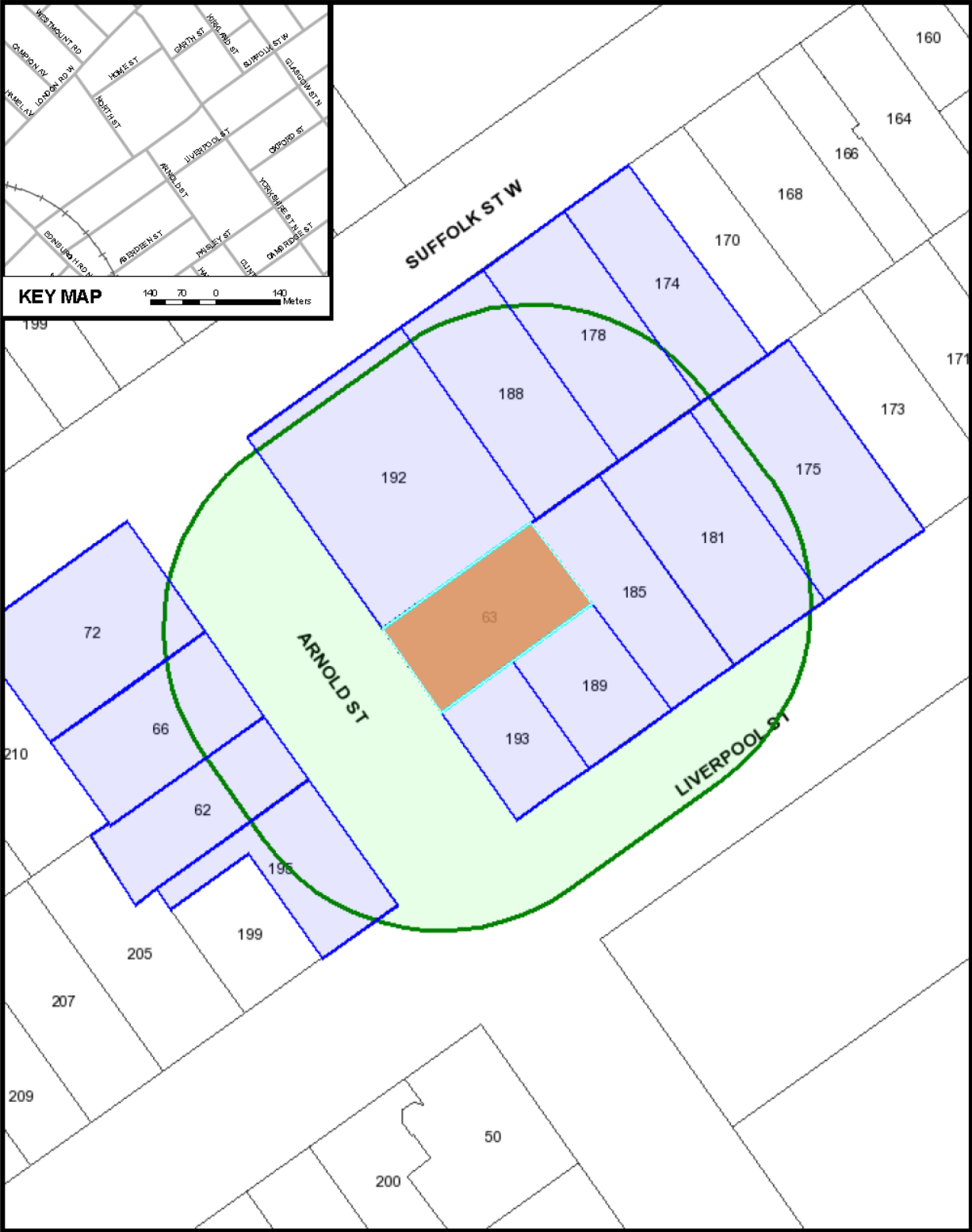
519-822-1260 Extension 2524

cofa@guelph.ca

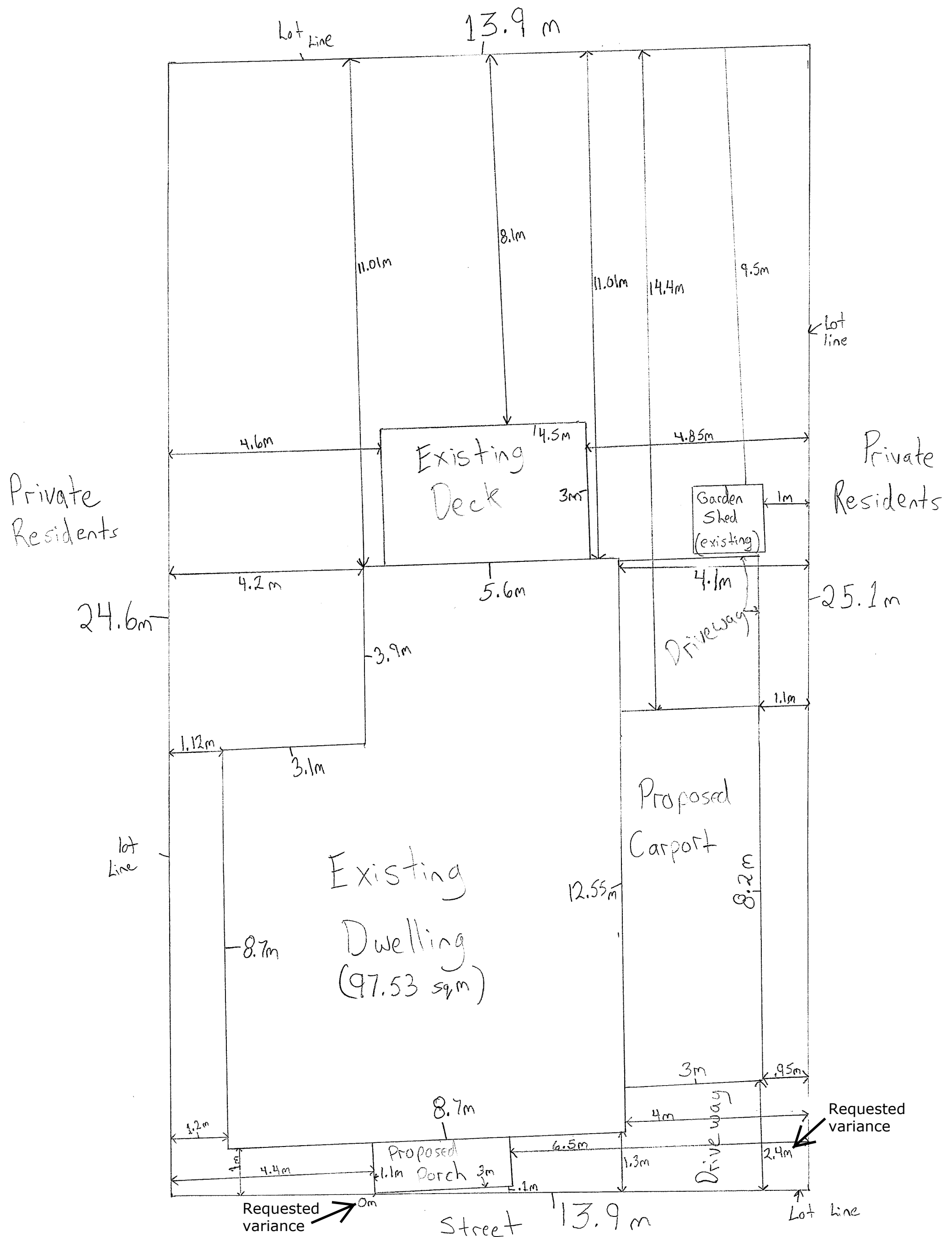
TTY: 519-826-9771

guelph.ca/cofa

Facsimile: 519-763-1260



Private Residents



Date: Sept 9/19

63 Arnold St.

Scale 1:75
Site Plan

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

425 Watson Parkway North

Proposal:

The applicant is proposing to construct 139 dwelling units in a 9 storey residential building plus 1 underground level on the vacant lot. The property is currently subject to an application for Site Plan Approval (File SP18-003).

By-Law Requirements:

The property is located in the Residential (R.4B) High Density Apartment Zone. Variances from Section 5.4.2.4.1, Section 4.16.2 and Section 4.13.3.2.2 of the Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that the minimum common amenity area is not less than 30 square metres per dwelling unit for each unit up to 20, and for each additional dwelling unit, not less than 20 square metres of common amenity area shall be provided and aggregated into areas of not less than 50 square metres (a minimum of 2980 square metres of common amenity area is required based on 139 dwelling units);
- b) an angular plane applied to a street to be a maximum of 45 degrees; and
- c) that the minimum parking space dimensions be 3 metres by 6 metres within a garage or carport.

Request:

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

- a) a minimum common amenity area of 2384.55 square metres;
- b) an angular plane to the street of 51 degrees; and
- c) underground parking spaces to be a minimum of 2.75 metres by 5.5 metres in size.

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| | |
|---------------------|---|
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| Application Number: | A-90/19 |

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Notice Author

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

Dated September 20, 2019.

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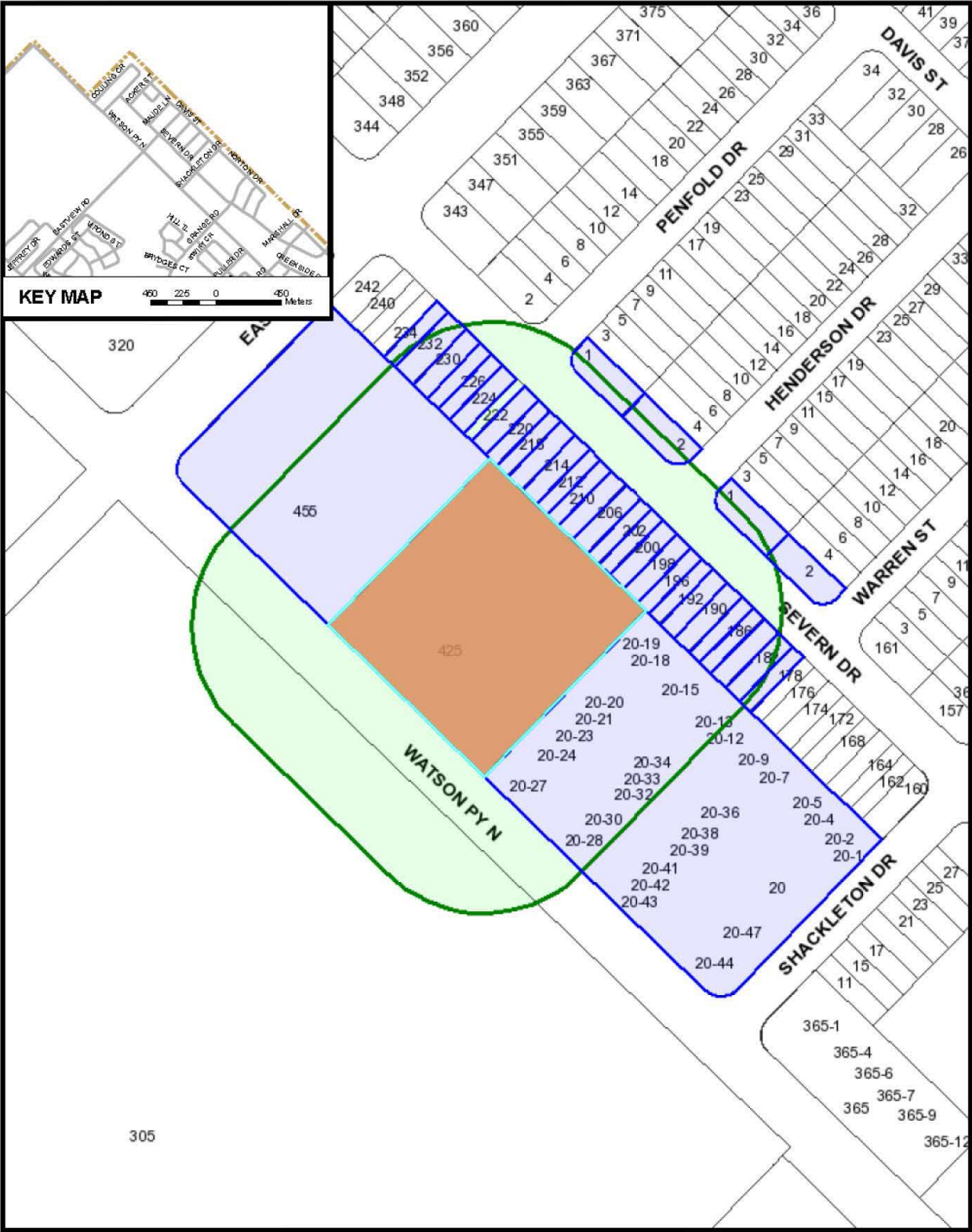
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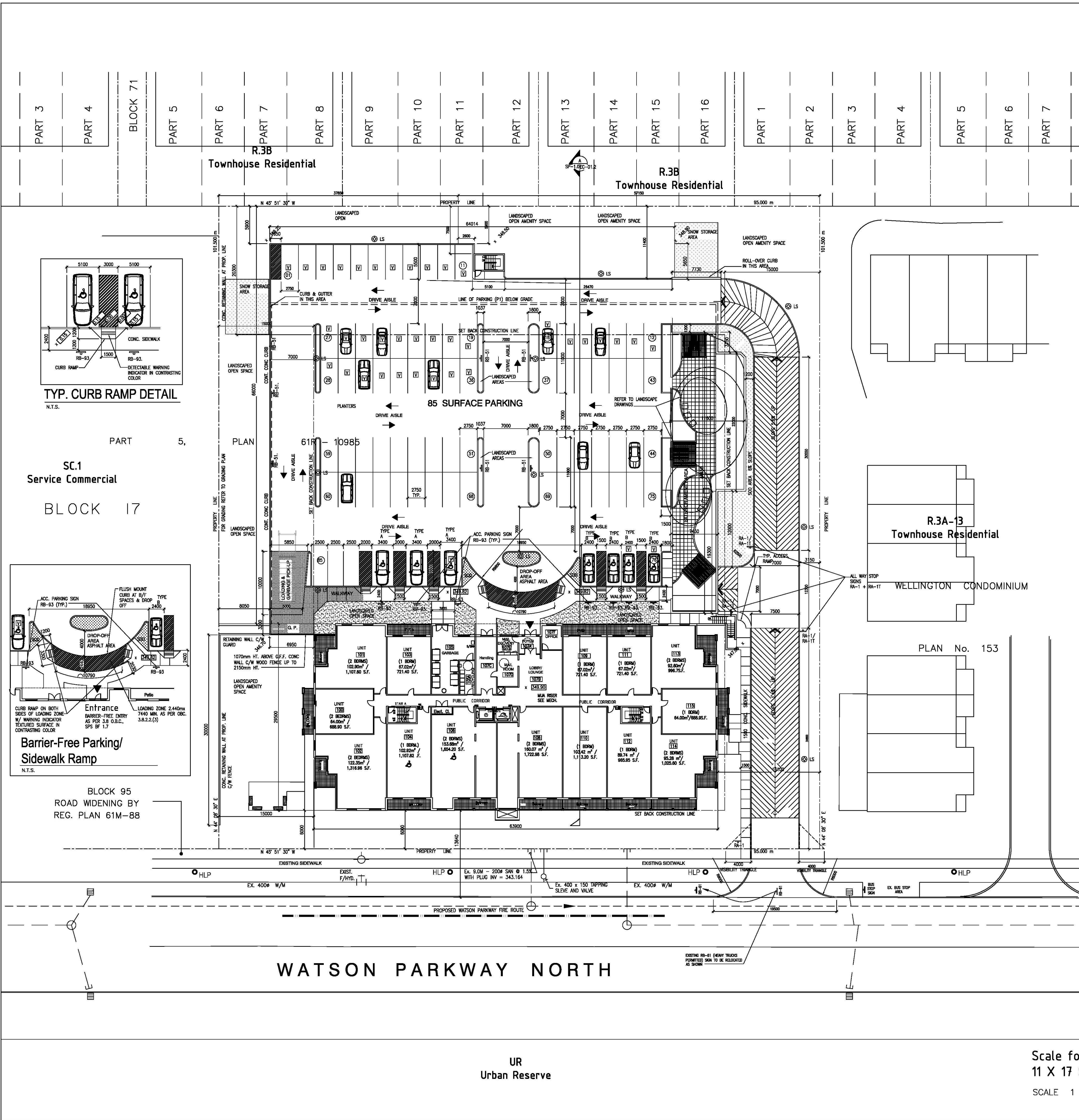
cofa@guelph.ca

TTY: 519-826-9771

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Facsimile: 519-763-1260





Schedule 'A' - Zoning Chart

| Regulations | Required | Provided | Conforms |
|---|--|---|----------|
| Zoning | High Density Residential | Maintain | Yes |
| Official Plan Designation | High Density Residential | Maintain | Yes |
| Minimum Lot Area | 650 m ² | 9642.5 m ² (0.964 ha) | Yes |
| Minimum Lot Frontage | 15.0m | 95.00 m | Yes |
| Maximum Density | 150 / ha (145 Units Max) | 139 Units ONE BEDROOM: 70 UNITS TWO BEDROOMS: 69 UNITS | Yes |
| Minimum Front and Exterior Side Yard in Accordance with Section 4.2.4 | 6 Metres and as Set Out in Section 4.2.4 | 6.0 Metres | Yes |
| Minimum Side Yard in Accordance with Section 5.4.2.1 | Equal to One Half the Building Height (3 m Min.) | 15.00 m and 16.1 m | Yes |
| Minimum Rear Yard | Equal to 20 % of the Lot Depth or One Half Building Height Which ever is greater = 20.30m (7.5 m Min.) | 67.8 m | Yes |
| Maximum Building Height in Accordance with 4.16,4.18 and D.A.M. No.68 | 10 Storeys and in Accordance with Section 4.16,4.18,5.4.2.5 & Defined Area Map No. 68 | 9 Storey | Yes |
| Minimum Distance Between Buildings in Accordance with Section 5.4.2.2 | 15 m Min. | N/A | N/A |
| Minimum Common Amenity Area in Accordance with Section 5.4.2.4 | 1st 20 Units x 30 m ² = 600 m ² 119 Units x 20 m ² = 2380 m ² Total Min Req'd. = 2980 m ² | Exterior Area: 1856.93 m ² Interior Area: 727.62 m ² Total Area: 2584.55 m ² | No |
| Minimum Landscaped Open Space | 40% of the Lot Area for Buildings 5-10 Storeys = 3857 m ² | 43.86 % (4,229.19 m ²) | Yes |
| Off-Street Parking in Accordance with Section 4.13 | 1st 20 UNITS x 1.5 / UNIT = 30 119 UNITS x 1.25 / UNIT = 149 TOTAL MIN. REQ'D. = 179 | Surface: 85 Spaces Underground: 193 Spaces Total: 278 Spaces | Yes |
| Visitor Parking | 20% x 193 = 41 SPACES | 39 Spaces | Yes |
| Accessible Parking | 7 units req'd | 7 surface Spaces Type A: 4 Units Type B: 4 Units | Yes |
| Parking Dimensions in underground structure | 3.0m x 5.0m as per section 4.13.3.2.2 | 2.75m x 5.5m | NO |
| Bicycle Parking | 1 / DWELLING UNIT = 139 2 VISITOR / 20 UNITS = 14 TOTAL: 153 | 160 | Yes |
| Buffer Strips | Where an R-4 Zone Adjoins Any Other Residential Zone or Institutional, park or urban Reserve Zone | Minimum Provided 16.1m | Yes |
| Accessory Buildings or Structures | In Accordance with Section 4.5 | Open Ramp Structures (1) | Yes |
| Garbage, Refuse Storage and Composters | In Accordance with Section 4.9 | Garbage to be Stored Indoors and to be Brought Out for Private Pickup | Yes |
| Building Envelope Area | | 1,663.51 m ² | Yes |
| Site Coverage | | 17.25 % | Yes |
| Floor Space Index (F.S.I.) | 9,642.5 x 1.5% = 14,463.75 m ² | 1.45 % (13,944.37 m ²) | Yes |
| Fences: Front, Side or Exterior Side Yards, Rear Yard | In Accordance with 4.20 | | |

Barrier-Free Curb Detail

NOTE: SIDE WALK MUST BE DESIGNED TO ACHIEVE THE FOLLOWING:

- PROVIDE BARRIER-FREE WALKWAYS BETWEEN ALL BARRIER-FREE ENTRANCES, PARKING, PASSENGER LOADING AREAS, AND OUTDOOR AMENITIES (E.G. TELEPHONE SEATING AREAS, PLAYGROUNDS, PARKS).
- USE A MINIMUM OF 1.5M IN WIDTH AND PROVIDE SUFFICIENT ADDITIONAL SPACE TO ACCOMMODATE DISPERSED SITE FURNISHINGS, EQUIPMENT AND STORAGE SO AS NOT TO RESTRICT THE REQUIRED CLEAR PATH OF TRAVEL.
- WHERE TWO SIDEWALKS MEET, THEY SHALL MEET AT THE SAME GRADE (I.E. NO STEPS).
- CONTINUOUS SLOPE SHALL BE BETWEEN 0% AND <3% WITH A CROSS-SLOPE BETWEEN 1% AND 2%.
- ELIMINATE OR MINIMIZE CROSS-SLOPE ON WALKWAYS WHERE THE GRADE IS GREATER THAN 2%.
- WHERE SIDEWALKS HAVE A SLOPE OF BETWEEN 2% AND 5% PROVIDE LEVEL RESTING AREAS EVERY 30 M. REST AREAS ARE TO BE A MINIMUM OF 1.5 M WIDE AND 2.2 M LONG.
- SLOPES GREATER THAN 5% MUST BE DESIGNED AS A RAMP WITH HANDRAILS ON BOTH SIDES.
- PROVIDE NON-SLIP, NON-GLARE SURFACES FOR SIDEWALKS. DO NOT INCLUDE EXPOSED AGGREGATES OR RIDGES.
- WHEN ALLOW WATER OR ICE ACCUMULATION, POURED IN PLACE CONCRETE WITH A BROOM FINISH PERPENDICULAR TO THE PATH OF TRAVEL (PREFERRED) OR ASPHALT.
- PROVIDE TEXTURED SURFACE AT HOT LOCATIONS (CROSSWALK EDGES, ROAD INTERSECTIONS) TO INDICATE CHANGES IN THE PATH OF TRAVEL.
- FLUSH CURBS ARE REQUIRED AT ALL INTERSECTING ROADWAYS.
- ASPHALT WITHIN PARKING AREAS MUST BE BENCHMARKED / RAMPED FLUSH WITH THE ADJACENT CURB OR SIDEWALK.
- WHERE BARRIER FREE PARKING SPACES OR LOADING ZONES ARE PROVIDED NOT IMMEDIATELY ADJACENT TO A MAIN ENTRANCE, FLUSH CURBS MUST BE PROVIDED ALONG THE BARRIER FREE PATH OF TRAVEL.

Sidewalk Ramp/Flush Curb

N.T.S.

NOTES:

- ELIMINATE CROSS-SLOPE IN 2m SLOPE TRANSITION ZONE WHENEVER THE GRADE IS INCREASED TO 3% OR MORE.
- THIS STANDARD IS TO BE USED IN ALL CASES OF NEW CONSTRUCTION WHERE APPLICABLE.

Site Plan GFP Level

SCALE: 1 : 300

SURVEY/BOUNDARY AND GRADING INFORMATION TAKEN FROM PLANS PREPARED BY MTC ENGINEERS/SCIENTIST/SURVEYORS AS PROVIDED BY OWNER.

ALL PROPOSED GRADING ON THIS PLAN IS FOR CONTRACTORS CONVENIENCE. REFER TO GRADING PLAN BY MTC ENGINEERING.

REFER TO LANDSCAPE PLANS PREPARED BY ABOUD & ASSOCIATES FOR ALL LANDSCAPE FEATURES, DETAILS & SPEC. INCLUDING FENCING AND MASONRY DETAILS.

NOTE: GARAGE PICK-UP PAD: GARAGE STORED INDOORS TO BE BROUGHT OUT TO PICK-UP AREA FOR PRIVATE PICK-UP.

PRINCIPAL STREET ENTRANCE (B) FIREFIGHTER PRINCIPLE ENTRANCE TO BUILDING BARRIER-FREE ENTRANCE AS PER 3.8 O.B.C., SPS BF 1.7

Legend

G.P. - EXISTING ELEVATION

x 549.87 - DESIGNATED VISITOR PARKING (MARKED ON PAVEMENT)

NO PARKING ANY TIME SIGN W/ ARROWS

DESIGNATED ACCESSIBLE PARKING SIGN

RA-1: STOP SIGN
RA-1T: ALL WAYS

LS - LIGHT STANDARD

Scale for 11 X 17 Size

SCALE 1 : 750

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SIGNED BY THE ARCHITECT AND A BUILDING PERMIT HAS BEEN ISSUED.

CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE. DO NOT SCALE DRAWINGS. WHEN REQUIRED VERIFY DIMENSIONS WITH THE ARCHITECT.

ALL DRAWINGS, & SPECIFICATIONS ARE THE PROPERTY OF MARSH KATSIOS ARCHITECTS & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT.

THIS DRAWING & ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.

DETAIL SYMBOL

A - LOCATION NUMBER
B - LOCATION SHEET
C - DETAIL SHEET

ELEVATION SYMBOL

A - ELEVATION NO.
B - LOCATION SHEET
C - DETAIL SHEET

| NO. | DATE | ISSUED / REVISIONS |
|-----|------------|--------------------------------|
| 01 | JUN. 27/18 | ISSUED FOR OWNER'S APPROVAL |
| 02 | JUL. 10/18 | ISSUED FOR OWNER'S APPROVAL |
| 03 | JUL. 20/18 | ISSUED FOR OWNER'S APPROVAL |
| 04 | AUG. 12/18 | ISSUED FOR SITE PLAN APPROVAL |
| 05 | AUG. 31/18 | REVISED FOR SITE PLAN APPROVAL |
| 06 | NOV. 30/18 | REVISED FOR SITE PLAN APPROVAL |
| 07 | DEC. 10/18 | REVISED FOR SITE PLAN APPROVAL |
| 08 | JAN. 11/19 | REVISED FOR SITE PLAN APPROVAL |
| 09 | JAN. 23/19 | REVISED FOR SITE PLAN APPROVAL |
| 10 | APR. 17/19 | REVISED FOR SITE PLAN APPROVAL |
| 11 | JUN. 10/19 | REVISED FOR SITE PLAN APPROVAL |
| 12 | AUG. 01/19 | REVISED FOR SITE PLAN APPROVAL |
| 13 | AUG. 23/19 | REVISED FOR SITE PLAN APPROVAL |

KEY PLAN

CITY OF GUELPH

SITE

CLIENT

Wesley Woods Limited

24 Executive Place, Kitchener
(519) 748-2800

PROJECT

425 Watson North

Proposed Residential Development

425 Watson Parkway North
Guelph, Ontario

BLOCK 18

PLAN 61M-159

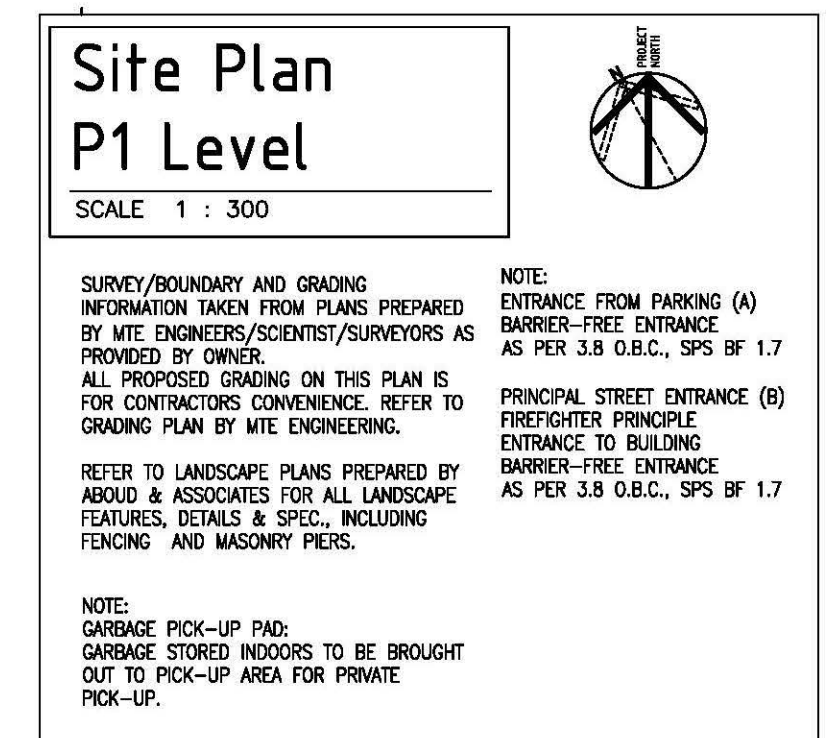
CITY OF GUELPH

Site Plan File Number: SP18-033

DRAWING TITLE

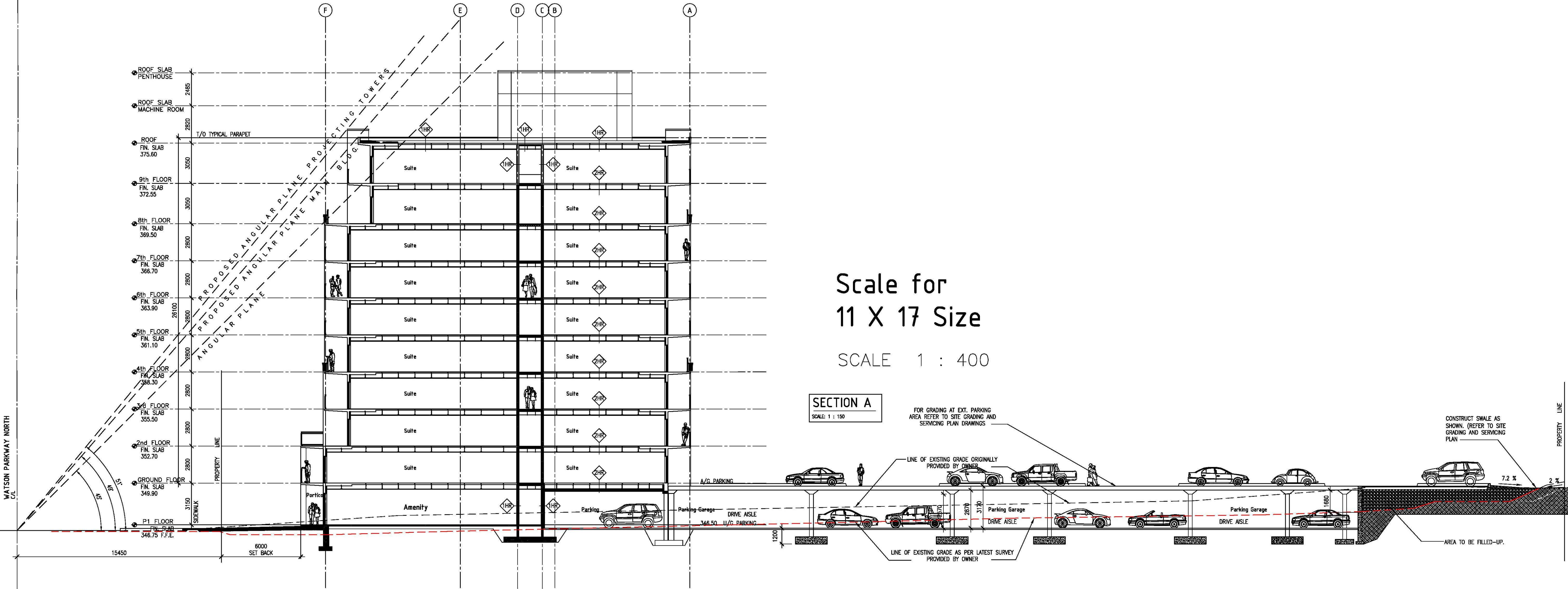
- SITE PLAN
- ZONING CHART

| FILE | C./DWG./WESLEY/SP-1.0 | PROJ. NO. | 17-301 |
|---------|-----------------------|-----------------|--------|
| SCALE | AS NOTED | DRAWING NO. | SP-1.0 |
| DATE | JUN. 27/18 | | |
| DRAWN | J.C.G. | | |
| CHECKED | B. K. | | |
| PRINTED | | REVISION NO. 11 | |



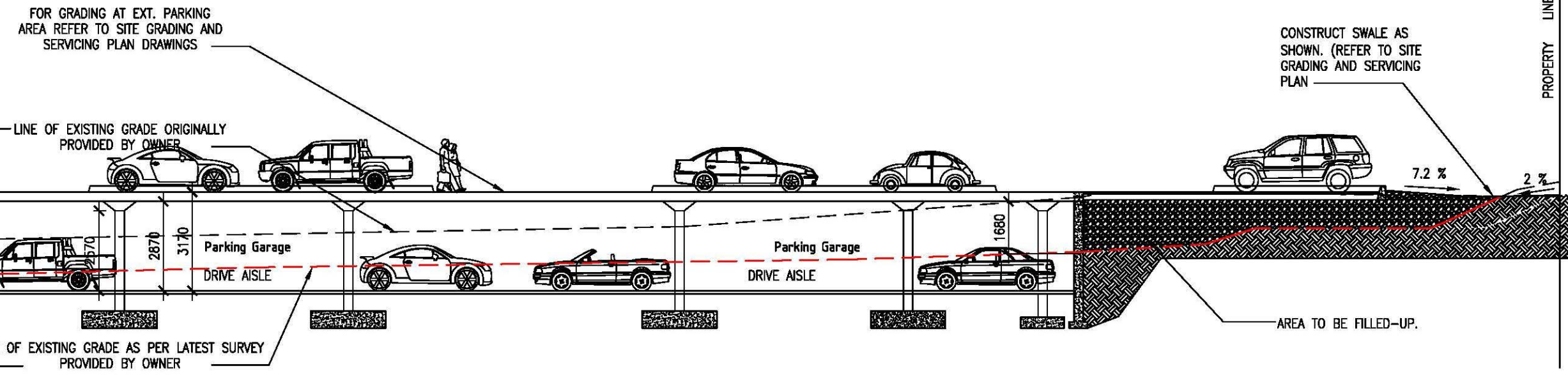
| | | | |
|----------------------|----------------------|--|---------|
| DRAWING TITLE | | | |
| ● P1 - PARKING LEVEL | | | |
| FILE | C./DWG./MESLEY/SP--1 | PROJ. NO. | 17--301 |
| SCALE | AS NOTED | <div>DRAWING NO.</div> <div>SP-1.1</div> | |
| DATE | JUN. 27/18 | | |
| DRAWN | J.C.G. | | |
| CHECKED | B. K. | | |
| PRINTED | | | |
| | | REVISION NO. | |

| | | |
|---------|--|--|
| | | |
| PRINTED | | |



Scale for
11 X 17 Size
SCALE 1 : 400

SECTION A
SCALE 1 : 150



GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

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ALL DRAWINGS, & SPECIFICATIONS ARE THE PROPERTY OF MARSH KATSIOS ARCHITECTS & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT.

THIS DRAWING & ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.

| DETAIL SYMBOL | ELEVATION SYMBOL |
|---|---|
| | |
| A - DETAIL NUMBER B - LOCATION SHEET C - DETAIL SHEET | A - ELEVATION NO. B - LOCATION SHEET C - DETAIL SHEET |

| NO. | DATE | ISSUED / REVISIONS |
|-----|------------|--------------------------------|
| 01 | JUN. 27/18 | ISSUED FOR OWNER'S APPROVAL |
| 02 | JUL. 10/18 | ISSUED FOR OWNER'S APPROVAL |
| 03 | JUL. 20/18 | ISSUED FOR OWNER'S APPROVAL |
| 04 | AUG. 12/18 | ISSUED FOR SITE PLAN APPROVAL |
| 05 | AUG. 31/18 | REVISED FOR SITE PLAN APPROVAL |
| 06 | NOV. 30/18 | REVISED FOR SITE PLAN APPROVAL |
| 07 | DEC. 10/18 | REVISED FOR SITE PLAN APPROVAL |
| 08 | JAN. 11/19 | REVISED FOR SITE PLAN APPROVAL |
| 09 | JAN. 23/19 | REVISED FOR SITE PLAN APPROVAL |
| 10 | JUN. 10/19 | REVISED FOR SITE PLAN APPROVAL |
| 11 | AUG. 01/19 | REVISED FOR SITE PLAN APPROVAL |
| 12 | AUG. 23/19 | REVISED FOR SITE PLAN APPROVAL |

KEY PLAN

CLIENT

Wesley Woods Limited

24 Executive Place, Kitchener
(519) 748-2800

MARSH KATSIOS Architect Inc.

4-520 WELLINGTON STREET, LONDON, ONTARIO N6A 3R2
TEL: 519 433-2863 FAX: 519 432-2020

PROJECT

425 Watson North

Proposed Residential Development

425 Watson Parkway North
Guelph, Ontario

BLOCK 18
PLAN 61M-159
CITY OF GUELPH
Site Plan File Number: SP18-033

DRAWING TITLE

● CROSS SECTION

| FILE | C:/DWG/MESLEY/EC-1.2 | PROJ. NO. | 17-301 |
|---------|----------------------|---------------|--------|
| SCALE | AS NOTED | EC-1.2 | |
| DATE | JUN. 27/18 | | |
| DRAWN | J.C.G. | | |
| CHECKED | B. K. | | |
| PRINTED | | REVISION NO. | 10 |

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

590 Hanlon Creek Boulevard

Proposal:

The applicant is proposing to construct an industrial mall with a gross floor area of 2,577.6 square meters divided into 11 units. The property is currently subject to an application for Site Plan Approval (File SP19-027).

By-Law Requirements:

The property is located in the Specialized Corporate Business Park (B.5-5) Zone. Variances from Table 7.4 Row 4, Section 7.4.4.5 and Section 4.13.1 of the Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum side yard setback of 6 metres;
- b) 1 parking space per 50 square metres up to 1,000 square metres of gross floor area, and 1 parking space per 100 square metres between 1,000 square metres and 5,000 square metres of gross floor area (total of 36 parking spaces required based on a gross floor area of 2,577.6 square metres); and
- c) that every off-street parking area shall be located on the same lot as the use requiring the parking.

Request:

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

- a) a left side yard setback of 1.42 metres for the proposed industrial mall;
- b) a minimum of 31 parking spaces; and
- c) 5 additional off-street parking spaces for 590 Hanlon Creek Boulevard to be located at the adjacent property 574 Hanlon Creek Boulevard.

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: | Thursday, October 10, 2019 |
| Time: | 4:00 p.m. |
| Location: | Council Chambers, City Hall, 1 Carden Street |
| Application Number: | A-91/19 |

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.

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 **October 3, 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 or 519-822-1260, extension 2349.

Additional Information

Agendas and comments related to this application will be available online by visiting 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

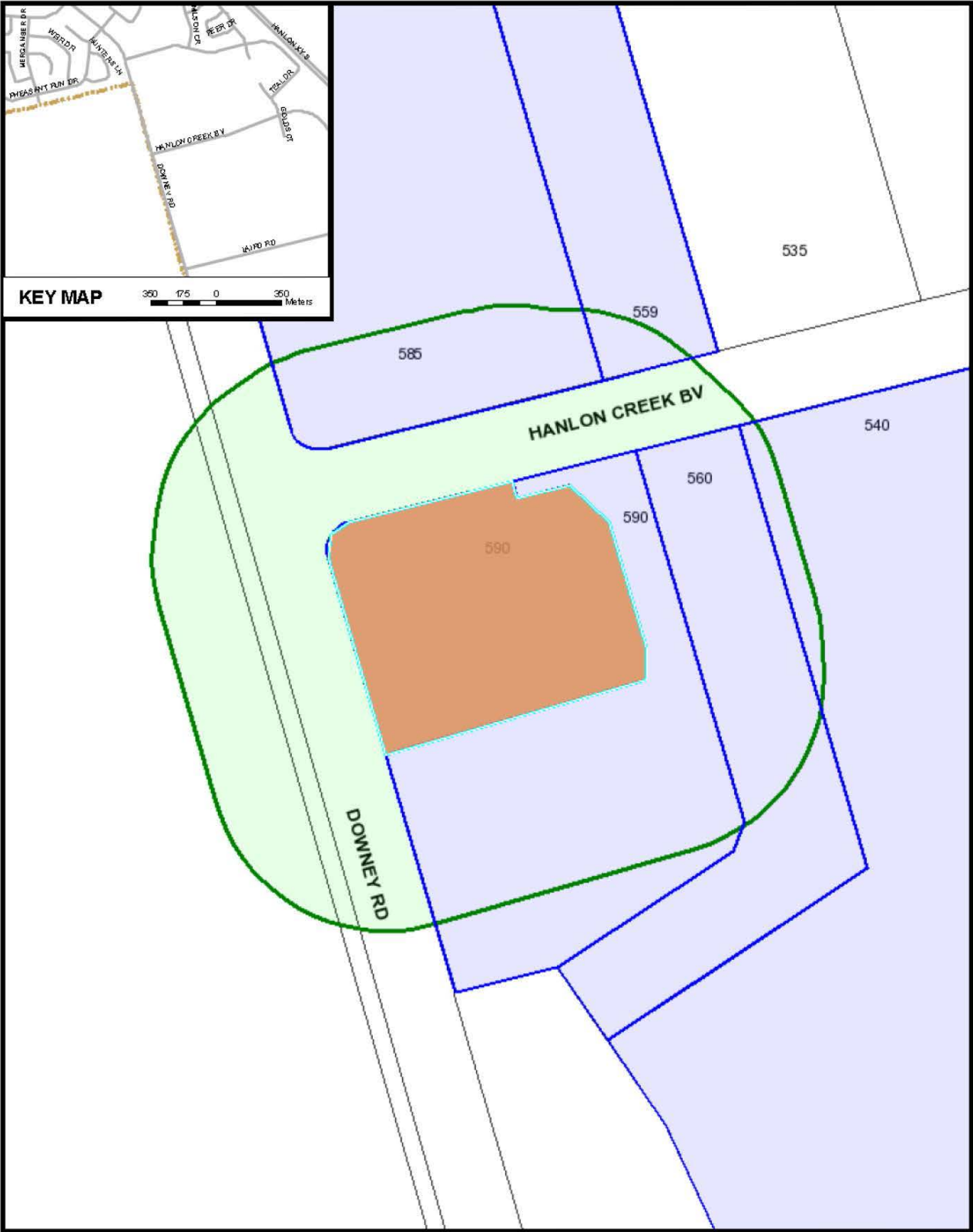
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Notice Author

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated September 20, 2019

Contact Information

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






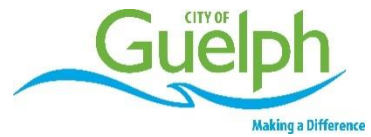
| Site Statistics - PHASE II | | | % of Site Area |
|--|-----------|------------|----------------|
| Site area - PARTS 1 & 4 | 77,173 sf | 7,169.6 m2 | 100 % |
| Building area (footprint) | 27,745 sf | 2,577.6 m2 | 36 % |
| Paving (driveways, loading areas & parking spaces) | 31,738 sf | 2,948.5 m2 | 41 % |
| Landscaping, including sidewalks & walkways | 17,690 sf | 1,643.5 m2 | 23 % |

| Site Statistics - PHASE II | | | % of Site Area |
|--|-----------|------------|----------------|
| Site area - PARTS 1 & 4 | 77,173 sf | 7,169.6 m2 | 100 % |
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| Landscaping, including sidewalks & walkways | 17,690 sf | 1,643.5 m2 | 23 % |

| | |
|---|---|
|  | <p>Larry May Architect 623308 Negro Creek Road Chatsworth ON N0H 1G0 Landline: 519-794-4406 Mobile: 416-525-3556 Larry@LarryMayArchitect.com</p> |
|---|---|

| | |
|--|--|
| Project Title |  <div> <div>Phase II</div>  </div> |
| 590 Hanlon Creek Boulevard | 449 Laird Road Guelph, Ontario N1G 3M1 |
| Drawing Title | <div> <div>ARCHITECTURAL SITE PLAN</div> <div>Scale: 1:300</div> </div> |
| Project Manager | Project ref |
| Larry May, Architect | Hanlon Creek / Downey Road |
| Drawn By | Scale |
| Larry May, Architect | as noted when plotted full size: 24" x 36" |
| Reviewed By | Drawing No. |
| Larry May, Architect | SP-1 |
| P&P Publish YYYY-MM-DD, time 2019-09-08, 1215 | A-1 |
| CAD File Name | rev |

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

51-53 College Avenue West

Proposal:

The applicant is proposing to sever the existing semi-detached dwelling to create separate ownership for each unit. The property is currently subject to an application for a Zoning By-law Amendment (File OZS19-003) which was approved on September 9, 2019 to rezone the lands from Residential Single Detached (R.1B) to Specialized Residential Semi-Detached/Duplex Zone (R.2-30) to permit the existing semi-detached dwelling with special provisions. File OZS19-003 is currently subject to the mandatory appeal period, which ends October 2, 2019.

By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone.

Request:

The applicant proposes to sever a parcel of land (51 College Avenue West) with frontage along College Avenue West of 7.8 metres and an area of 285.6 square metres. The retained parcel (53 College Avenue West) will have frontage along College Avenue West of 9.3 metres and an area of 354.4 square metres.

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: | Thursday, October 10, 2019 |
| Time: | 4:00 p.m. |
| Location: | Council Chambers, City Hall, 1 Carden Street |
| Application Number: | B-13/19 |

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.

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 **October 3, 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 or 519-822-1260, extension 2349.

Additional Information

Agendas and comments related to this application will be available online by visiting 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 September 20, 2019.

Contact Information

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



OF

**PART OF LOT 8
REGISTERED PLAN 283
COUNTY OF WELLINGTON
IN THE
CITY OF GUELPH**

SCALE 1: 200



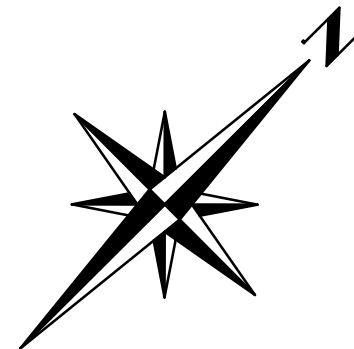
L.G. WOODS SURVEYING INC.
2017

LEGEND:

- | | | |
|------|---------|-----------------------------------|
| □ | DENOTES | PLANTED MONUMENT |
| ■ | DENOTES | FOUND MONUMENT |
| C.C. | DENOTES | CUT CROSS |
| IB | DENOTES | IRON BAR |
| BB | DENOTES | ROUND IRON BAR |
| O/U | DENOTES | ORIGIN UNKNOWN |
| P1 | DENOTES | PLAN 62R-7836 |
| P2 | DENOTES | PLAN BY BLACK SHOEMAKER ET AL OLS |
| P3 | DENOTES | PLAN 61R-5710 |
| D1 | DENOTES | INSTRUMENT NO. R0743358 |
| D2 | DENOTES | INSTRUMENT NO. R0181301 |
| MM | DENOTES | MARSHALL, MACKLIN MONAGHAM OLS |
| 375 | DENOTES | BLACK, SHOEMAKER ET ALL OLS |
| 1288 | DENOTES | D.G. GRAHAM OLS |
| O/U | DENOTES | ORIGIN UNKNOWN |
| VH | DENOTES | VAN HARTEN SURVEYING INC. |

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
THE NORTHWEST LIMIT OF COLLEGE AVENUE
AS SHOWN ON PLAN 61R-5710 AS N44°44'00"E



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

DATE:

E.G. SALZER O.L.S.

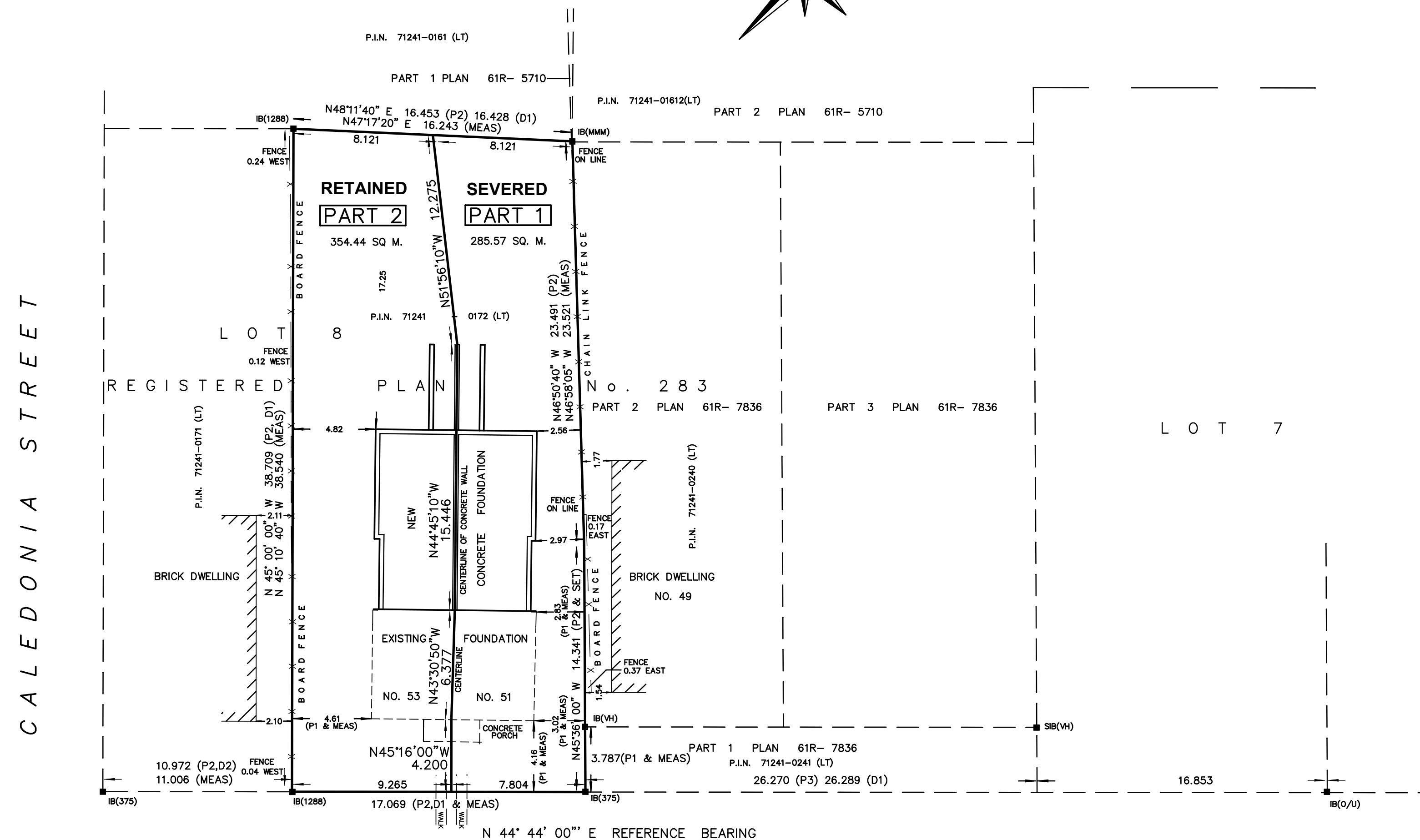
PLAN 61R—
RECEIVED AND DEPOSITED

DATE.....

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF (61)

SCHEDULE

| PART | LOT | CON/PLAN | P.I.N. | AREA |
|------|------------------|------------------------|---------------------------|-------------|
| 1 | PART OF LOT 8 | REGISTERED PLAN 283 | ALL OF 71241-0172 (LT) | 287.3 SQ.M. |
| 2 | | | | 352.4 SQ.M. |



I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON

DATE _____ E.G. SALZER, O.L.S., O.L.I.P.

ORIGINAL ROAD ALLOWANCE

P.I.N. 71241-0205 (LT)

ORPs DERIVED FROM GPS. OBSERVATIONS USING THE SOKIA POWERNET NETWORK
UTM ZONE 17, CENTRAL MERIDIAN 81° 00' W LONGITUDE. NAD83 (CSRS)
COORDINATES ARE TO URBAN ACCURACY AS PER O. REG. 216/10 SEC 14.2 (0.050 M.

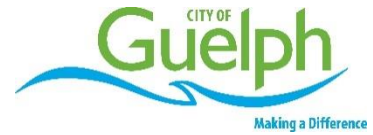
| POINT ID | NORTHING | EASTING |
|----------|---------------|-------------|
| ORP 1 | 4 791 493.833 | 583 528.743 |
| ORP 2 | 4 791 428.134 | 583 617.544 |

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY USING A SCALE FACTOR OF 0.9992

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

L.G. WOODS SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
334 HATT STREET – DUNDAS DISTRICT
CITY OF HAMILTON, L9H 2H9
TEL (905) 627-0978 – FAX (905) 627-2818

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) 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 163 square metre easement 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.

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: | Thursday, October 10, 2019 |
| Time: | 4:00 p.m. |
| Location: | Council Chambers, City Hall, 1 Carden Street |
| Application Number: | B-14/19 |

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.

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 **October 3, 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 or 519-822-1260, extension 2349.

Additional Information

Agendas and comments related to this application will be available online by visiting 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).

| 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 - 0142 (LT) | 22 m ² |
| 2 | | | | 141 m ² |

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.

DATE

IAN D. ROBINSON
ONTARIO LAND SURVEYOR

PLAN 61R-

RECEIVED AND DEPOSITED

DATE

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 , 2018

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 61R-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
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DATE:
JUNE 21, 2018

DRAWN BY: KS

PROJECT
14-9781-16

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: September 16, 2019

CASE NO(S): PL190148

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

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

| | |
|-------------------------------|----------------------------|
| Applicant and Appellant: | Andrew Westbrook |
| Subject: | Minor Variance |
| Variance from By-law No.: | (1995)-14864 |
| Property Address/Description: | 15 Dumbarton Street |
| Municipality: | City of Guelph |
| Municipal File No.: | A-21/19 |
| LPAT Case No.: | PL190148 |
| LPAT File No.: | PL190148 |
| LPAT Case Name: | Westbrook v. Guelph (city) |

Heard: July 10, 2019 in Guelph, Ontario

APPEARANCES:

Parties

Andrew Westbrook

City of Guelph

Representative/Counsel*

Self Represented

Darrell Mast*

MEMORANDUM OF ORAL DECISION DELIVERED BY L.M. BRUCE ON JULY 10, 2019 AND ORDER OF THE TRIBUNAL

INTRODUCTION

[1] Andrew Westbrook (the “Applicant”) has appealed the decision of the City of Guelph’s Committee of Adjustment refusing requested variances which would permit the construction of a second storey addition to an existing detached garage located at 15 Dumbarton Street (the “subject property”), in the City of Guelph (the “City”). The garage is an accessory structure to a single family home located on the subject property. The existing shed will be removed. The addition on the garage will allow Mr. Westbrook to move items currently located in the garage onto a second floor. He will then be able to put vehicles into the garage at ground level.

[2] The Applicant is seeking the following variances:

- **Variance 1** – to permit an accessory building with an area of 98.1 square metres (“sq m”) whereas the by-law requires that in a residential zone, the total ground floor area of all accessory buildings or structures shall not exceed 70 sq m; and
- **Variance 2** – to permit an accessory building with a height of 4.42 metres (“m”) whereas the by-law requires that in a residential zone an accessory building or structure shall not exceed 3.6 m in height.

[3] City planning staff recommended that the requested variances be approved with conditions:

- a. That the location of the detached garage be in general accordance with the Public Notice sketch appended as Attachment 1.
- b. That the accessory building not be used for human habitation or a home occupation
- c. Prior to issuance of a building permit, the owner provides a grading plan for review and approval to the satisfaction of the City Engineering Services which

must ensure that no storm water is draining towards the adjacent lands and all existing drainage patterns are matched.

EVIDENCE AND ANALYSIS

[4] When considering an application for a minor variance from any by-law, the Tribunal must consider the four-part test set out in s. 45(1) of the *Planning Act* ("Act"). This provision requires the Tribunal to consider whether the requested variance: maintains the general intent and purpose of the official plan (the "OP"); maintains the general intent and purpose of the Zoning By-law; is desirable for the appropriate development or use of the land and is minor.

[5] Abby Watts, Planner with the City was subpoenaed by Mr. Westbrook. She spoke at the hearing in support of the application. Ms. Watts stated she was involved with preapplication discussions with Mr. Westbrook that resulted in amendments to his original proposal.

[6] The subject property is located in the north end of Guelph. There is a single storey house located on the property. The subject property is an irregular lot with 1.59 ("m") of frontage, a depth of 36.6 m on the north west side of the lot and 41.40 ("m") on the south side of the lot. The rear property line is 29.10 m. The site area is 792 sq m. Immediately east of the subject property is a school. The garage is located towards the rear of the property, behind the house on the eastern side of the property.

[7] The rear of the lot is at a lower elevation than the properties to the rear and is well treed. On the subject property the driveway and the existing garage also sit at a lower elevation than the single-family dwelling due to the topography.

[8] The subject property is designated "Low Density Residential" in the OP. This designation permits residential single detached, semi-detached and duplex dwellings as well as associated accessory structures. It was Ms. Watts evidence that the requested variances meet the general intent and purpose of the OP.

[9] The subject property is zoned R.1B Single Detached residential. It was Ms. Watts evidence that the purpose of the standards for accessory structures is to ensure that they remain subordinate to the primary use. She stated that this is a large lot with a smaller, older style house. No variance is required for the lot coverage. She stated that the proposed garage, located in the rear yard will not be highly visible or prominent due to the topography of the lot and because the lot is well treed. Ms. Watts stated that it is important to consider how the proposed accessory structure will affect the streetscape. It was her opinion that the requested variances meet the general intent and purpose of the by-law.

[10] Ms. Watts testified that the construction of the addition to the garage will be desirable since it will reduce the number of structures on the lot and allow for vehicles that are currently located in the driveway to be moved inside the garage which would be more visually appealing from a streetscape perspective. It was her opinion that the requested variances are minor and do not result in adverse impacts.

[11] This Tribunal having heard the submissions and evidence of Mr. Westbrook and the expert land use opinion evidence of Ms. Matts, will allow the appeal for the variances identified in paragraph 2 of this decision subject to the conditions set out in paragraph 3. The Tribunal finds that the requested variances meets the four tests under s. 45.1 of the Act, are consistent with the Provincial Policy Statements, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.

ORDER

[12] The Tribunal orders that the appeal is granted, and the requested variances identified in paragraph 2 of this decision are authorized subject to the conditions set out in paragraph 3 of this decision.

"L.M. Bruce"

L.M. BRUCE
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Tribunals Ontario - Environment and Land Division
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

RESIDENTIAL NEW DETACHED GARAGE ADDITION

15 DUMBARTON ST
GUELPH, ONTARIO

DRAWING LIST

NO. SHEET NAME

- A0.0 COVER PAGE
- A1.0 FOUNDATION PLAN
- A1.1 GROUND FLOOR DEMO PLAN
- A1.2 GROUND FLOOR PROPOSED PLAN
- A1.3 ROOF PLAN
- A3.0 NORTH & SOUTH ELEVATIONS
- A3.2 EAST ELEVATION
- A3.3 WEST ELEVATION
- A4.0 BUILDING SECTIONS

| SITE INFORMATION | |
|------------------------------------|-------------------|
| ZONE: | R.1B |
| DEFINED AREA MAP: | MAP 43 |
| EX. HOUSE COVERAGE: | 88m ² |
| EX. GARAGE COVERAGE: | 54m ² |
| TOTAL EX. COVERAGE: | 142m ² |
| PROPOSED GARAGE ADDITION COVERAGE: | 45m ² |
| TOTAL PROPOSED COVERAGE: | 187m ² |
| TOTAL SITE AREA: | 792m ² |
| ALLOWABLE COVERAGE: | 30% |
| ACTUAL PROPOSED COVERAGE: | 23.6% |
| PROPOSED GARAGE HEIGHT: | 14'-6 3/8" |

ABBREVIATION SCHEDULE

GENERAL ABBREVIATIONS

| | |
|--------|-----------------------|
| AFF | ABOVE FINISHED FLOOR |
| CW | COMPLETE WITH |
| CLG | CEILING |
| CONT | CONTINUOUS |
| DIST | DISTANCE |
| EO | EQUAL |
| EX | EXISTING |
| EXT | EXTERIOR |
| FFL | FINISHED FLOOR |
| FIN. | FINISH |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| NTS | NOT TO SCALE |
| O.B.C | ONTARIO BUILDING CODE |
| PREFIN | PREFINISHED |
| TYP. | TYPICAL |
| UIS | UNDERSIDE |
| W/ | WITH |

MATERIAL ABBREVIATIONS

| | |
|--------|------------------|
| ACT | ACOUSTIC TILE |
| ALUMN. | ALUMINUM |
| BLK | BLOCK |
| CONC. | CONCRETE |
| GALV | GALVANIZED |
| GYP | GYPSON |
| INS | INSULATION |
| MEMB | MEMBRANE |
| PLYWD | PLYWOOD |
| PT | PAINT |
| S/S | STAINLESS STEEL |
| SHTHG | SHEATHING |
| WWM | WELDED WIRE MESH |

ROOM NAME ABBREVIATIONS

| | |
|------|----------|
| CL | CLOSET |
| RM | ROOM |
| SHWR | SHOWER |
| STOR | STORAGE |
| WR | WASHROOM |



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TRI-CITY
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SERVICES@TRICITYDRAFTING.COM
725-740-0223

NEW DETACHED GARAGE ADDITION

15 DUMBARTON ST
GUELPH, ON

COVER PAGE

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| CHECKED BY: | S. WARDELL | DATE: | 2019.01.21 |
|-------------|------------|-------|------------|

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| DRAWN BY: | S. WARDELL | SCALE: | As indicated |
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A0.0

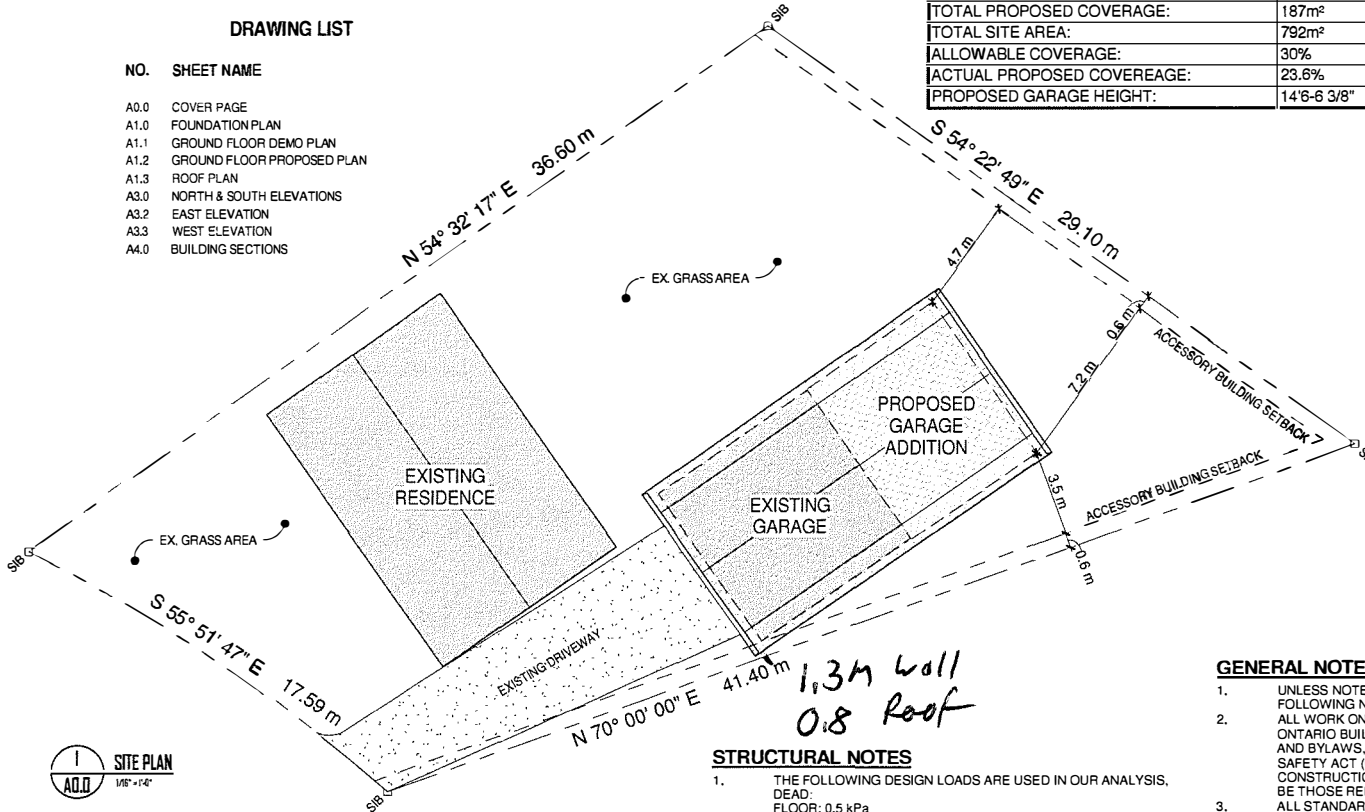
GENERAL NOTES

- UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FOLLOWING NOTES SHALL GOVERN.
- ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2012 ONTARIO BUILDING CODE (OBC 2012), ANY LOCAL REGULATIONS AND BYLAWS, AND THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT (OHS) AND CURRENT REGULATIONS FOR CONSTRUCTION PROJECTS. ALL CODES AND STANDARDS SHALL BE THOSE REFERENCED IN OBC 2012.
- ALL STANDARDS ARE TO BE THE YEAR, EDITIONS, DOCUMENT NUMBERS, ETC AS PER OBC 2012 DIVISION B, T.1.3.1.2. WHERE DISCREPANCIES EXIST BETWEEN OUR DRAWINGS AND T.1.3.1.2, THE TABLE SHALL GOVERN UNLESS NOTED OTHERWISE.
- THIS SET OF DRAWINGS SUPERCEDES AND REPLACES ALL PREVIOUS DRAWINGS.
- READ THESE DRAWINGS IN CONJUNCTION WITH ALL RELATED CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS ON SITE.
- IF ANY DISCREPANCIES ON THE DRAWINGS EXIST, THE MOST STRINGENT SHALL APPLY.
- DIMENSIONS TO EXISTING WALLS ARE TO FINISHED FACE. ALL PROPOSED DIMENSIONS ARE TO WOOD FRAMING/STRUCTURE.
- DRAWINGS ARE NOT TO BE SCALED.

STRUCTURAL NOTES

- THE FOLLOWING DESIGN LOADS ARE USED IN OUR ANALYSIS.
DEAD: FLOOR: 0.5 kPa
LIVE: FLOOR: 1.9 kPa
- ALL LUMBER TO BE SPF No.1/No.2
- LAMINATE EACH PLY OF BUILT-UP POST TO THE NEXT WITH 2-3.25" AIR NAILS 8" o/c
- PROVIDE JOIST HANGERS FOR ALL FLUSH FRAMED CONNECTION.
- PROVIDE SOLID BLOCKING IN THE JOIST SPACES TO MAKE ALL POSTS CONTINUOUS TO THE FOUNDATION.
- PROVIDE BUILT-UP STUD POSTS (MIN. 2X4) TO SUPPORT EACH PLY OF BEAM ABOVE.
- PROVIDE MIN. 3" BEARING FOR ALL BEAMS. (UNLESS NOTED OTHERWISE)
- HANGERS ARE TO BE SIMPSON STRONG TIE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS.
- STEEL BEAMS TO BE GRADE 350W

1.3M Wall
0.8 Roof



ENSURE T-AT THIS LINE
MEASURES 1"