

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

LOCATION: 44 Fair Road

PROPOSAL: The applicant proposes to sever a portion from 44 Fair Road as a lot addition to the rear of 545 Silvercreek Parkway North. The requested severance is proposed to allow for outdoor storage for 545 Silvercreek Parkway North and there are no current construction plans for the severed portion.

BY-LAW REQUIREMENTS: The property is located in the Industrial (B.4) Zone.

REQUEST: The owner of 44 Fair Road has requested a severance of a parcel to the rear with a width of 1.5 metres (4.9 feet), a depth of 62.0 metres (203.4 feet) and an area of 4072.4 square metres (43,834.9 square feet). The proposed severed parcel would be added to the abutting property known as 545 Silvercreek Parkway North.

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, October 8, 2015**

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

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

APPLICATION NUMBER: **B-19/15**

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 **October 1, 2015** 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.

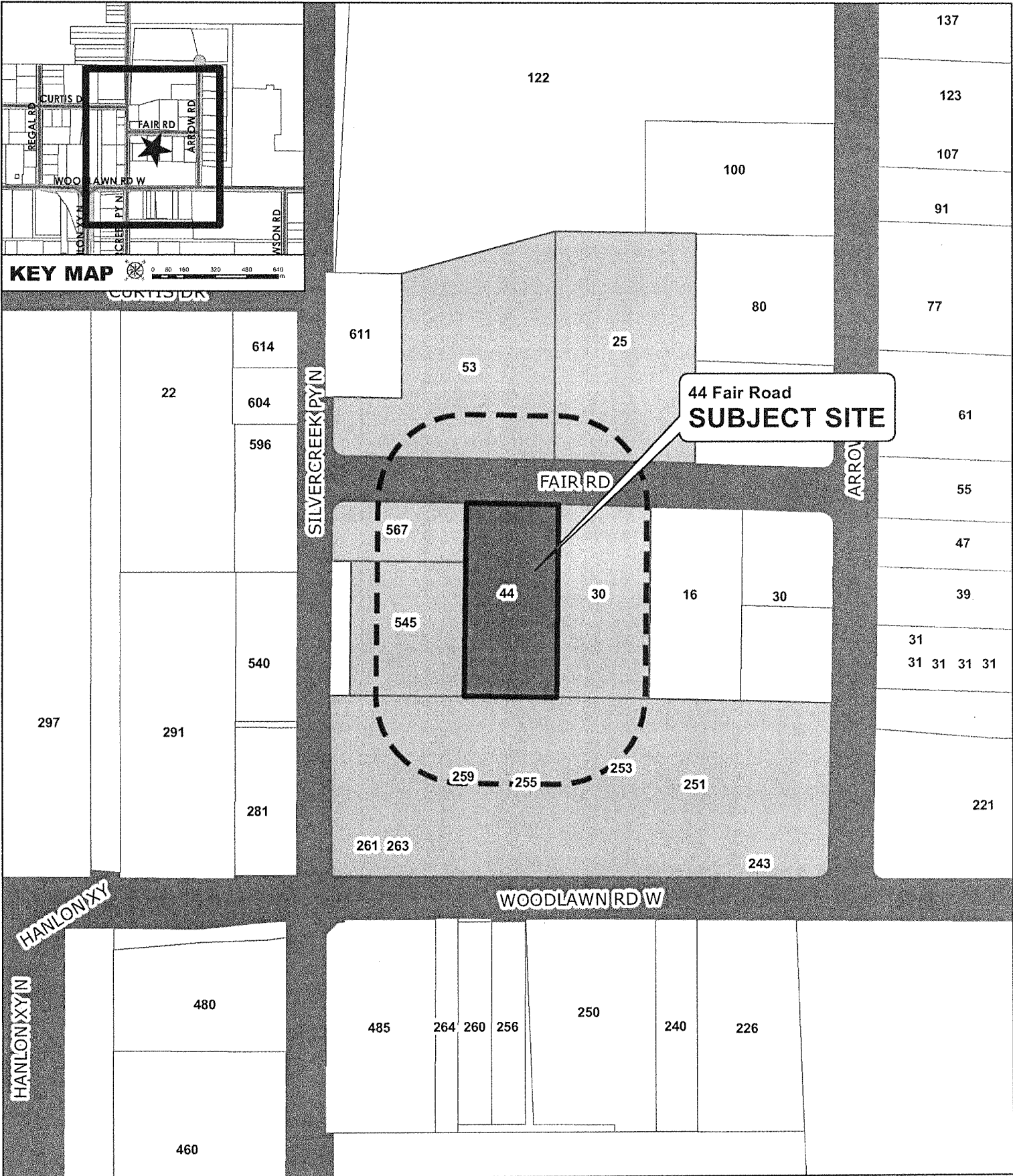
Please be advised that if a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

A handwritten signature in black ink, appearing to read "Dylan McMahon".

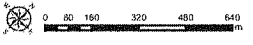
Dylan McMahon,

Acting Secretary-Treasurer, Committee of Adjustment

Dated this 22nd day of September, 2015

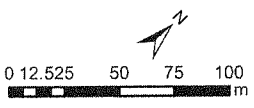


KEY MAP



**44 Fair Road
SUBJECT SITE**

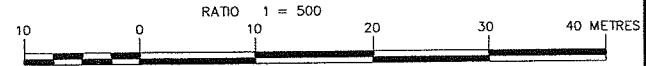
**60m CIRCULATION AREA
44 Fair Road
File No.: B-19/15**



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

CAUTION: THIS IS NOT A PLAN OF SURVEY.
IT IS FOR PLANNING PURPOSES ONLY.

SKETCH FOR PLANNING PURPOSES
LOT 14, REGISTERED PLAN 797
CITY OF GUELPH COUNTY OF WELLINGTON



STEWART McKECHNIE SURVEYING LIMITED
©2015

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

BEARINGS
BEARINGS HEREON ARE UTM ZONE 17 GRID BEARINGS

LOT 14 DIMENSIONS
THE DIMENSIONS FOR LOT 14 SHOWN ARE MEASURED DIMENSIONS BUT ARE SUBJECT TO THE FINAL PLAN OF SURVEY.

EXISTING SITUATION

LOT 14 REGISTERED PLAN 797
ALL OF PIN 71359 - 0101 (LT)
44 FAIR ROAD

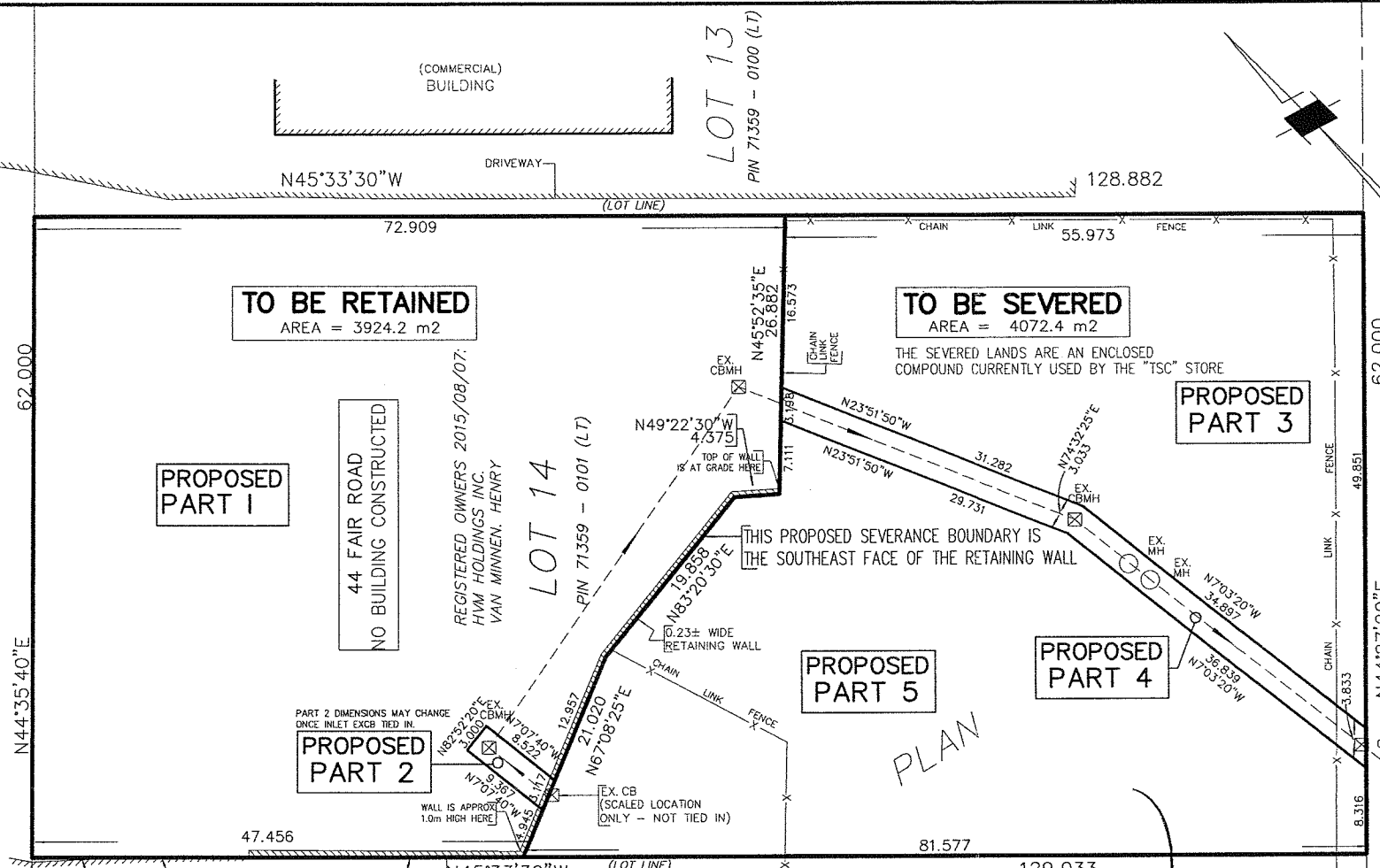
PROPOSED RESULTS

RETAINED PARCEL
PROPOSED PARTS 1 AND 2
SUBJECT TO A STORM SEWER EASEMENT IN FAVOUR OF THE SEVERED LANDS OVER PROPOSED PART 2 TOGETHER WITH A STORM SEWER EASEMENT OVER PROPOSED PART 4.

SEVERED PARCEL

PROPOSED PARTS 3, 4 AND 5 AND MERGED IN TITLE WITH PIN 71359-0102 ("TSC" STORE)
SUBJECT TO A STORM SEWER EASEMENT IN FAVOUR OF THE RETAINED LANDS OVER PROPOSED PART 4 TOGETHER WITH A STORM SEWER EASEMENT OVER PROPOSED PART 2.

FAIR ROAD (30.0m WIDE BY PLAN 797)



797
BLOCK 18

PLAN

REG'D.

PART 1 PLAN 61R-5561
PIN 71359 - 0102 (LT)
TOGETHER WITH A RIGHT-OF-WAY OVER PART 3 61R-5561
TOGETHER WITH A RIGHT-OF-WAY OVER PART 4 61R-5561

REGISTERED OWNERS 2015/08/07:
HVM HOLDINGS INC.



NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STEWART McKECHNIE, O.L.S.

CADD : 15049\SSKETCH_1
FIELD : 15049\1_BASE_UTM_BEARINGS
(CONTROL & PREVIOUS DERIVED FROM 14079\1_BASE ROTATED TO UTM BEARINGS)
INTEGRATION: 15049\X_BASE_CSRS

10 JOHN STREET WEST TEL : (519) 578-5570
WATERLOO, ONTARIO FAX : (519) 578-9491
N2L 1A7 email : plans@kwsurveys.ca

FOR : HVM HOLDINGS INC.

DATE : AUJST 20/15
DRAWN BY : J.T.

FILE No. 15-049 PLAN No. BB-671

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 78 Starwood Drive

PROPOSAL: The applicant proposes to sever the property to create a new irregular shaped lot fronting onto Starwood Drive.

BY-LAW REQUIREMENTS:

A Zoning By-law amendment was approved for 78 Starwood Drive through an Order of the Ontario Municipal Board, dated August 25, 2015 (OMB File No. PL150062). The Zoning By-law Amendment application rezoned the subject lands from the B.1 (Industrial) Zone and UR (Urban Reserve) Zone to the R.4B-16 (Specialized High Density Residential) Zone, R.4B-16 (H27) (Specialized High Density Residential) Holding Zone, R.1D (H28) (Single Detached Residential) Holding Zone and P.1 (Conservation Land) Zone.

Conditions to lift the (H28) Holding Zone include the severance of lands to permit the development of full residential lots fronting on Starwood Drive in accordance with the zoning by-law.

REQUEST:

The applicant proposes to sever a parcel to create a new irregular shaped lot, (shown as Parts 1 and 2 on the attached drawing) with a frontage along Starwood Drive of 44.8 metres (146.9 feet), a depth of 33.5 metres (109.9 feet) and an area of 860 square metres (9,256.9 square feet). The retained parcel (shown as Part 3 on the attached drawing) is proposed to have frontages of 246.0 metres (807.0 feet) along Starwood Drive, 266.4 metres (874.0 feet) along Watson Parkway and an area of 26,300 square metres.

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, October 8, 2015
TIME: 4:10 p.m.
LOCATION: City Hall, 1 Carden Street, Guelph, Ontario
APPLICATION NUMBER: B-22/15

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 **October 1, 2015** 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.

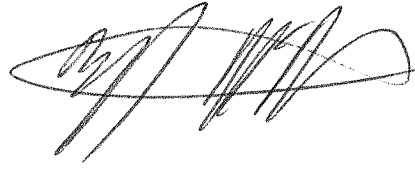
ADDITIONAL INFORMATION

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

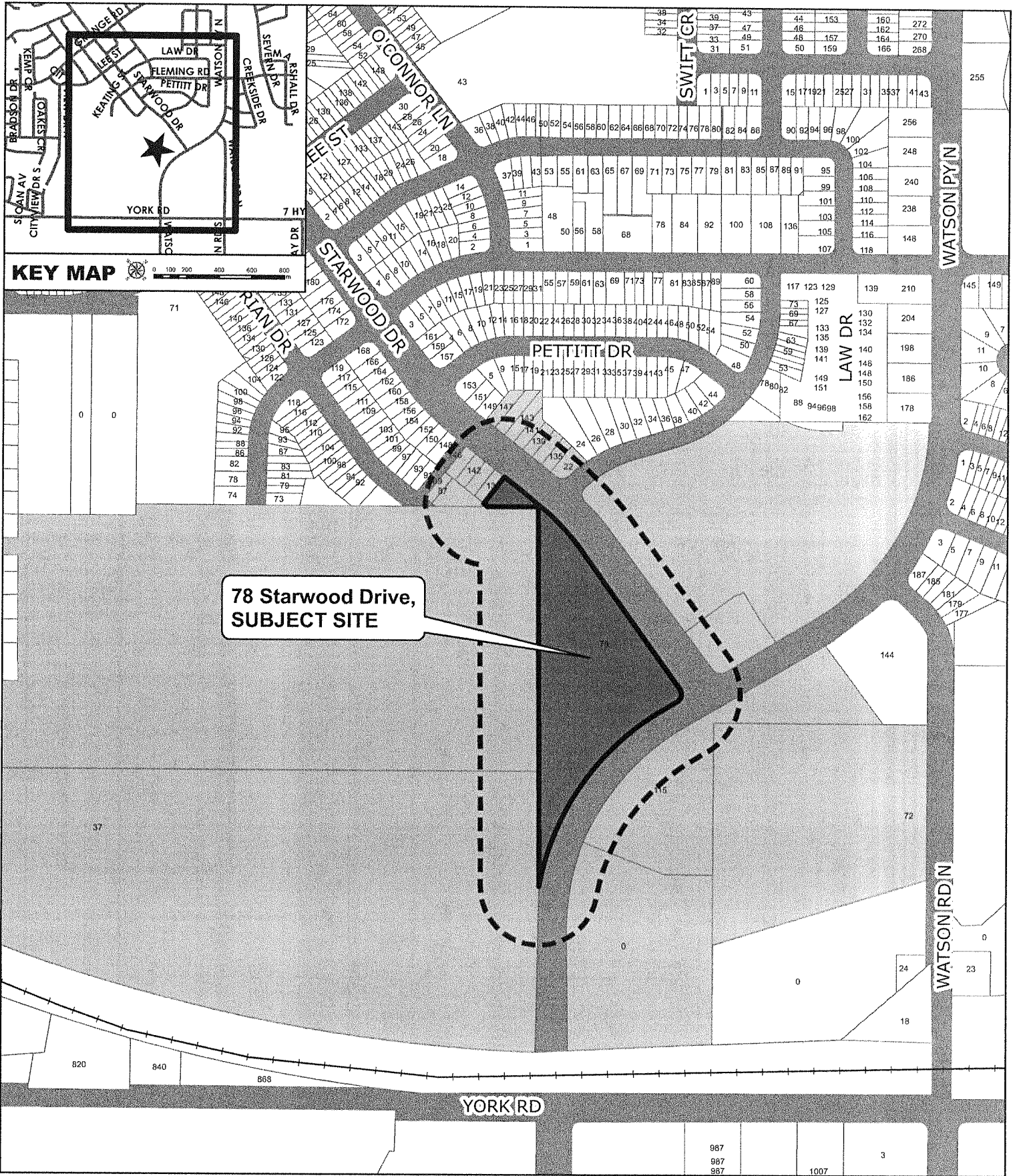
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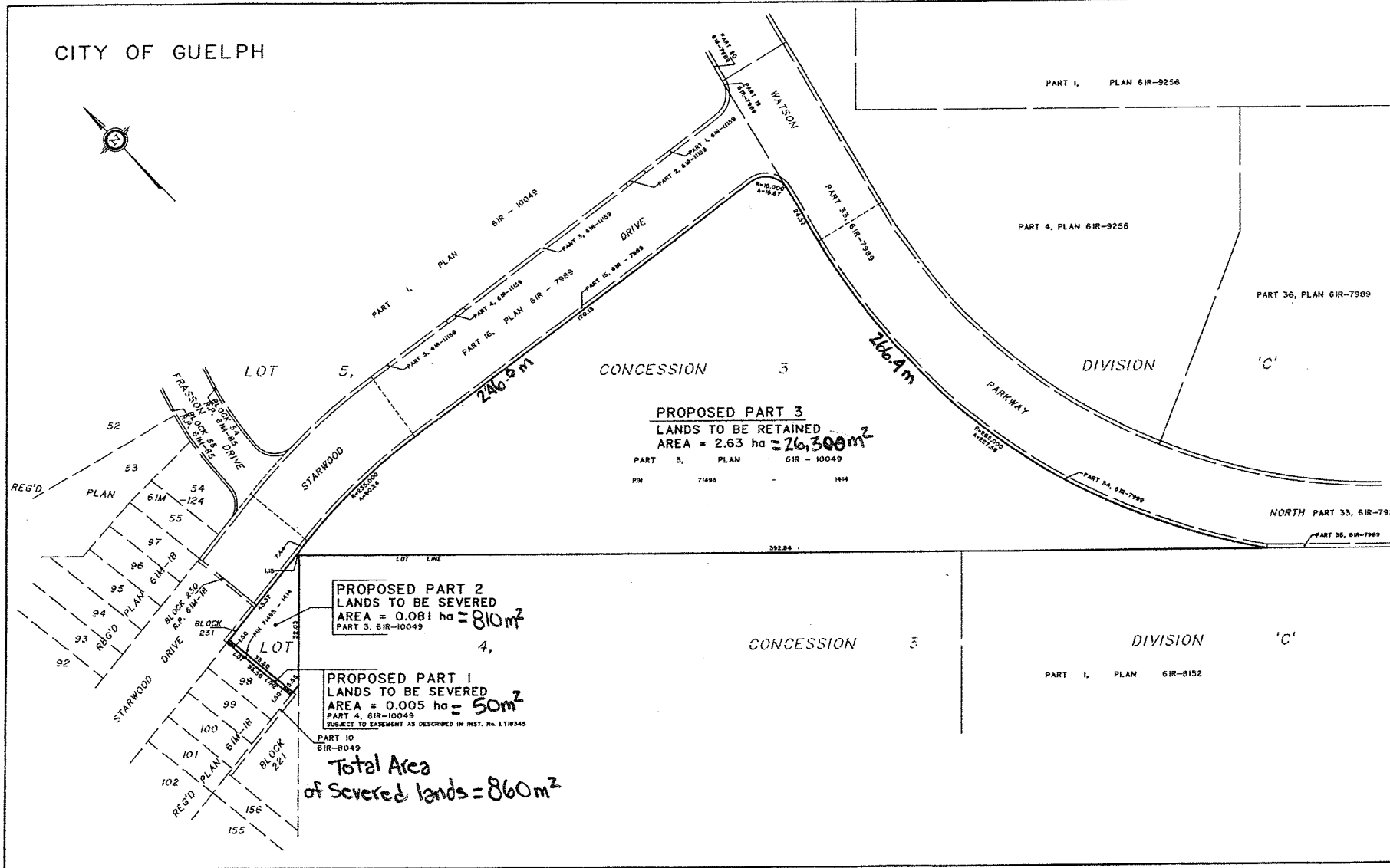


Dylan McMahon,
Acting Secretary-Treasurer, Committee of Adjustment

Dated this 22nd day of September, 2015.



CITY OF GUELPH

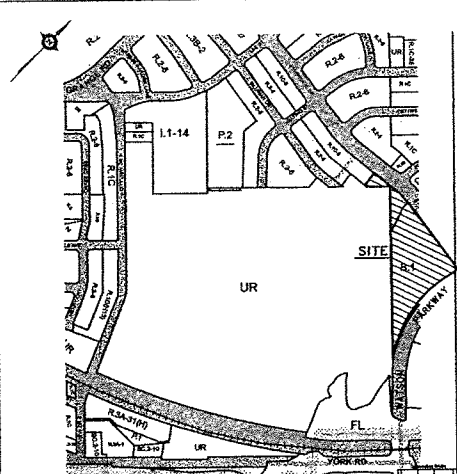


**PROPOSED PART 3
LANDS TO BE RETAINED**
AREA = 2.63 ha = **26,300m²**
PART 3, PLAN 61R-10049
PIN 71495 1614

**PROPOSED PART 2
LANDS TO BE SEVERED**
AREA = 0.081 ha = **810m²**
PART 3, 61R-10049

**PROPOSED PART 1
LANDS TO BE SEVERED**
AREA = 0.005 ha = **50m²**
PART 4, 61R-10049
SUBJECT TO EASEMENT AS DESCRIBED IN INST. No. L119345

**Total Area
of Severed lands = 860m²**



KEYPLAN
SCALE 1 : 7500



SKETCH
PREPARED FOR SEVERANCE APPLICATION
SCALE 1 : 1000
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
NOTES:
1. LOT DIMENSIONS ARE AS SHOWN ON DEPOSITED PLAN 61R-10049 AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

THIS SKETCH WAS PREPARED FOR FUSION HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
[Signature]
BERRY F. HILLIS
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
BSR&D Ontario Land Surveyors
Urban and Rural Planners
351 Speedwell Avenue West Guelph, Ontario N1H 1G5
FAX: (519) 822-1220
TEL: (519) 822-4031
DATE: SEPTEMBER 15, 2015 DM PROJECT 14-9929-9

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 15 & 19 Wyndham Street North
- PROPOSAL:** The applicant is proposing to establish separately licensed establishments (comedy club and board game café) on the second floor of the subject property with a common washroom area.
- BY-LAW REQUIREMENTS:** The property is located in the Central Business District (CBD.1) Zone. Variances from Sections 6.3.2.5.4, and 6.3.2.5.5 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) the floor area of a licensed establishment shall be located on the first floor only; and
- b) no openings and no access for any person including exits and corridors are permitted between licensed establishments, except corridors, with a minimum width of 5 metres which may serve more than one licensed establishment provided the licensed establishments are separated from each other by at least 5 metres.

REQUEST:

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

- a) to permit two separately licensed establishments on the second floor; and
- b) to permit openings allowing persons access between adjacent licensed establishments.

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 October 8, 2015
- TIME:** 4:20 p.m.
- LOCATION:** City Hall, 1 Carden Street, Guelph, Ontario
- APPLICATION NUMBER:** A-84/15

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 **October 1, 2015** will be forwarded to the Committee members prior to the meeting. 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).

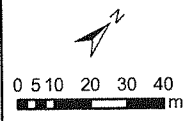
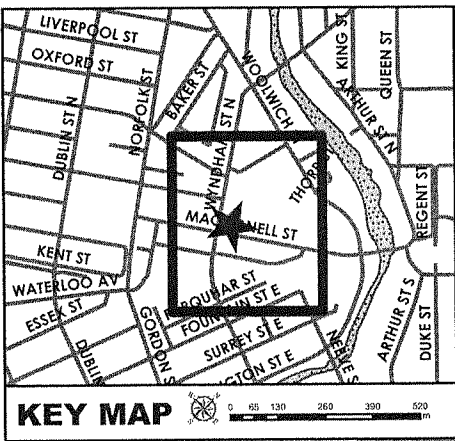
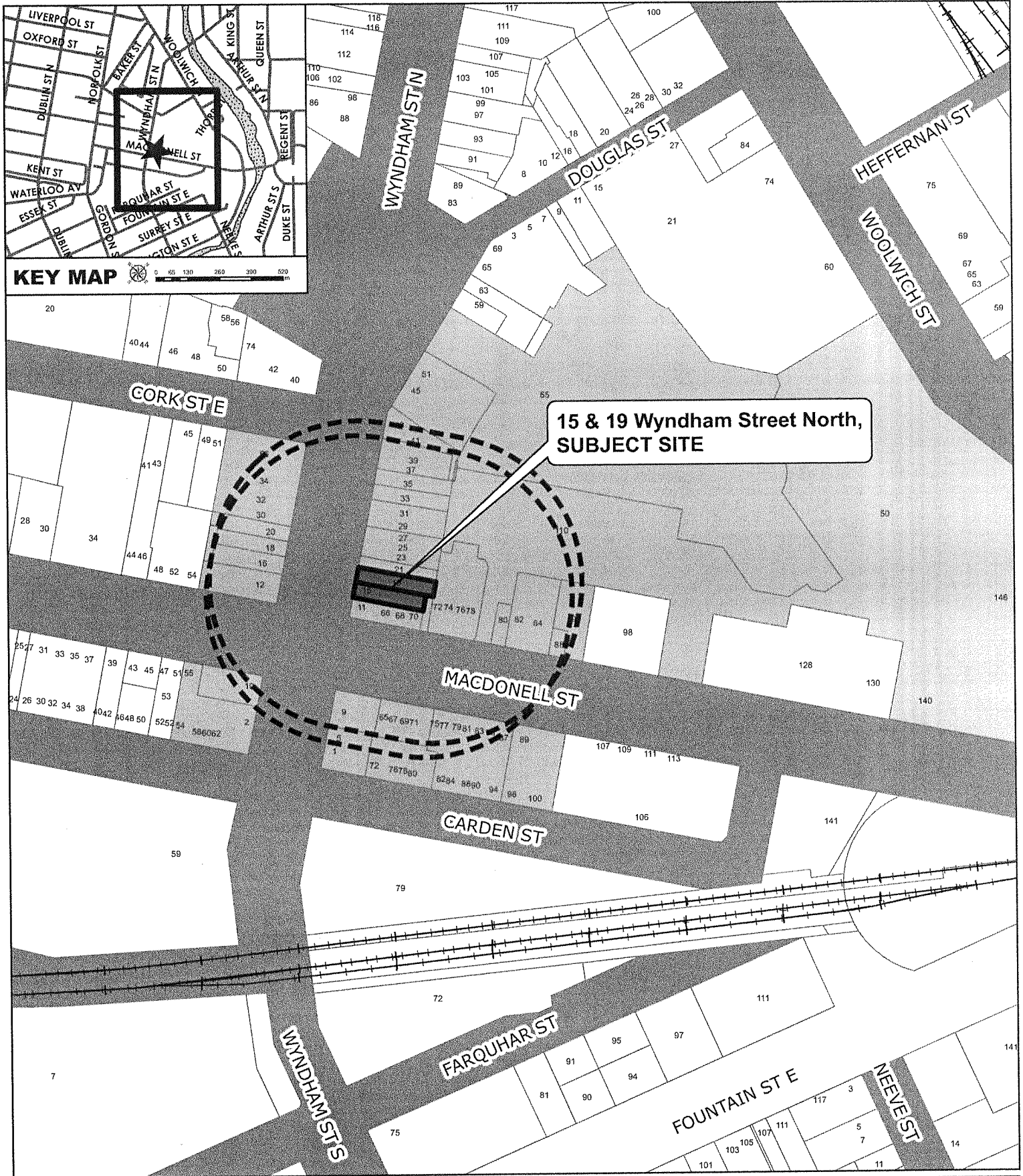
NOTICE OF THE DECISION

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.

Dylan McMahon,

Acting Secretary-Treasurer, Committee of Adjustment

Dated this 22nd day of September, 2015.



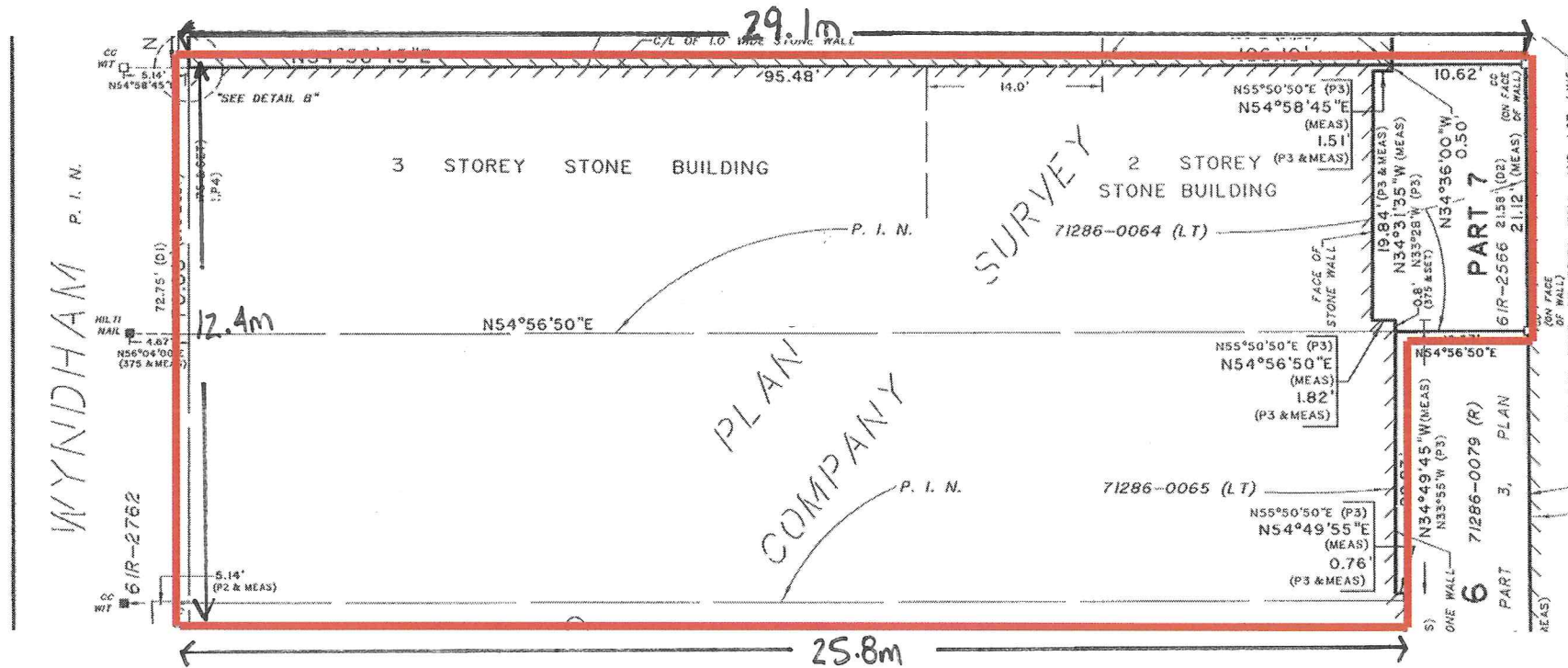
60m CIRCULATION AREA
15 & 19 Wyndham Street North,
File No.: A-84/15



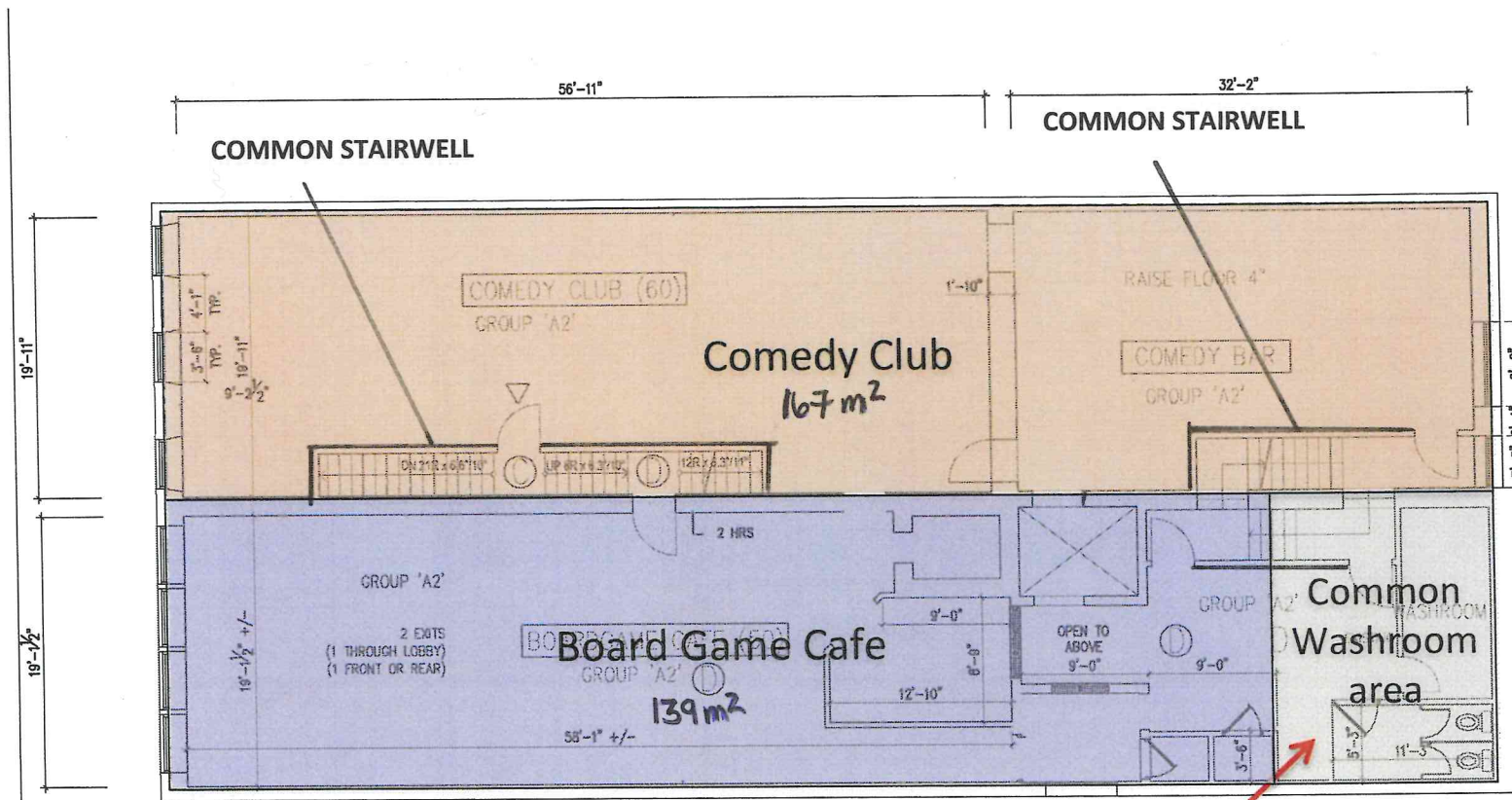
Produced by the City of Guelph
 Planning, Urban Design and Building Services, Development Planning
 September 2015

15-19 Wyndham St N

(Property line noted in red)



Second Floor Draft Layout



SECOND FLOOR
 $\frac{1}{8"} = 1'-0"$ Model

Washroom area layout TBD

aka
 T: 416 702 8511
 F: 416 536 2671
 info@akarchitect.ca
 www.akarchitect.ca

allan killin architect inc.
 237 Grandview Road
 TORONTO ON M6R 1R9

GENERAL NOTES
 Verify all dimensions and conditions.
 Report any discrepancies to the architect before commencing work.
 Do not scale drawings.
 Not for construction unless so noted below.
 Refer to Project Manual for Notes & Schedules

PRELIMINARY

PROJECT NAME
 New Petrie Building

PROJECT ADDRESS
 15 & 19 Windham Street
 Guelph, Ontario

Date	Issued for	by
19 August, 2015	Client Meeting	ak
2 September, 2015	Client Meeting	ak
15 September, 2015	Client Meeting	ak

Drawn SH Checked AK

SCALE: AS SHOWN

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 15 Wyndham Street South

PROPOSAL: The applicant is proposing to expand the existing police headquarters at both the front and rear of the property, to provide an additional 4,498.3 square metres (48,420.1 square feet) in gross floor area. The proposed addition would include a two (2) level parking garage containing a total of sixty six (66) vehicle parking spaces (20 additional spaces).

BY-LAW

REQUIREMENTS: The property is located in the Specialized Central Business District (CBD.1-1) Zone. A variance from Section 4.13.4.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires one (1) off-street parking space per 33 square metres (355.2 square feet) of gross floor area for an office use (137 spaces required for the addition).

REQUEST:

The applicant is seeking relief from the By-law requirements to permit twenty (20) additional off-street parking spaces for the building addition.

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, October 8, 2015

TIME: 4:30 p.m.

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

APPLICATION NUMBER: A-85/15

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

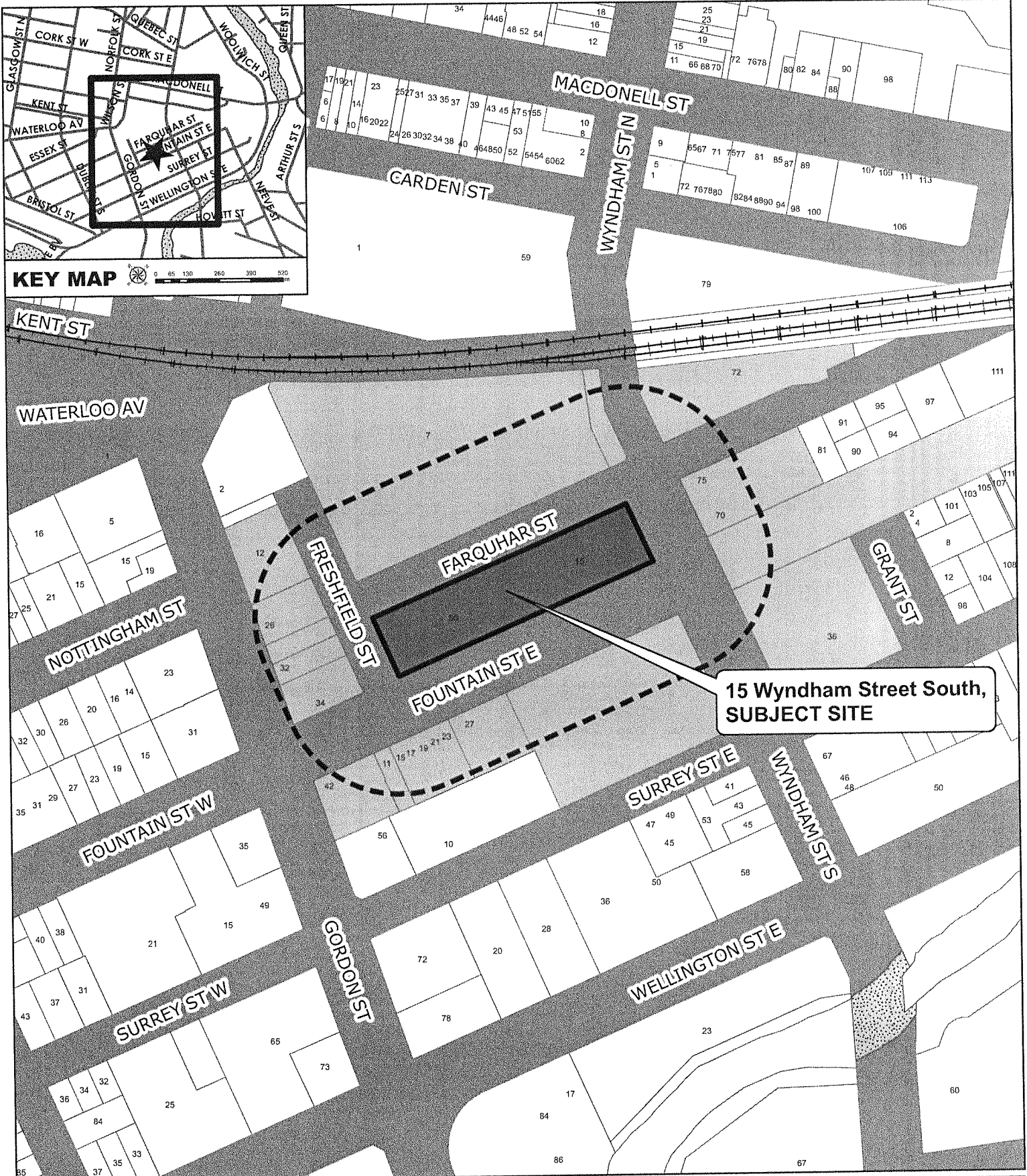
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

NOTICE OF THE DECISION

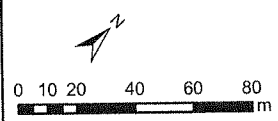
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Dylan McMahon,
Acting Secretary-Treasurer, Committee of Adjustment

Dated this 22nd day of September, 2015.



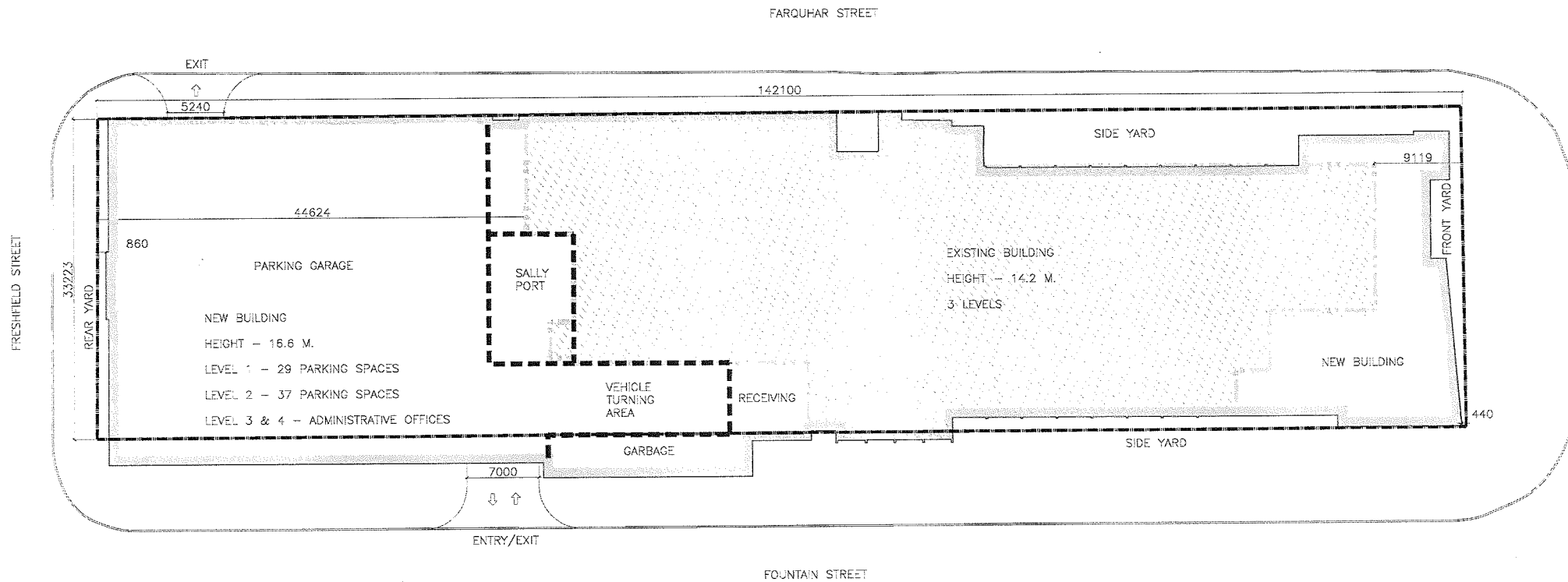
15 Wyndham Street South,
SUBJECT SITE



60m CIRCULATION AREA
15 Wyndham Street South,
File No.: A-85/15



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



STATISTICS	
LOT AREA	- 4721 SM
FRONTAGE	- 33.223 M DEPTH - 141.843 M (RIGHT SIDE)
	142.337 M (LEFT SIDE)
EXISTING BUILDING AREA	- 6488.42 SM
NEW BUILDING AREA	- 14174.687 SM
PARKING AREA	- 3187.88 SM
NET OCCUPIED BUILDING	- 10986.879 SM

SETBACKS	
EXISTING	
FRONT YARD SETBACK	9.119 M
SIDE YARD SETBACK	LEFT 0 M RIGHT 0 M
REAR YARD SETBACK	44.624 M
PROPOSED	
FRONT YARD SETBACK	0.440 M
SIDE YARD SETBACK	LEFT 0 M RIGHT 0 M
REAR YARD SETBACK	0.860 M

LEGEND	
	PROPERTY LINE
	EXISTING BUILDING
	NEW BUILDING

Project Location: Guelph, Ontario
 Date: 09/08/2015
 Drawing Number: SP-1

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before commencing with the work.
 All work and construction in the presence of the architect and shall be the responsibility of the contractor.
 Drawings shall not be used.

No.	Date	Revised/Issued
1	11/26/14	REVISED FOR COMMITTEE OF ADJUSTMENT

SITE PLAN FILE NUMBER: SP1502011

consultants:
 CS&P Architects Inc.
 244 Dundas St. W. 2nd Fl.
 Toronto, ON M5G 2B5
 Phone: +1-416-593-9200
 Fax: +1-416-593-9204

landscape architect:
 Greenfield & Associates Inc.
 425 Dundas Street West
 Toronto, ON M5G 1S1
 Phone: (416) 593-4111
 Fax: (416) 593-4111

structural engineer:
 WJF Cowi Inc.
 2340 Yonge St., Suite 3000
 Toronto, ON M2P 1K9
 Phone: +1-416-467-2700
 Fax: +1-416-467-2708

mechanical engineer:
 Smith & Anderson Consulting Engineers
 4211 Yonge Street, Suite 202
 Toronto, Ontario M3J 2A4
 Phone: +1-416-497-5141
 Fax: +1-416-497-5154

electrical engineer:
 Smith & Anderson Consulting Engineers
 4211 Yonge Street, Suite 202
 Toronto, Ontario M3J 2A4
 Phone: +1-416-497-5141
 Fax: +1-416-497-5154

civil engineer:
 WJF Cowi Inc.
 2340 Yonge Street, Suite 3000
 Toronto, ON M2P 1K9
 Phone: +1-416-467-2700
 Fax: +1-416-467-2708

TRC:
 TRC Consulting Group Ltd.
 45 St. Charles Ave., Suite 200
 Toronto, ON M5R 1S1
 Phone: +1-416-467-2111
 Fax: +1-416-467-2111

CS&P Architects Inc.

GUELPH POLICE SERVICE HEADQUARTERS
 100 Guelph Street
 Guelph, ON N1G 2G9

SITE PLAN

scale: 1:300
 date: 09/08/2015
 drawn: CS&P
 checked by: CS&P
 project number: 14024
 drawing number: SK 1.1
 CITY OF GUELPH DWG. No. SP-1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 44 Hillcrest Drive

PROPOSAL: The applicant is proposing to enclose the existing carport to create a garage, maintaining the existing depth and side yard setback distance.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Sections 4.13.3.2.2 and from Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that the minimum parking space dimensions shall be 3 metres (9.8 feet) by 6 metres (19.7 feet) within a garage or carport; and
- b) that for a single detached dwelling in a R.1B zone, not exceeding two storeys in height, a minimum side yard of 1.5 metres (4.9 feet).

REQUEST:

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

- a) an interior (garage) parking space depth of 5.7 metres (18.7 feet); and
- b) to permit a right side yard of 0.7 metres (2.2 feet) for the proposed garage.

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 October 8, 2015
TIME: 4:40 p.m.
LOCATION: City Hall, 1 Carden Street, Guelph, Ontario
APPLICATION NUMBER: A-86/15

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.

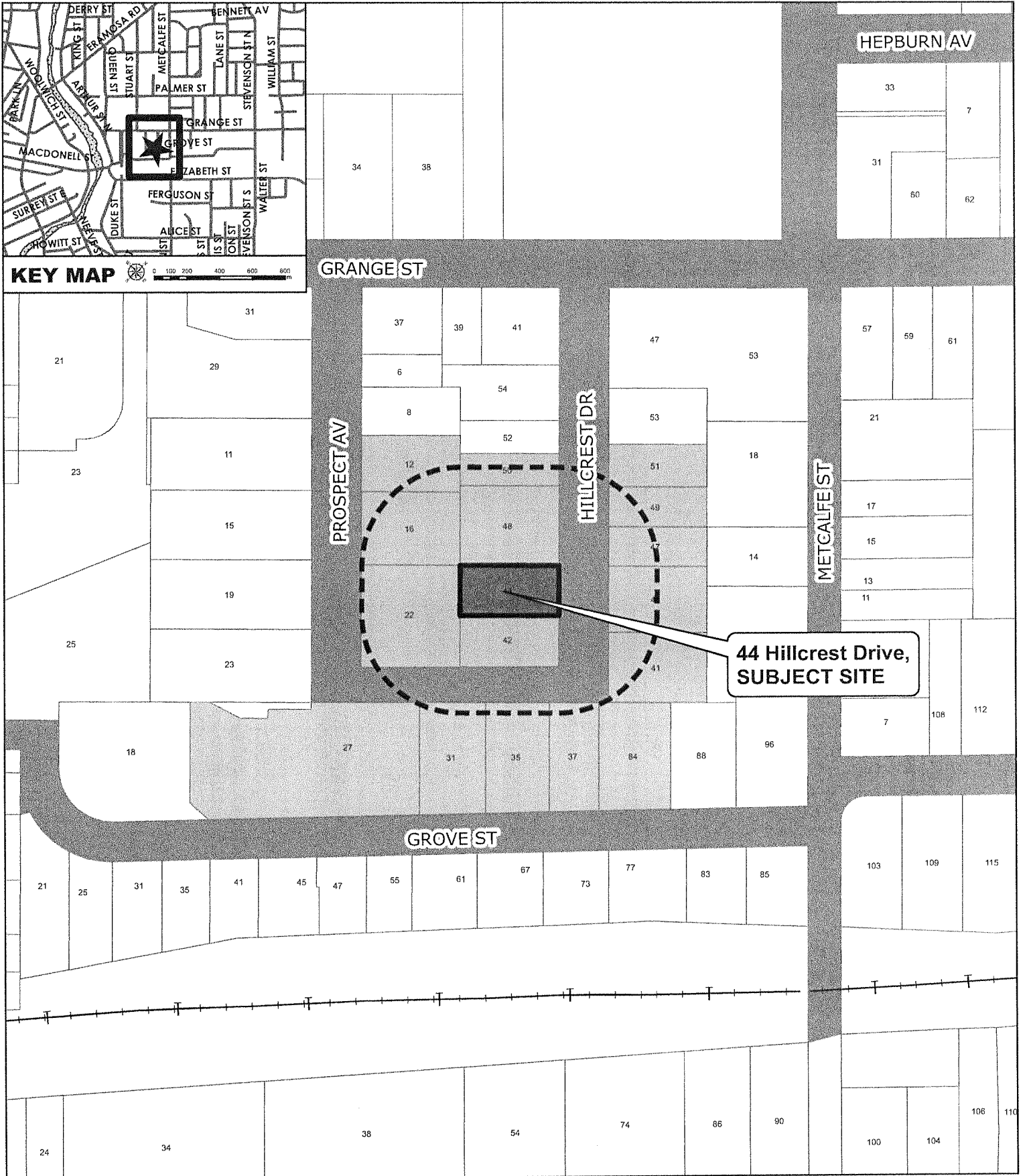
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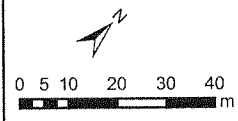

Dylan McMahon,
Acting Secretary-Treasurer, Committee of Adjustment

Dated this 22nd day of September, 2015.

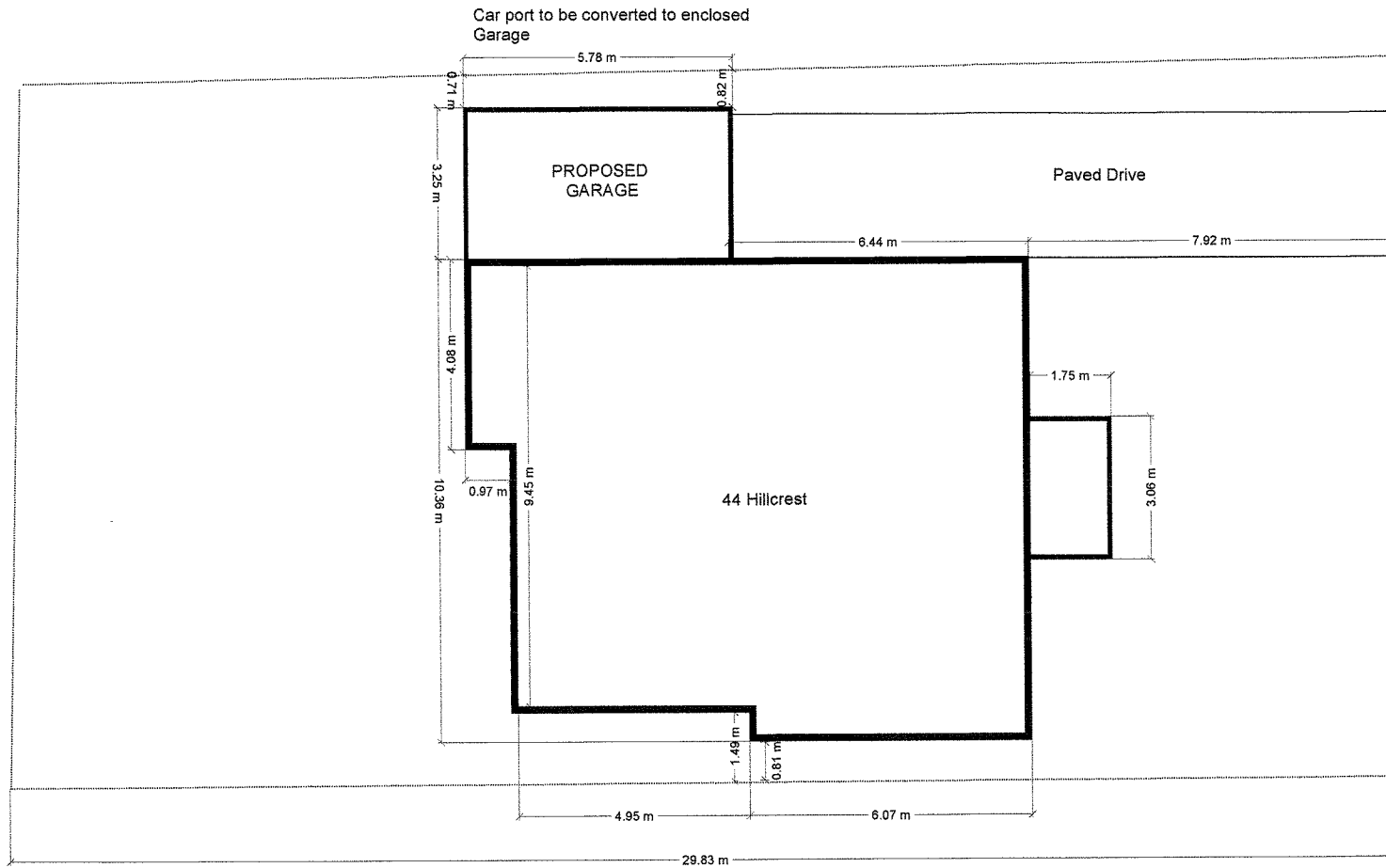


**44 Hillcrest Drive,
SUBJECT SITE**

30m CIRCULATION AREA
44 Hillcrest Drive,
File No.: A-86/15



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



**HILLCREST AVE
ATTACHED GARAGE**

Location: 44 Hillcrest Ave, Guelph ON
 Drawing: Lot plan - 1 of 1
 Date: Sept 2015

Estimator: P. McFadden
 Client: von Dehn
 Project: Renovation
 Scale: 1/8" = 1'

Property Line



These drawings are not to be re-produced without the permission of McFadden Contracting.

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: 34 Tanager Drive

PROPOSAL: The applicant is proposing to construct a two storey addition (sunroom and deck) to the rear of the dwelling. The addition would enlarge the existing accessory apartment.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. A variance from Section 4.15.1.5 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that an accessory apartment not exceed a maximum of 80 square metres (861.1 square feet) in floor area, or 45% of the total floor area of the building and shall not exceed, whichever is lesser.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the accessory apartment to have an area of 92.9 square metres (1,000.0 square feet), 28.8% 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 October 8, 2015

TIME: 4:50 p.m.

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

APPLICATION NUMBER: A-87/15

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 **October 1, 2015** will be forwarded to the Committee members prior to the meeting. 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).

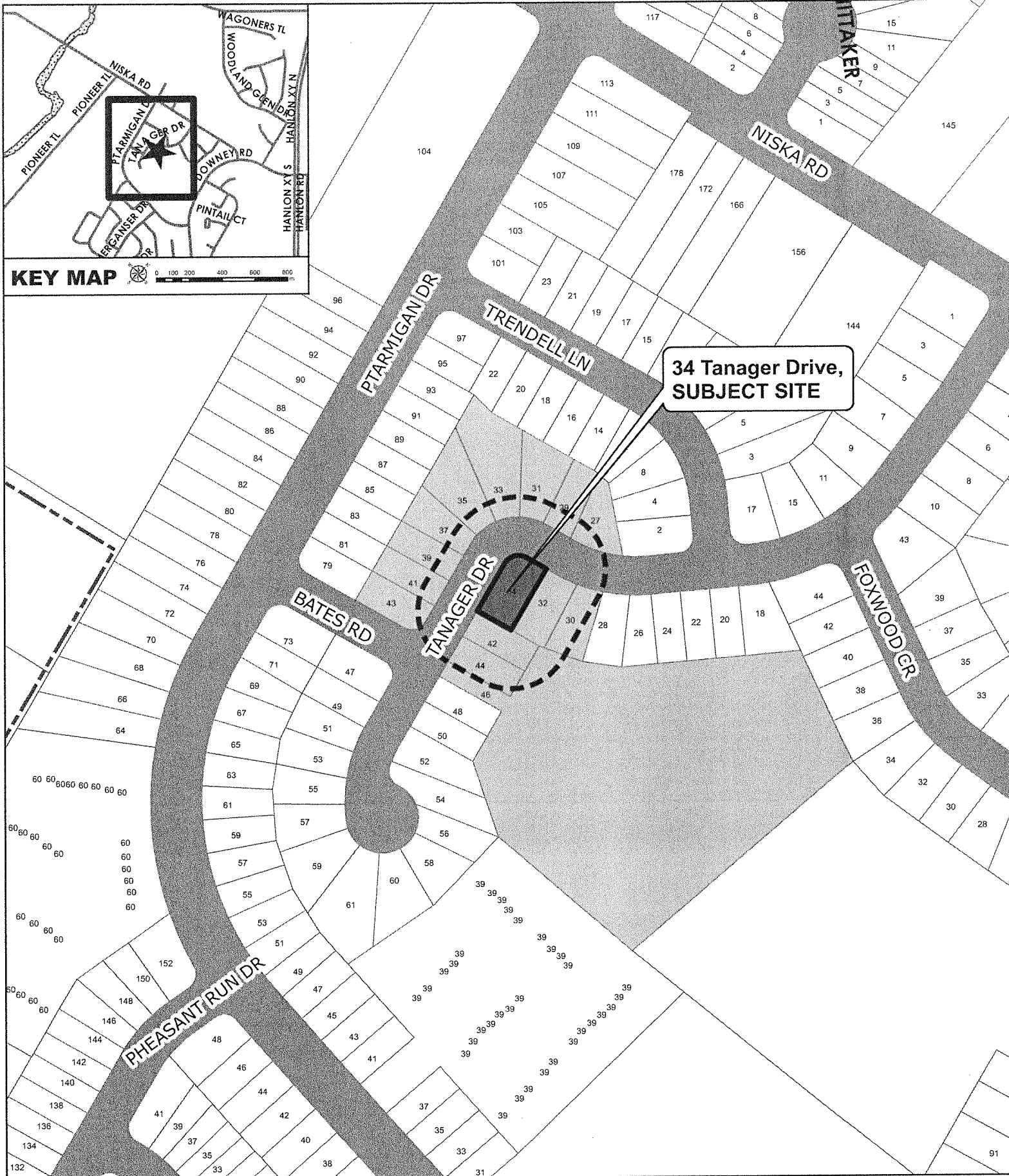
NOTICE OF THE DECISION

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.

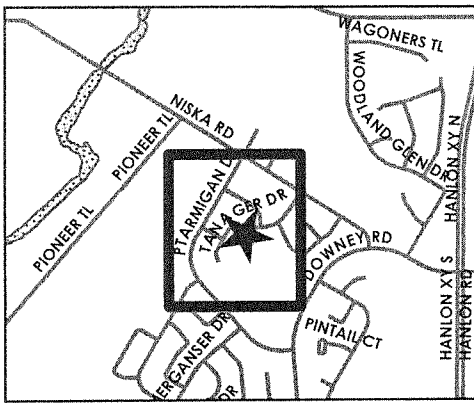
A handwritten signature in black ink, appearing to read "Dylan McMahon".

Dylan McMahon,
Acting Secretary-Treasurer, Committee of Adjustment

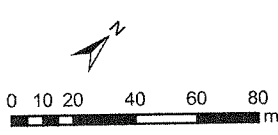
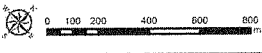
Dated this 22nd day of September, 2015.



**34 Tanager Drive,
SUBJECT SITE**



KEY MAP

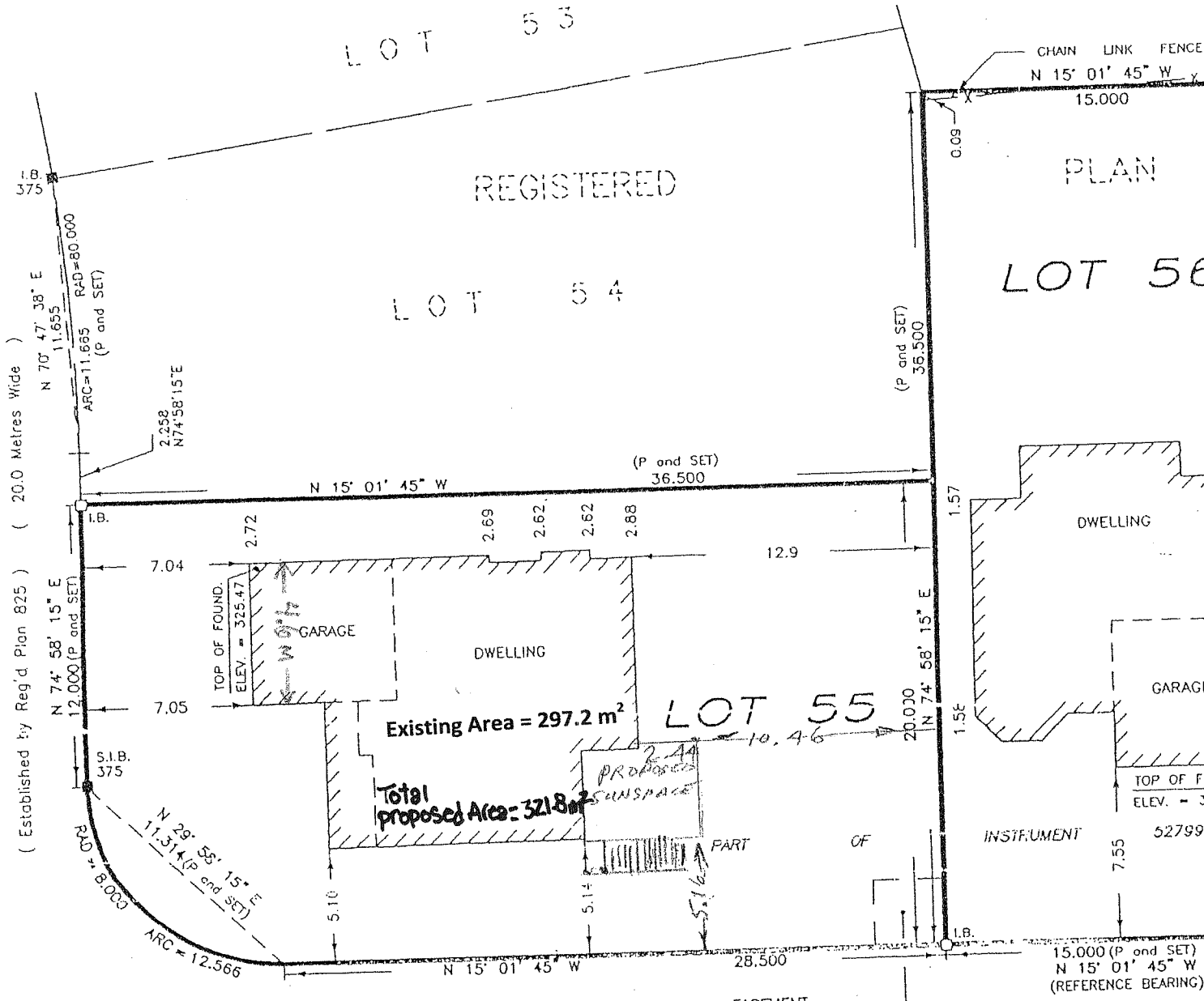


30m CIRCULATION AREA
34 Tanager Drive,
File No.: A-87/15



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

TANAGER DRIVE



EASEMENT
PART 10
PLAN
61R-6020
INST. 683803

TANAGER DRIVE

(Established by Reg'd Plan 825)
(20.0 Metres Wide)

THIS REPORT
WAS PREPARED FOR
MARSON REID HOMES LTD.
AND THE UNDERSIGNED ACCEPTS
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BY OTHER PARTIES.

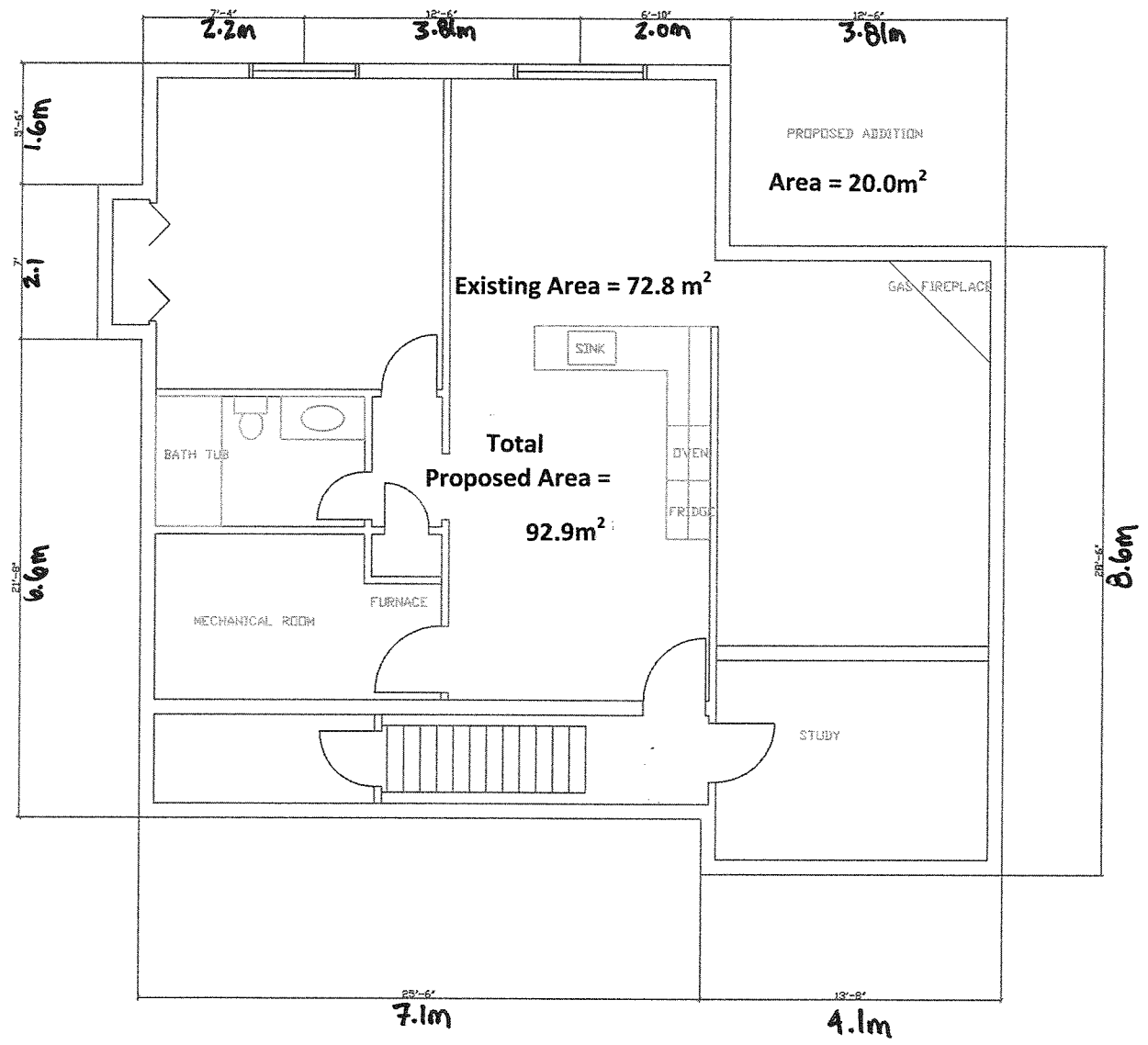
THIS PLAN ACCURATELY REPRESENTS
ALL THE SITE CONDITIONS AND
TITLE DOCUMENTS PERTAINING TO
THE SUBJECT PROPERTY ON
AUGUST 29, 1996

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

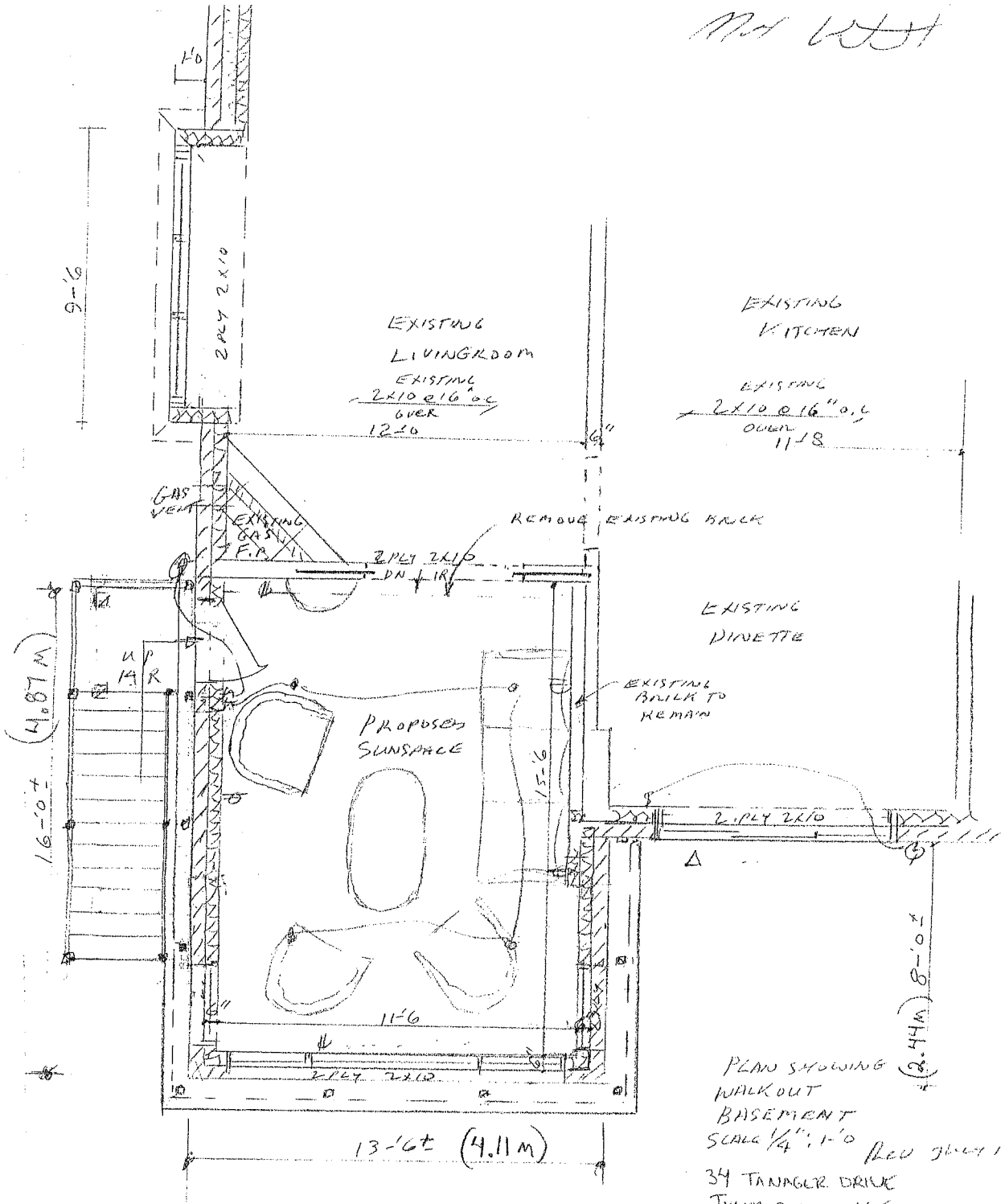
6 © VAN HARTEN SURVEYING INC.

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

NOTE: BEARINGS ARE REFERRED TO THE EAST LIMIT OF THE ASTRONOMICAL COURSE OF N 15' 01' 45" W

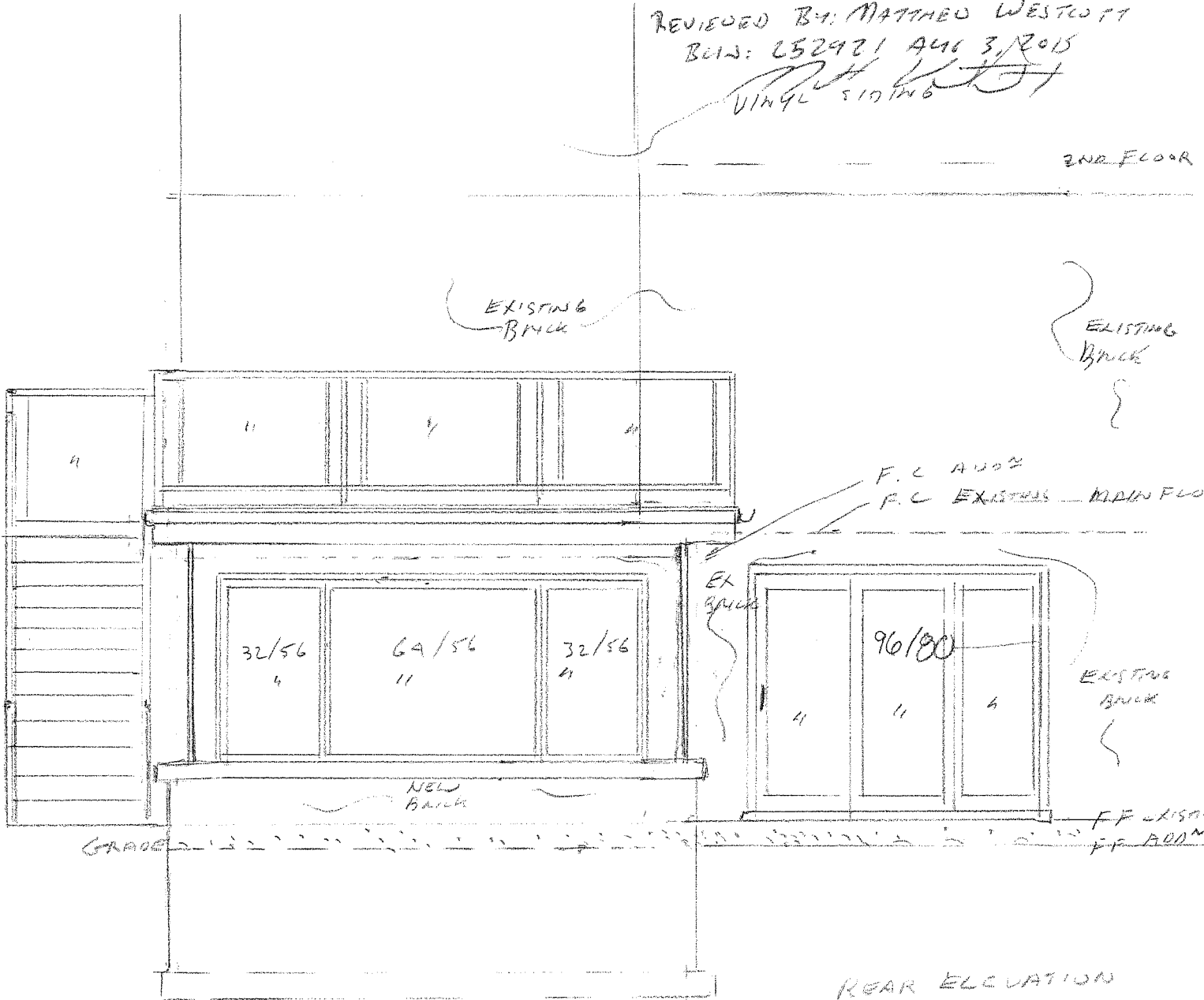


Mr. W.H.H.

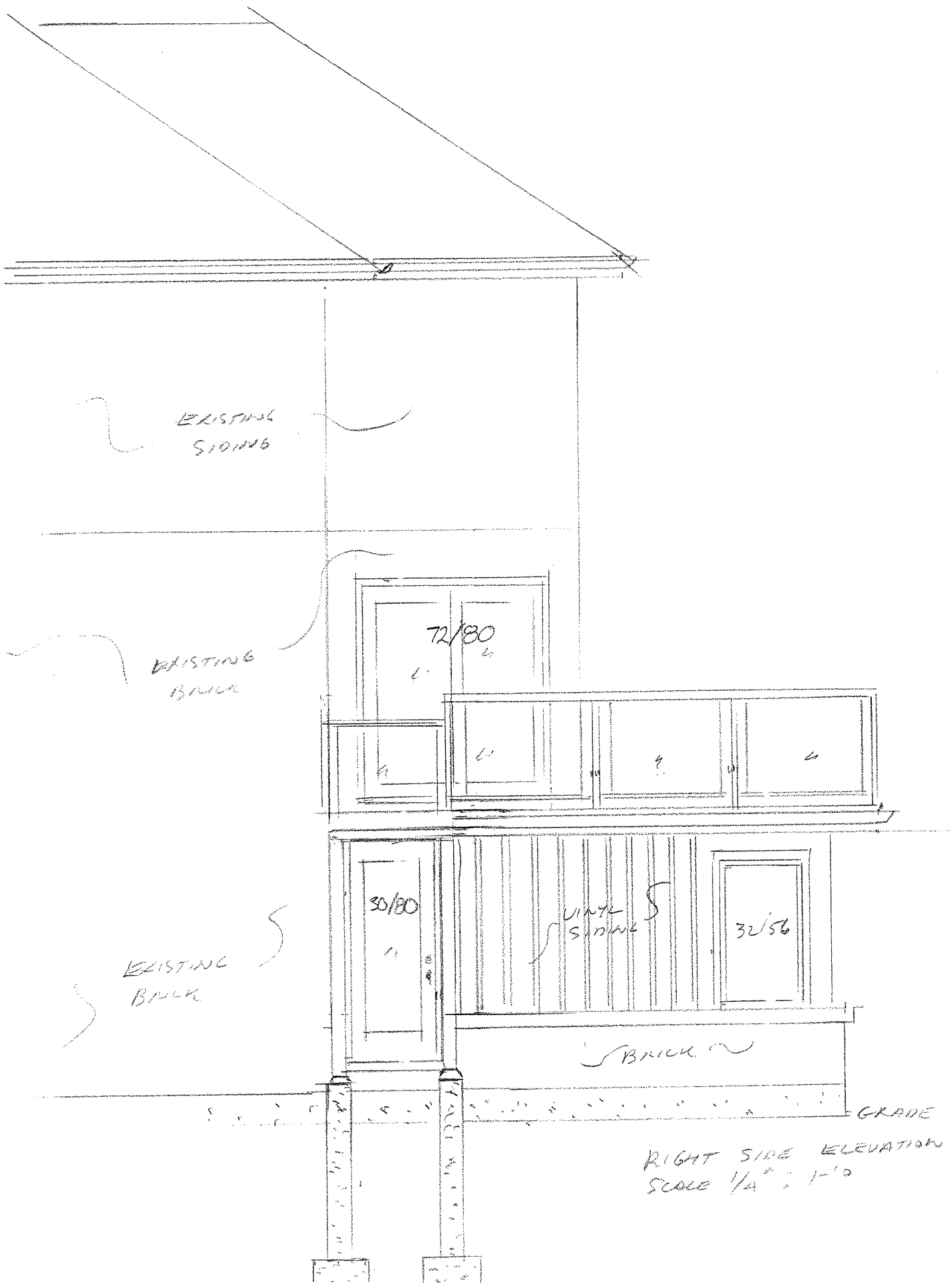


REVIEWED BY: MATTHEW WESTCOTT
BLD: 252921 AUG 3, 2015
VINYL SIDING

2ND FLOOR



REAR ELEVATION
SHOWING PROPOSED
SUNSPACE
SCALE 1/4" = 1'-0" REV JULY 17
34 Tanager Drive
TYLER RESIDENCE



EXISTING
SIDING

EXISTING
BRICK

EXISTING
BRICK

VINYL
SIDING

BRICK

GRADE

RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"