

Meeting Agenda

- 4:00 p.m. Declarations of Pecuniary Interest
Approval of Minutes from August 13, 2015 Meeting
1. 4:00 p.m. **A-81/14** Owner: Rene Luypaert, Doug Ross, and Regine Ross
Request: Variance for off-street parking
Location: 82 Galt Street
Deferred from September 11, 2014
 2. 4:10 p.m. **B-18/15** Owner: 281142 Ontario Inc.
Request: Consent for severance to create easements
Location: 435 Woolwich Street
Deferred from August 13, 2015
 3. 4:30 p.m. **A-69/15** Owner: Katy Verville
Request: Side yard variance
Location: 15 Raglan Street
 4. 4:40 p.m. **A-70/15** Owner: Nathan Reid Holdings Ltd.
Request: Variance for accessory apartment size
Location: 104 Norma Crescent
 5. 4:50 p.m. **A-71/15** Owner: Sherwood Forest Investments (Guelph) Ltd.
Request: Variance to permit vehicle rental establishment
Location: 199 Victoria Road South & 490 York Road
 6. 5:00 p.m. **A-72/15** Owner: Victoria Wood (Dallan) GP Inc.
Request: Variances for density, yard sizes, amenity area,
 landscaped open area and parking setback for
 condominium building
Location: 10 Kay Crescent
- BREAK**
7. 5:50 p.m. **A-73/15** Owner: Reid's Heritage Homes Ltd.
Request: Variances for lot area, rear yard, building coverage,
 and landscaped open area for condominium building
Location: Hawkins Drive, Block 4 of Plan 61M-201
 - A-74/15** Owner: Reid's Heritage Homes Ltd.
Request: Variances for lot area, rear yard, building coverage,
 and landscaped open area for condominium building
Location: Hawkins Drive, Block 5 of Plan 61M-201
 - A-75/15** Owner: Reid's Heritage Homes Ltd.
Request: Variances for lot area, rear yard, building coverage,
 and landscaped open area for condominium building
Location: Hawkins Drive, Block 6 of Plan 61M-201
 8. 6:00 p.m. **A-76/15** Owner: The Chandler Holding Company Ltd.
Request: Off-street parking variance
Location: 18 Wilson Street
 9. 6:10 p.m. **A-77/15** Owner: Granite Holdings Ontario Ltd.
Request: Variance to permit storage facility as permitted use
Location: 7 Edinburgh Road South
- 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 NOTICE OF PUBLIC MEETING



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

LOCATION: 82 Galt Street

PROPOSAL: The applicant proposes to maintain an existing accessory apartment in the residential dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) Zone. Variances from Sections 4.13.3.2.2 and 4.13.4.3 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires that:

- a) the minimum exterior parking space dimension be 2.5 metres (8.2 feet) by 5.5 metres (18.0 feet); and
- b) where an accessory apartment is existing, two off-street parking spaces be provided.

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

- a) to permit the exterior parking space dimension to be 2.5 metres (8.2 feet) by 3.5 metres (11.4 feet); and
- b) to permit one off-street parking space when two parking spaces are required.

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

DATE OF MEETING: **September 10, 2015**
(deferred from September 11, 2014)

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

LOCATION: **Room 112, City Hall, 1 Carden Street, Guelph**

APPLICATION NUMBER: **A-81/14**

PROVIDING COMMENTS

Any person may attend the public meeting 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 **September 3, 2015** will be forwarded to the Committee members prior to the meeting. Comments submitted after this date will be summarized at the meeting. Any comments submitted will form part of the public record.

ADDITIONAL INFORMATION

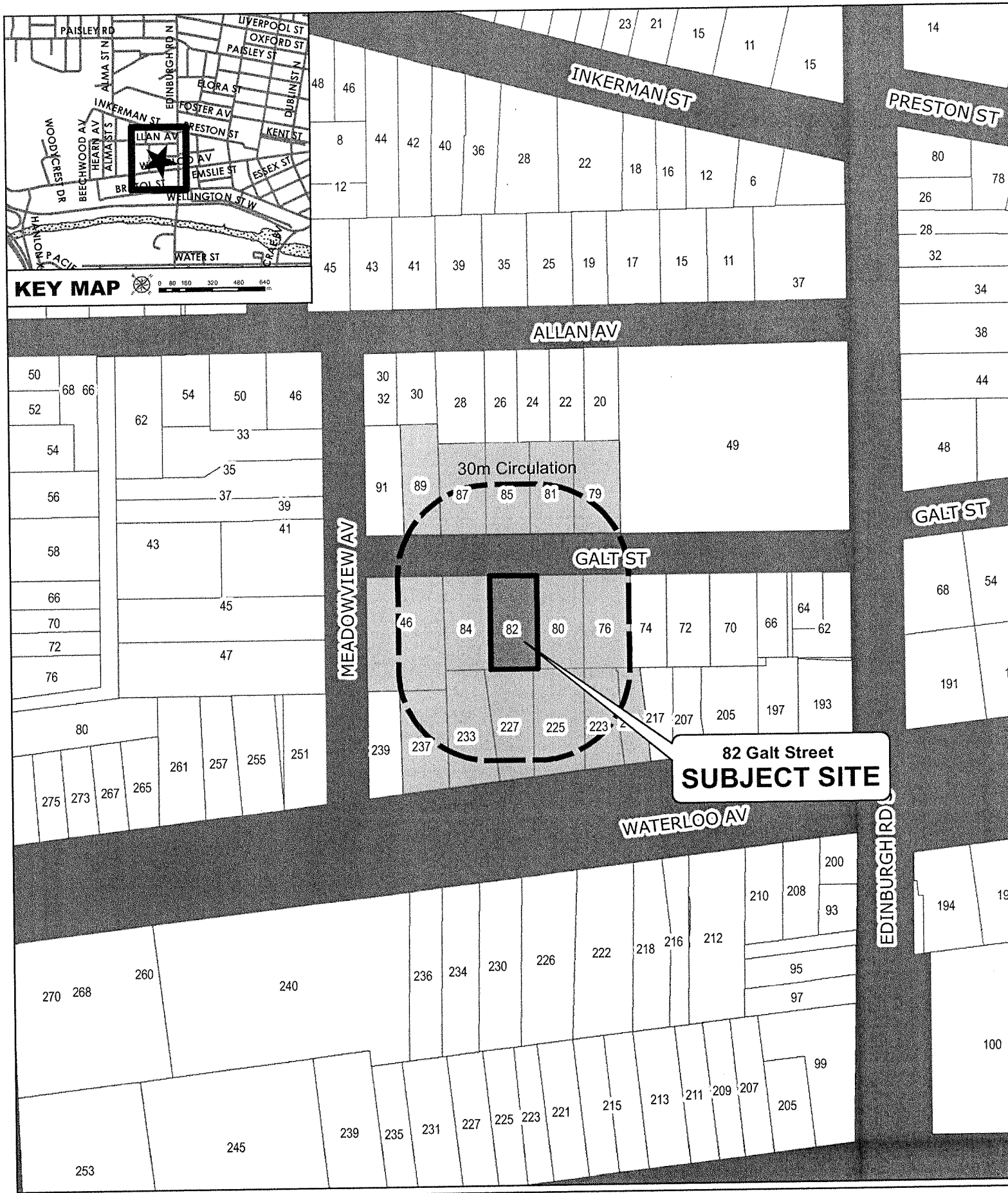
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

NOTICE OF THE DECISION

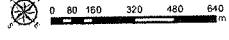
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

Tristalyn Russell, ACST (A)
Secretary-Treasurer, Committee of Adjustment

Dated this 25th day of August, 2015.

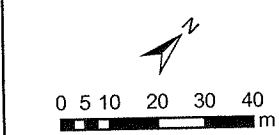


KEY MAP

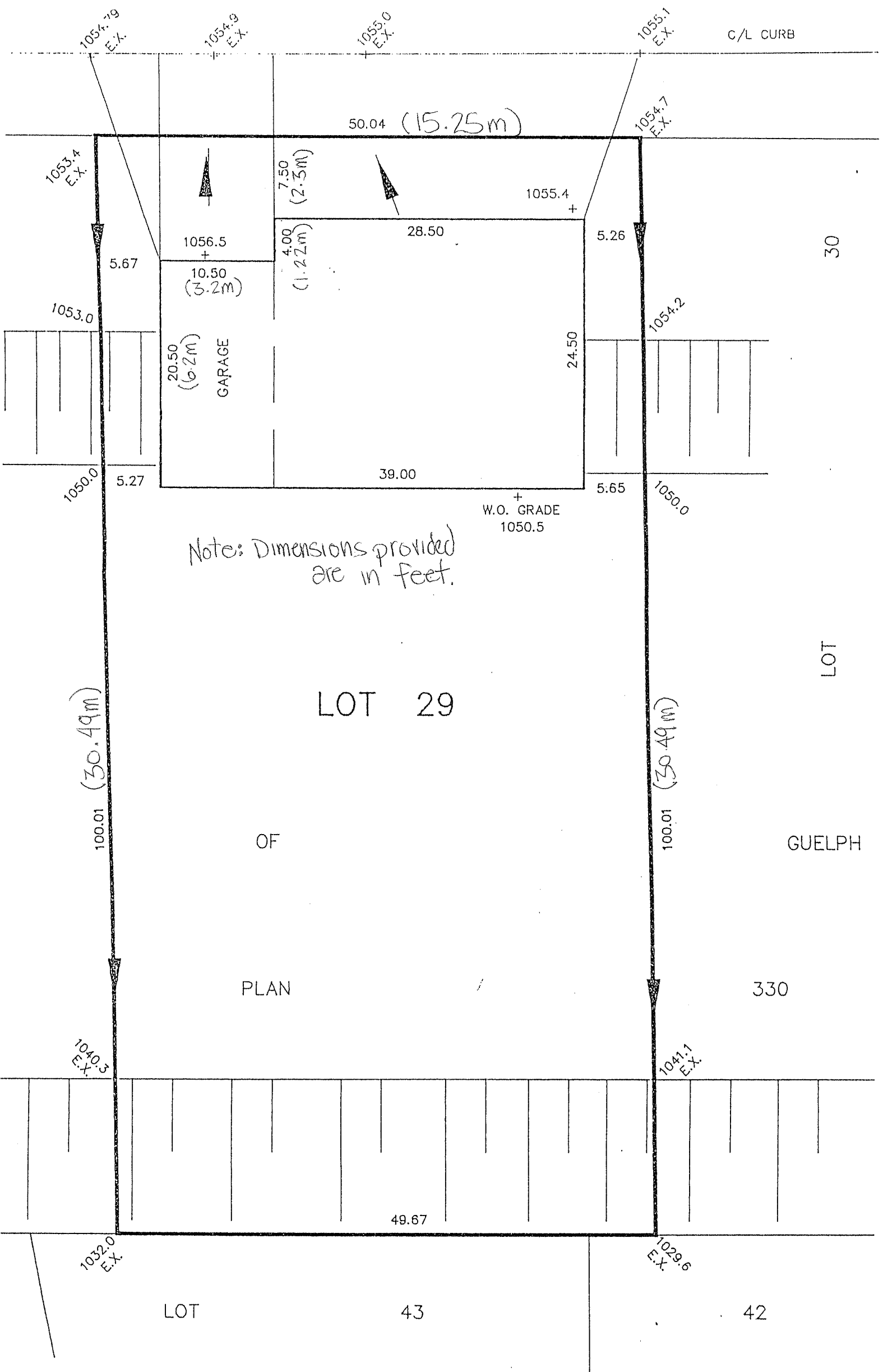


**82 Galt Street
SUBJECT SITE**

**30m CIRCULATION AREA
82 Galt Street
File No.: A-81/14**



Produced by the City of Guelph
Planning, Building, Engineering and Environment, Development Planning
August 2014



Note: Dimensions provided are in feet.

LOT 29

OF

PLAN

GUELPH

330

LOT

43

42

LOT

30

C/L CURB

+
W.O. GRADE
1050.5

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 435 Woolwich Street

PROPOSAL: The applicant is proposing to create easements over the subject property to benefit 431 Woolwich Street and 423 Woolwich Street. The proposed easements, shown as Parts 1 and 3 on the attached drawing, would allow access to parking spaces on the adjacent property.

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

REQUEST:

The applicant is requesting the following easements:

- a) an easement at the rear of 435 Woolwich Street with a width of 5.0 metres (16.4 feet) and a depth of 25.5 metres (83.6 feet) [shown as Part 1 on the attached drawing]; to allow access to parking spaces located on 431 Woolwich Street, 423 Woolwich Street, and 435 Woolwich Street.
- b) an easement at the rear of 435 Woolwich Street with a width of 5.4 metres (17.7 feet) and depths of 18.3 metres (60.0 feet) and 13.5 metres (44.2 feet) [as shown as Part 3 on the attached drawing]; to allow the existing parking spaces to be utilized by the owners of 431 Woolwich Street and 423 Woolwich Street.

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, September 10, 2015**
(deferred from August 13, 2015)

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

LOCATION: **Room 112, City Hall, 1 Carden Street, Guelph**

APPLICATION NUMBER: **B-18/15**

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 **September 3, 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 4:00 p.m. (Monday to Friday).

NOTICE OF THE DECISION

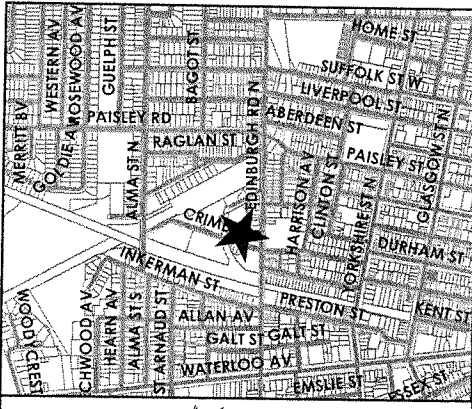
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment.

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.

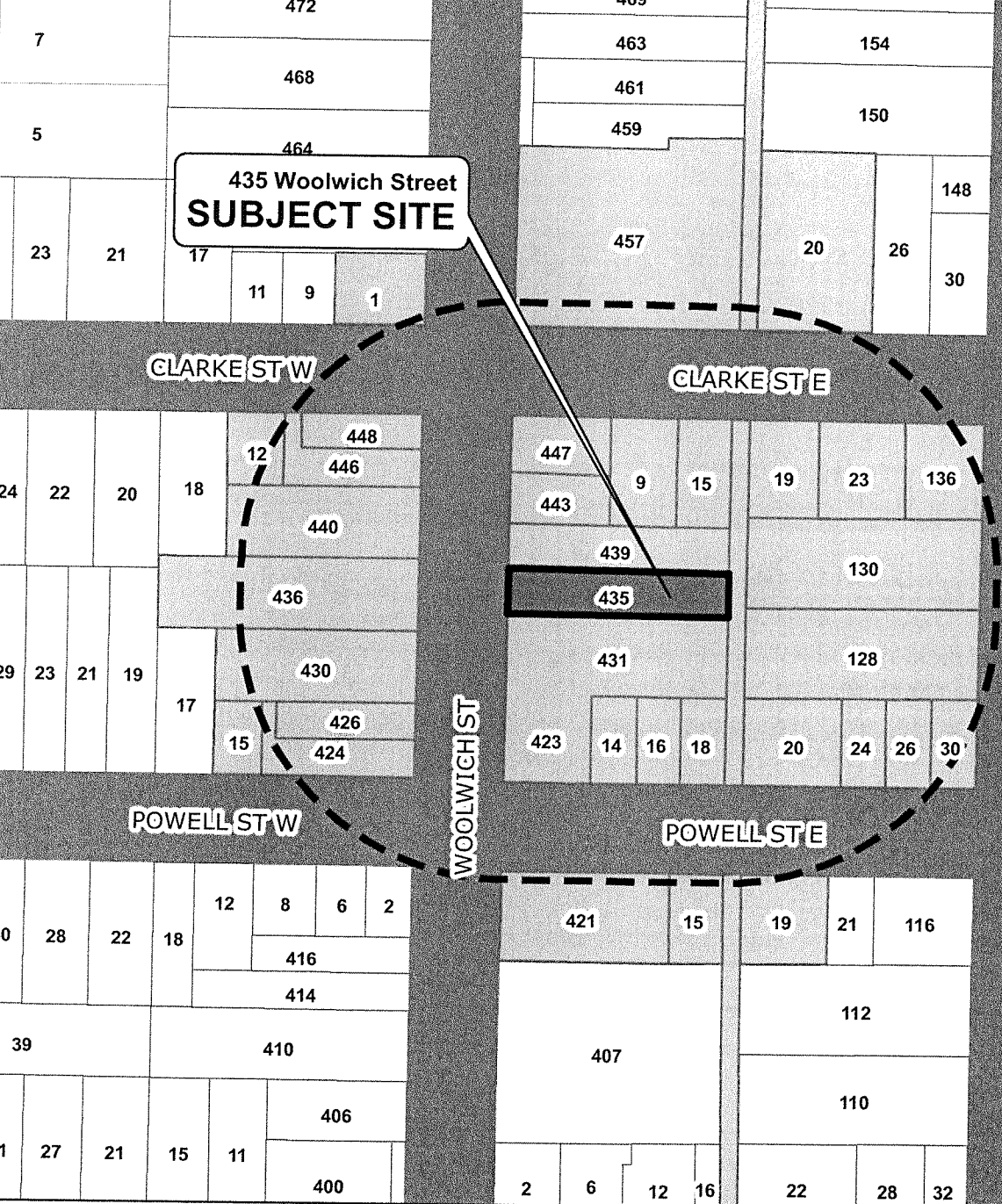


Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

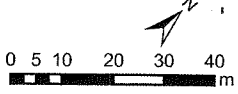
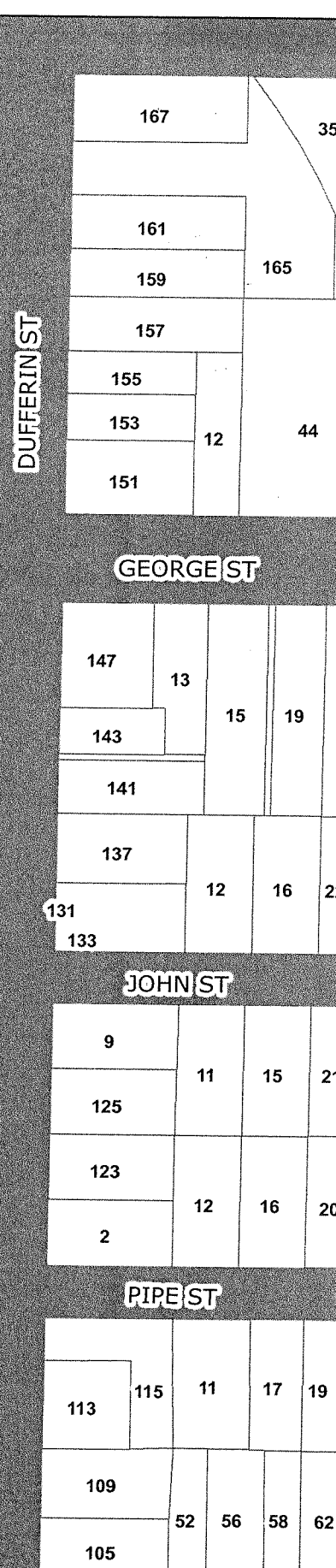
Dated this 25th day of August, 2015.



KEY MAP



**435 Woolwich Street
SUBJECT SITE**



**60m CIRCULATION AREA
435 Woolwich Street
File No.: B-18/15**



MENNO VAN HARTEN
ONTARIO LAND SURVEYOR

DATE: August 11, 2015 ACAD DWG. NO. 11481

Site Plan
for part of
Lot 9, Plan 18
City of Guelph
County of Wellington

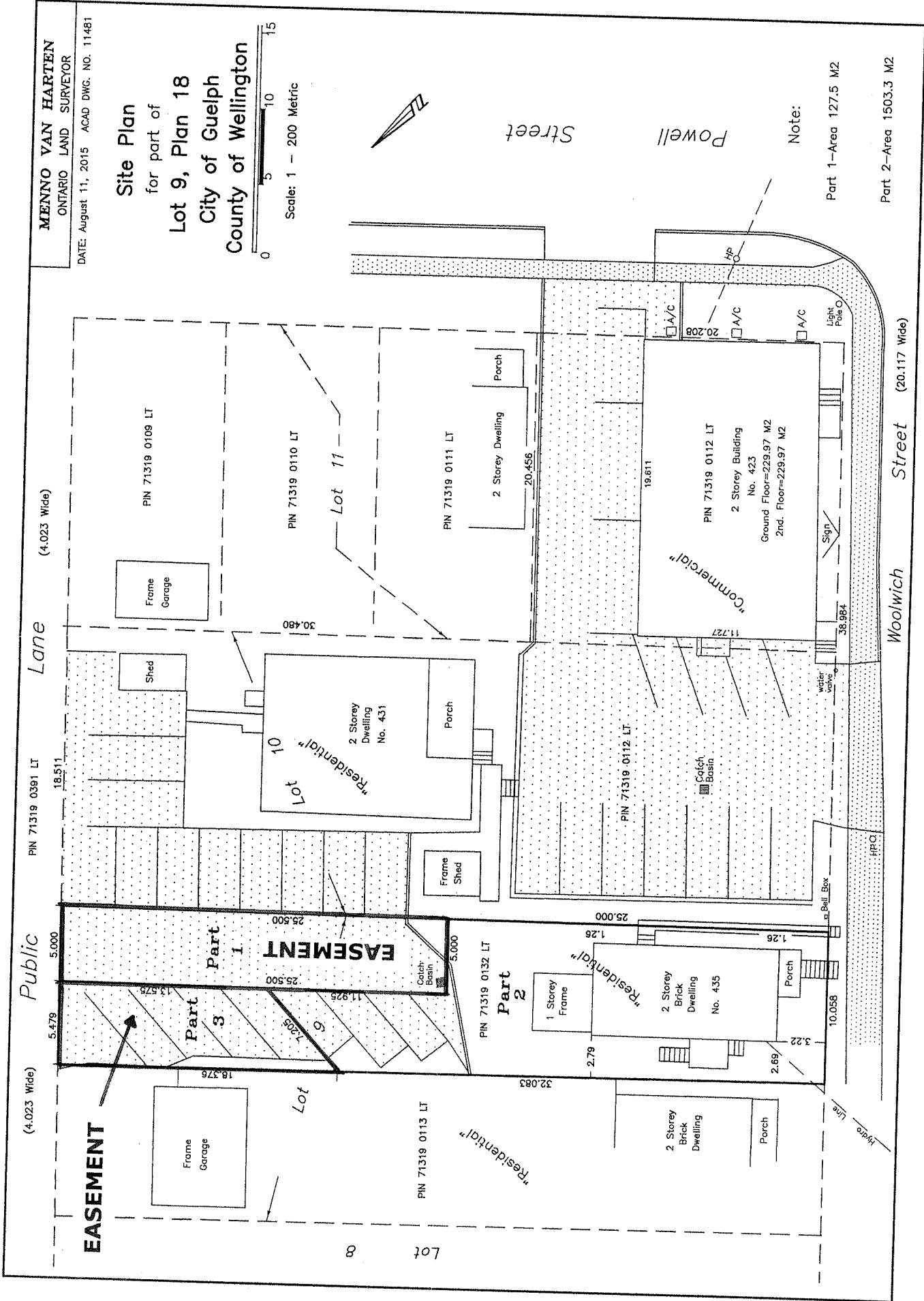
Scale: 1 - 200 Metric



Note:

Part 1—Area 127.5 M2

Part 2—Area 1503.3 M2



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: 15 Raglan Street

PROPOSAL: The applicant is proposing to replace the existing addition at the rear of the dwelling, while maintaining the same side yard setback distance of the existing dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Residential Single Detached (R.1B) 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 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 right side yard of 0.8 metres (2.6 feet) for the proposed rear 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, September 10, 2015**

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

LOCATION: **Room 112, City Hall, 1 Carden Street, Guelph**

APPLICATION NUMBER: **A-69/15**

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 **September 3, 2015** 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 4:00 p.m. (Monday to Friday).

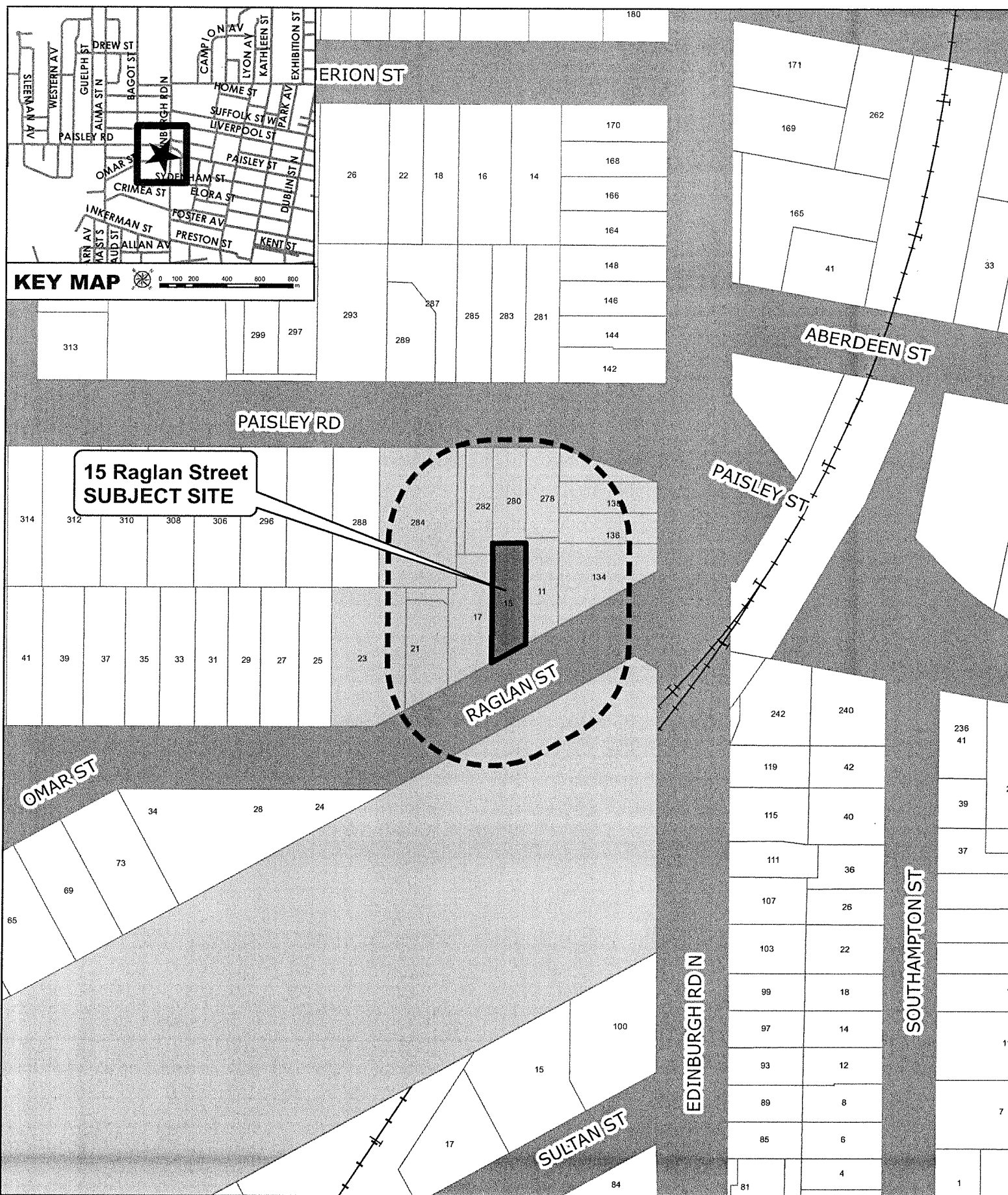
NOTICE OF THE DECISION

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.

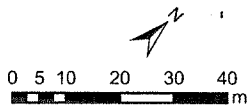
A handwritten signature in black ink, appearing to read "Tristalyn Russell".

Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 25th day of August, 2015.

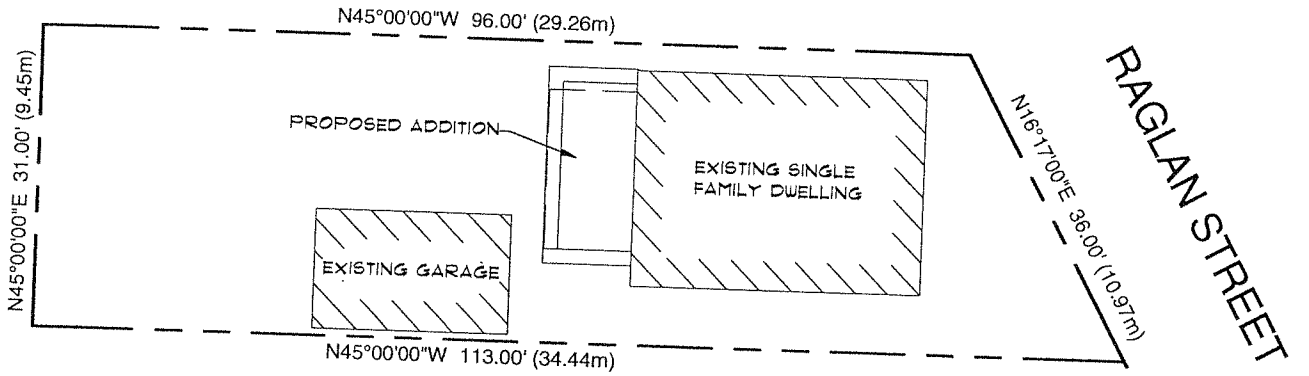
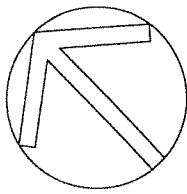


**15 Raglan Street
SUBJECT SITE**

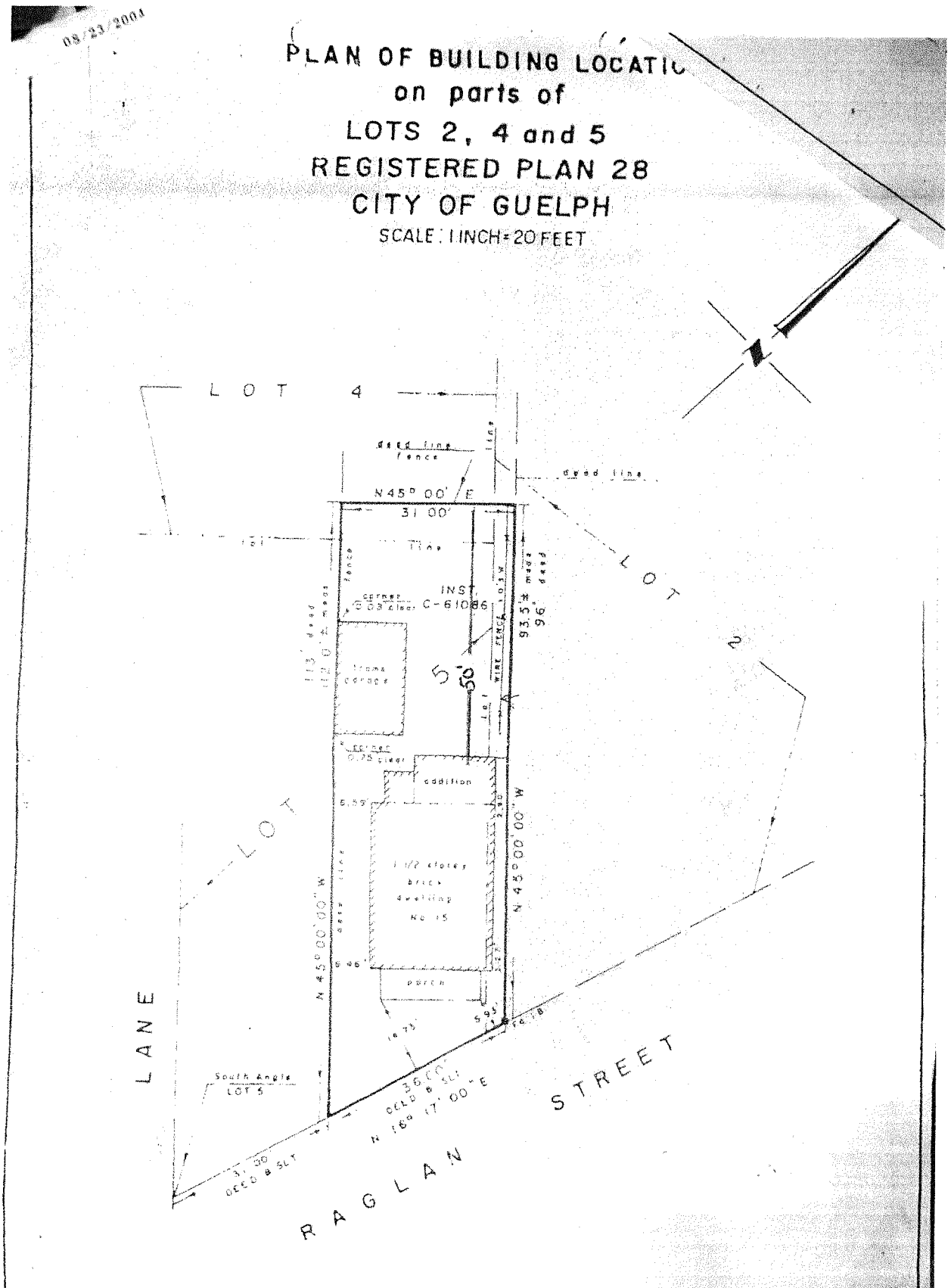


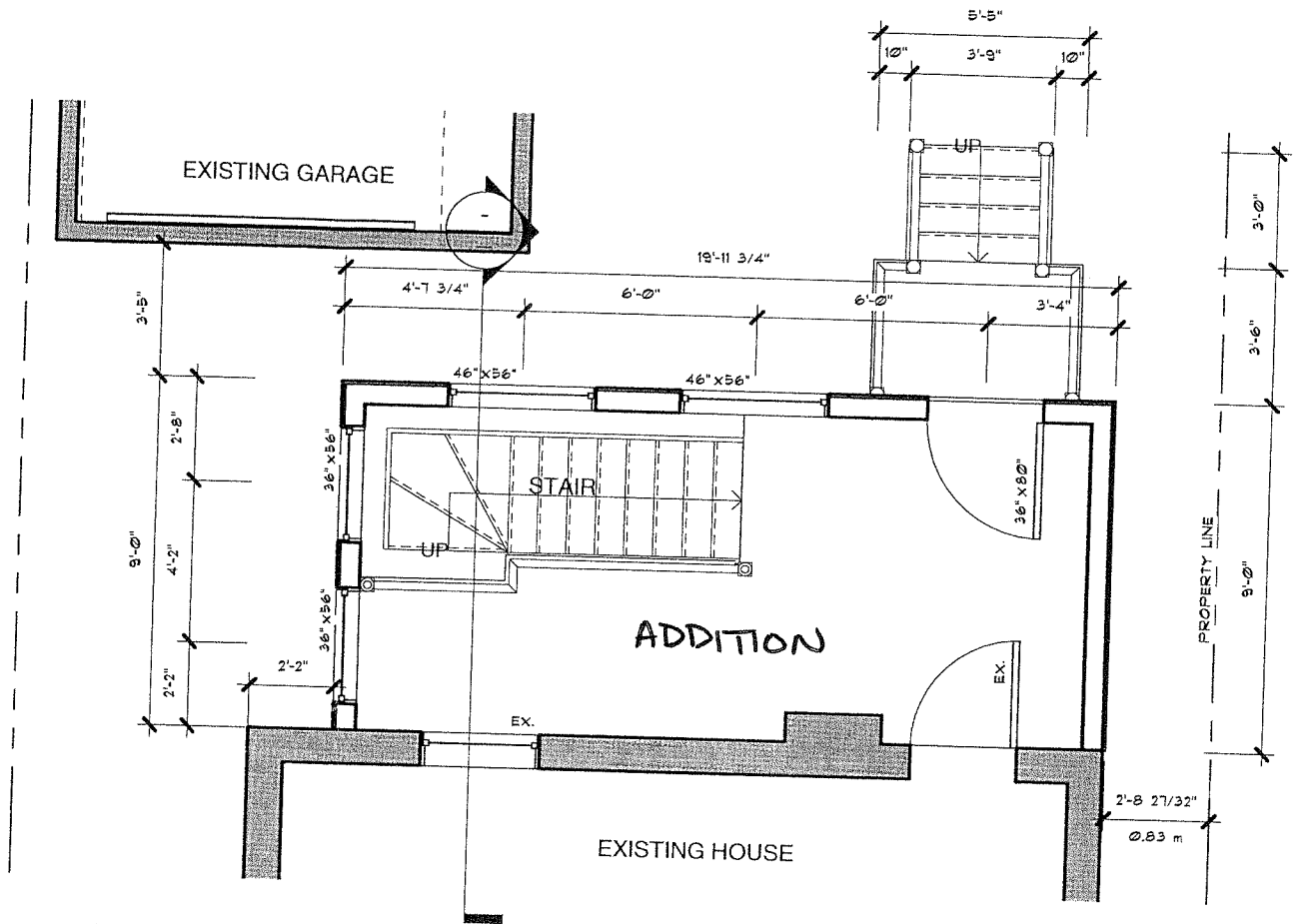
**30m CIRCULATION AREA
15 Raglan Street
File No.: A-69/15**



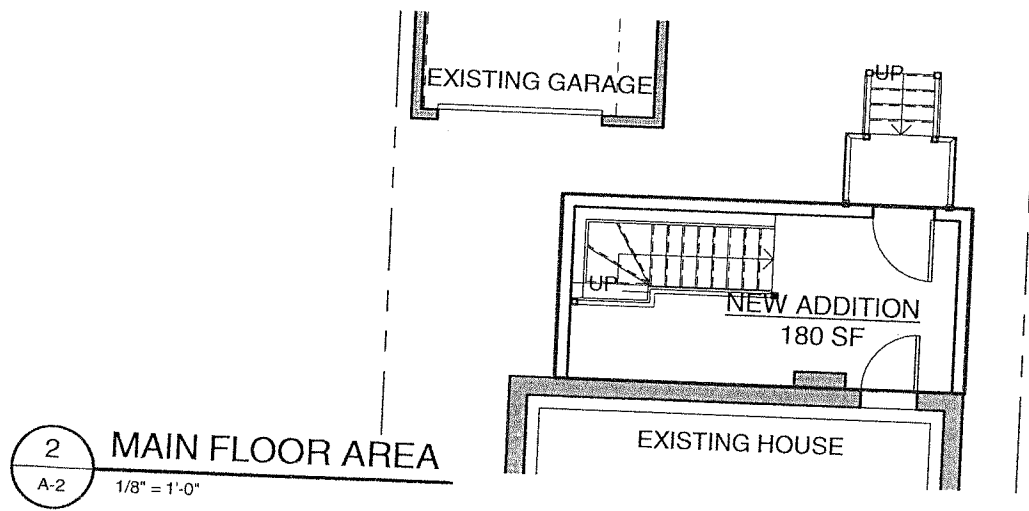


2 SITE PLAN
A-0 1" = 20'-0"

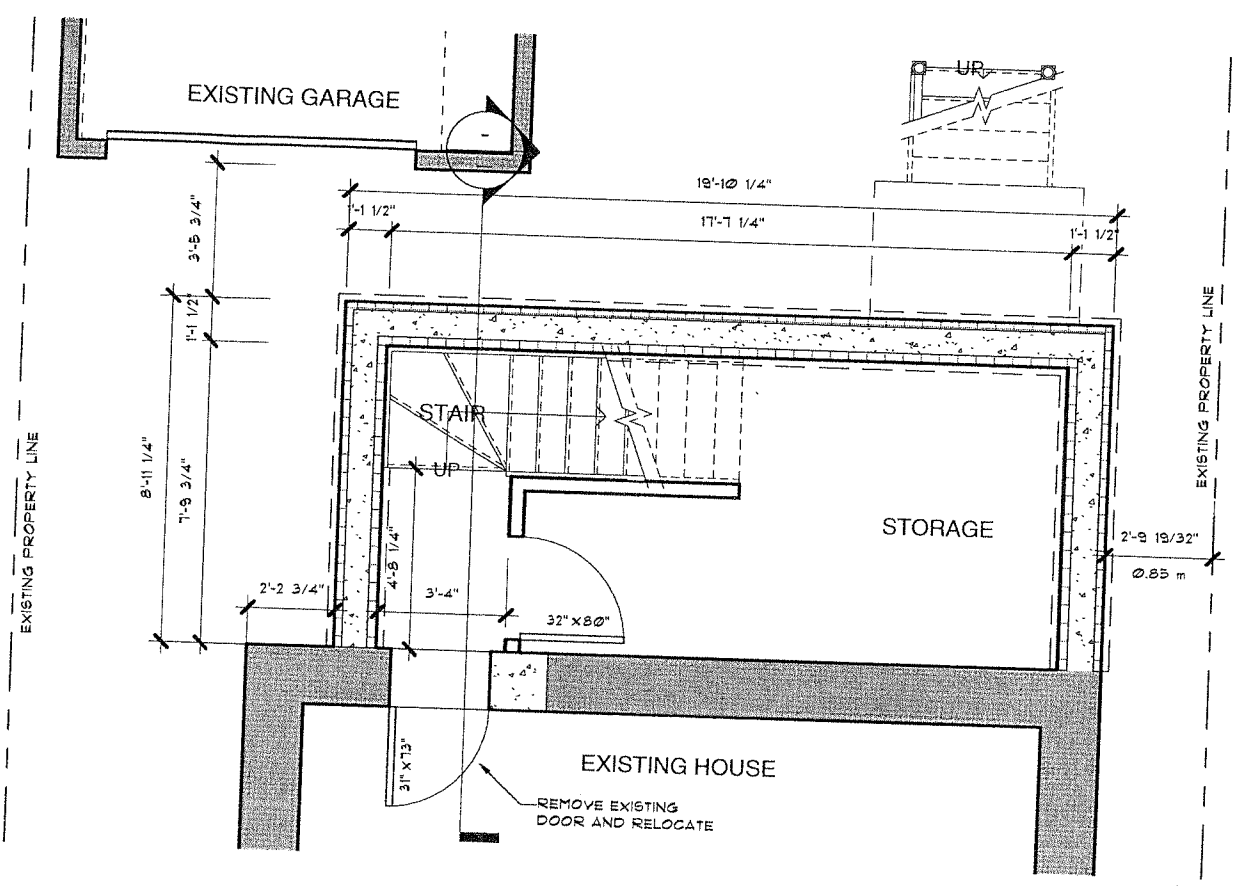




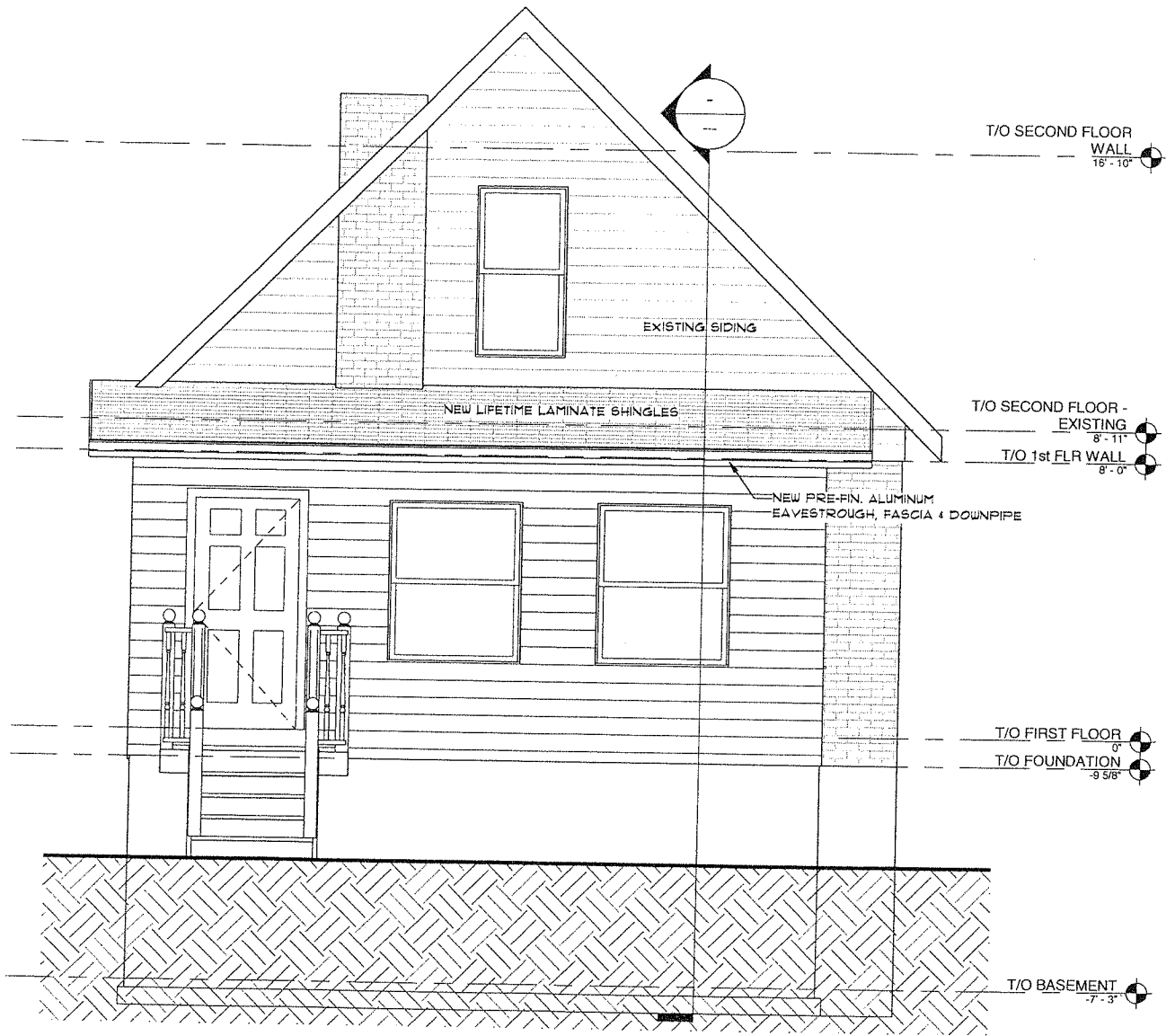
1 MAIN FLOOR PLAN - PROPOSED
A-3 1/4" = 1'-0"



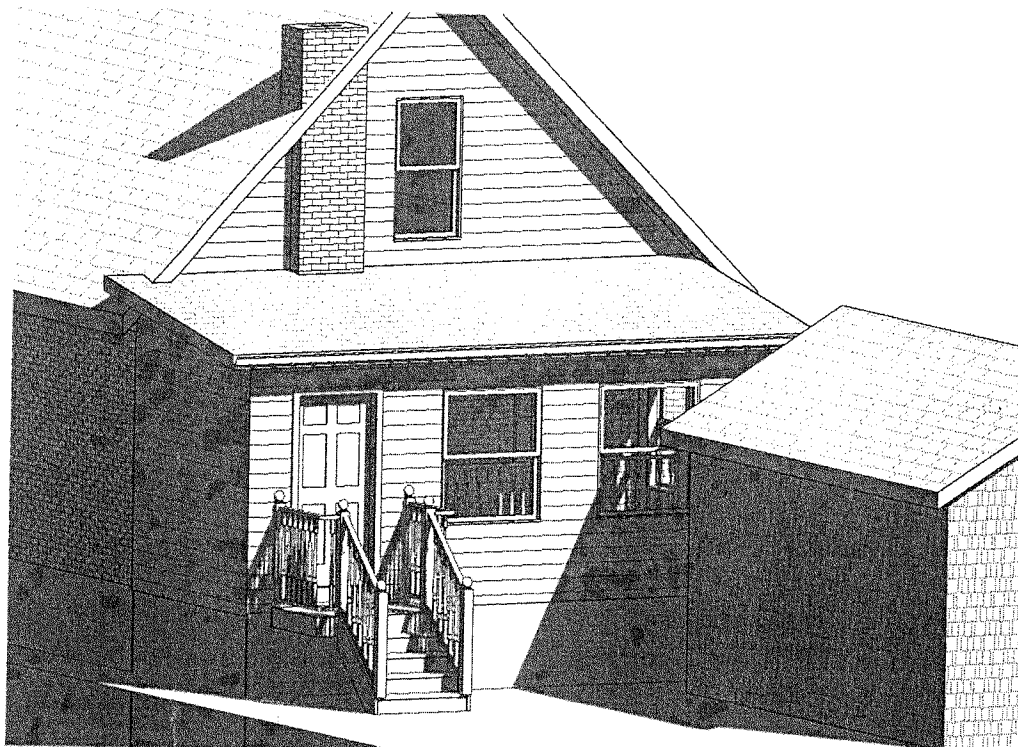
2 MAIN FLOOR AREA
A-2 1/8" = 1'-0"



1 FOUNDATION PLAN - PROPOSED
A-2 1/4" = 1'-0"



1 REAR BUILDING ELEVATION
 A-5 1/4" = 1'-0"



1 REAR EXTERIOR PERSPECTIVE
 A-1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 104 Norma Crescent

PROPOSAL: The applicant has an existing 76.6 square metre (824.5 square foot) accessory apartment in the basement of the dwelling and proposes to enlarge the floor area of the accessory apartment.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1D-13) 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 112.6 square metres (1,212.0 square feet, 33.8% 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, September 10, 2015**

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

LOCATION: **Room 112, City Hall, 1 Carden Street, Guelph**

APPLICATION NUMBER: **A-70/15**

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

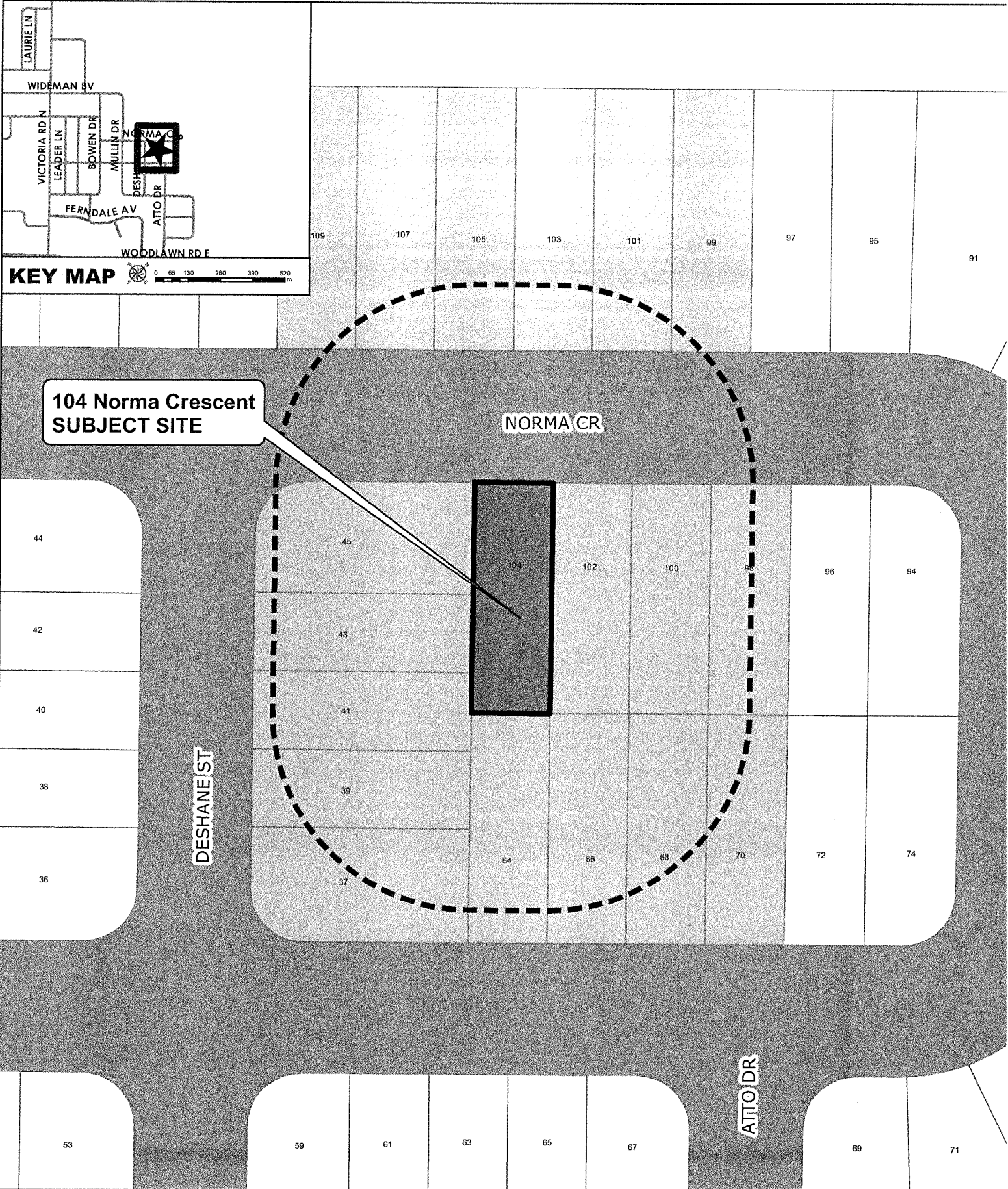
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

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.

Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 25th day of August, 2015.

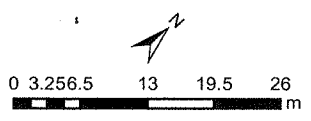


104 Norma Crescent
SUBJECT SITE

NORMA CR

DESHANE ST

ATTO DR

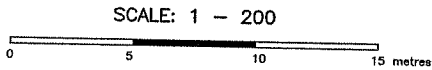


30m CIRCULATION AREA'
104 Norma Crescent
File No.: A-70/15

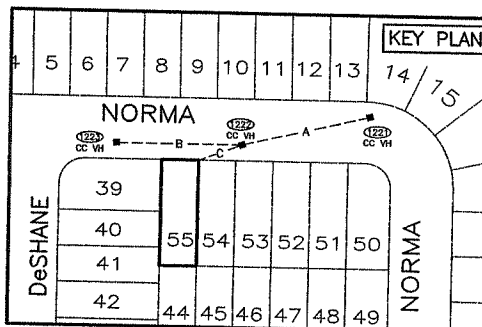


Produced by the City of Guelph
Planning, Urban Design and Building Services, Development Planning
August 2015

SURVEYOR'S REAL PROPERTY REPORT
 PLAN OF
LOT 55
 REGISTERED PLAN 61M-178
 CITY OF GUELPH
 COUNTY OF WELLINGTON



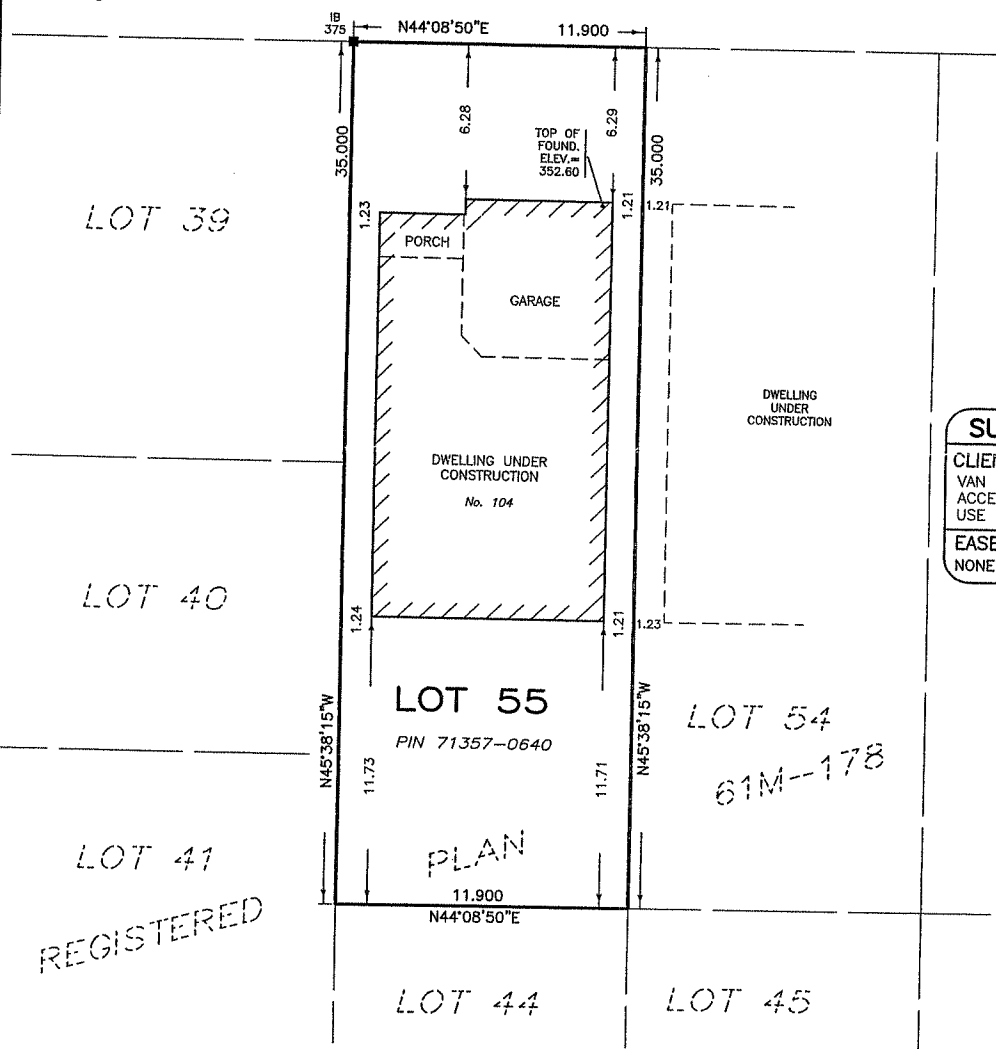
VAN HARTEN SURVEYING INC.



LOT CONTROL TRAVERSE DATA		
A	: N30°29'54"E	41.631
B	: N44°10'04"E	40.444
C	: N24°03'26"E	14.768

NORMA CRESCENT

(Established By Registered Plan 61M-178) (20.000 Metres Wide)



SUMMARY REPORT:
 CLIENT: REID HOMES
 VAN HARTEN SURVEYING INC.
 ACCEPTS NO RESPONSIBILITY FOR
 USE BY OTHER PARTIES.
 EASEMENTS:
 NONE FOUND IN REGISTRY OFFICE

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1863386

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

© 2013 VAN HARTEN SURVEYING INC. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.

Mar 19, 2013-9:04am
 G:\GUELFPHM\61M-178\ACAD\B55-UTM.dwg

LEGEND:

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- CC CUT CROSS

(100) CONTROL POINT

375 BLACK, SHOEMAKER, et, al, O.L.S.'s
 1155 & VH VAN HARTEN SURVEYING INC., O.L.S.'s

METRIC : DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 NOTE : ALL MEASUREMENTS SHOWN TO BUILDING ARE TO THE CONCRETE FOUNDATION UNLESS INDICATED OTHERWISE
 NOTE : ALL MEASUREMENTS SHOWN ON THIS PLAN ARE BY VAN HARTEN SURVEYING INC. UNLESS INDICATED OTHERWISE.

NOTE:
 BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS
 (NAD83 ADJUSTMENT), RELATED TO PLAN 61M-178 AND ARE
 BASED ON CONTROL LINE 'A' AS SHOWN HAVING A BEARING OF
 N30°29'54"E.

PROJ. NO. 19826-11
CHECKED BY J.M.L.
DRAWN BY L.M.L.

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

860 RIDDELL ROAD, UNIT 1
 ORANGEVILLE, ONTARIO L9W 5G5
 PHONE: (519) 940-4110
 FAX: (519) 940-4113

SURVEYOR'S CERTIFICATE:

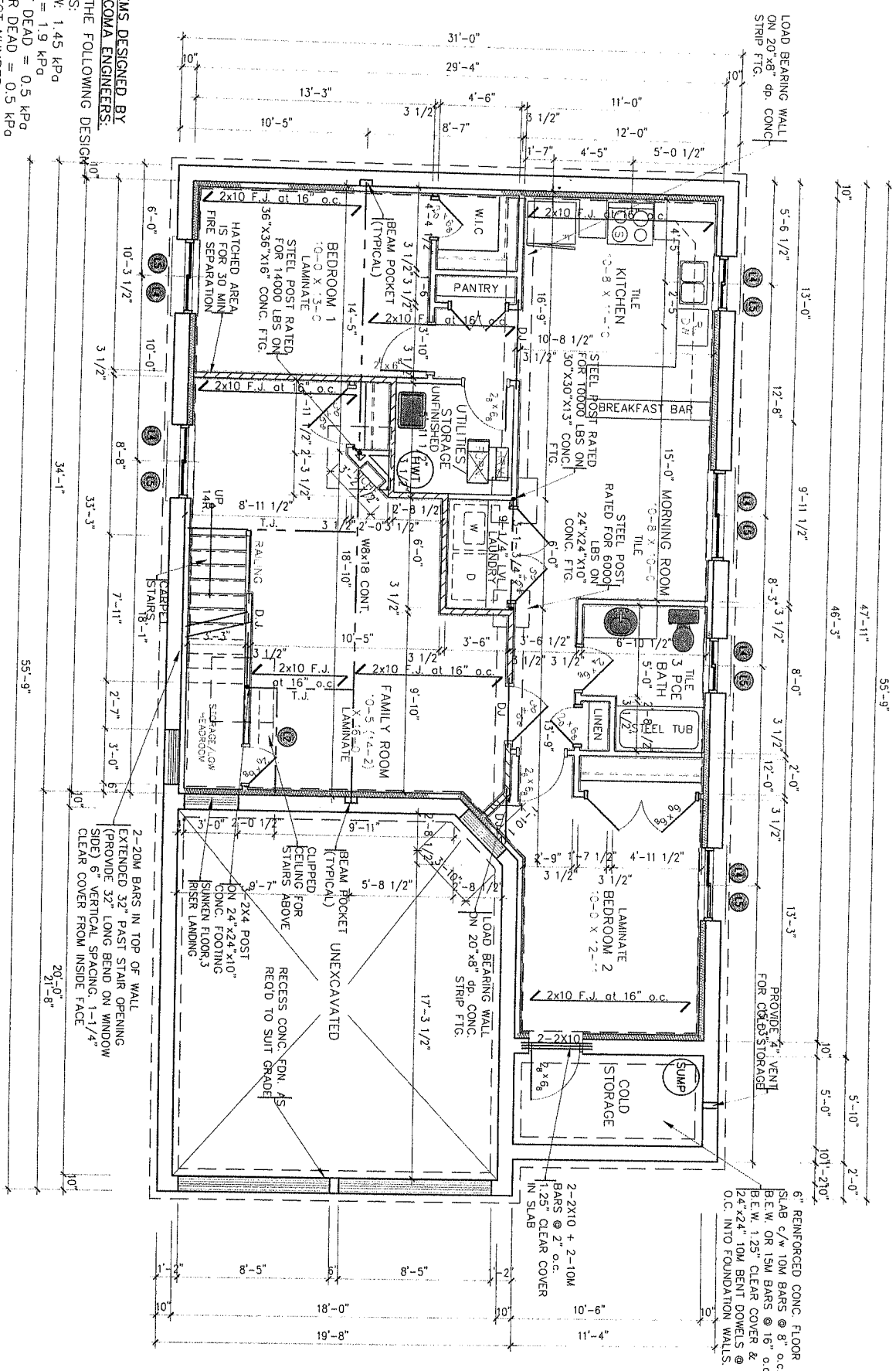
I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF FEBRUARY, 2013.

JAMES M. LAWS, O.L.S.
 DATE: MARCH 18, 2013

ITEMS DESIGNED BY
 TACOMA ENGINEERS
 FOR THE FOLLOWING DESIGN:
 LOADS:
 SNOW: 1.45 kPa
 LIVE = 1.9 kPa
 ROOF DEAD = 0.5 kPa
 FLOOR DEAD = 0.5 kPa
 PROJECT NUMBER:
 TE-21192-12
 TYPICAL FOR ALL CERTIFIED
 SHEETS

NOTE:
 FOR CONSTRUCTION AND
 STRUCTURAL NOTES PLEASE
 SEE PAGE 1/3

FINISHED BASEMENT AREA - 1200 sq. ft.



PROJECT
 SHEET No. **2** OF **13**

THE WAVERLY
 LOT 55 NORMA
 GUELPH ONTARIO
 FIN. BASEMENT
 FLOOR PLAN

STATUS BUILDING-PERMIT
 FILE FLPLNS
 SCALE 3/16"=1'-0"
 DWN BY MH
 DATE JAN. 2006
 JOB No. 1001

I, MEREDITH HASLAM have reviewed and take responsibility for the design work and am qualified in the appropriate category as an "other designer" under part 3, div. "C", subsection 3.2.5 of the Ontario Building Code. These designs relate to the construction under the Ontario New Home Warranties Plan Act.
 BCIN #: 24198
 DATE: Aug 2005
 SIGNATURE: [Signature]

REID HOMES
 191 ADLER DRIVE
 CAMBRIDGE, ONTARIO N3C 4J5
 TEL. (519) 249-1500
 FAX. (519) 249-1700

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 199 Victoria Road South & 490 York Road

PROPOSAL: The applicant is proposing to continue operation of an existing vehicle sales establishment (U-Haul trailer and vehicle rentals).

BY-LAW REQUIREMENTS: The property is located in Industrial (B.4) Zone. A variance from Section 7.1.3 of Zoning By-law (1995)-14864, as amended, is being requested.

The B.4 zone permits the following uses: catering service, cleaning establishment, contractor's yard, manufacturing, repair service, towing establishment, tradesperson's shop, trucking operation, veterinary service, warehouse, but does not permit a vehicle sales establishment (vehicle sales establishment is defined as a place where new or used vehicles are leased, rented, displayed for sale or sold and includes any other vehicle establishment, excluding a vehicle gas bar).

REQUEST:

The applicant is seeking relief from the By-law requirements to permit operation of a vehicle sales establishment (U-Haul trailer and vehicle rentals only).

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, September 10, 2015**

TIME: **4:50 p.m.**

LOCATION: **Room 112, City Hall, 1 Carden Street, Guelph**

APPLICATION NUMBER: **A-71/15**

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

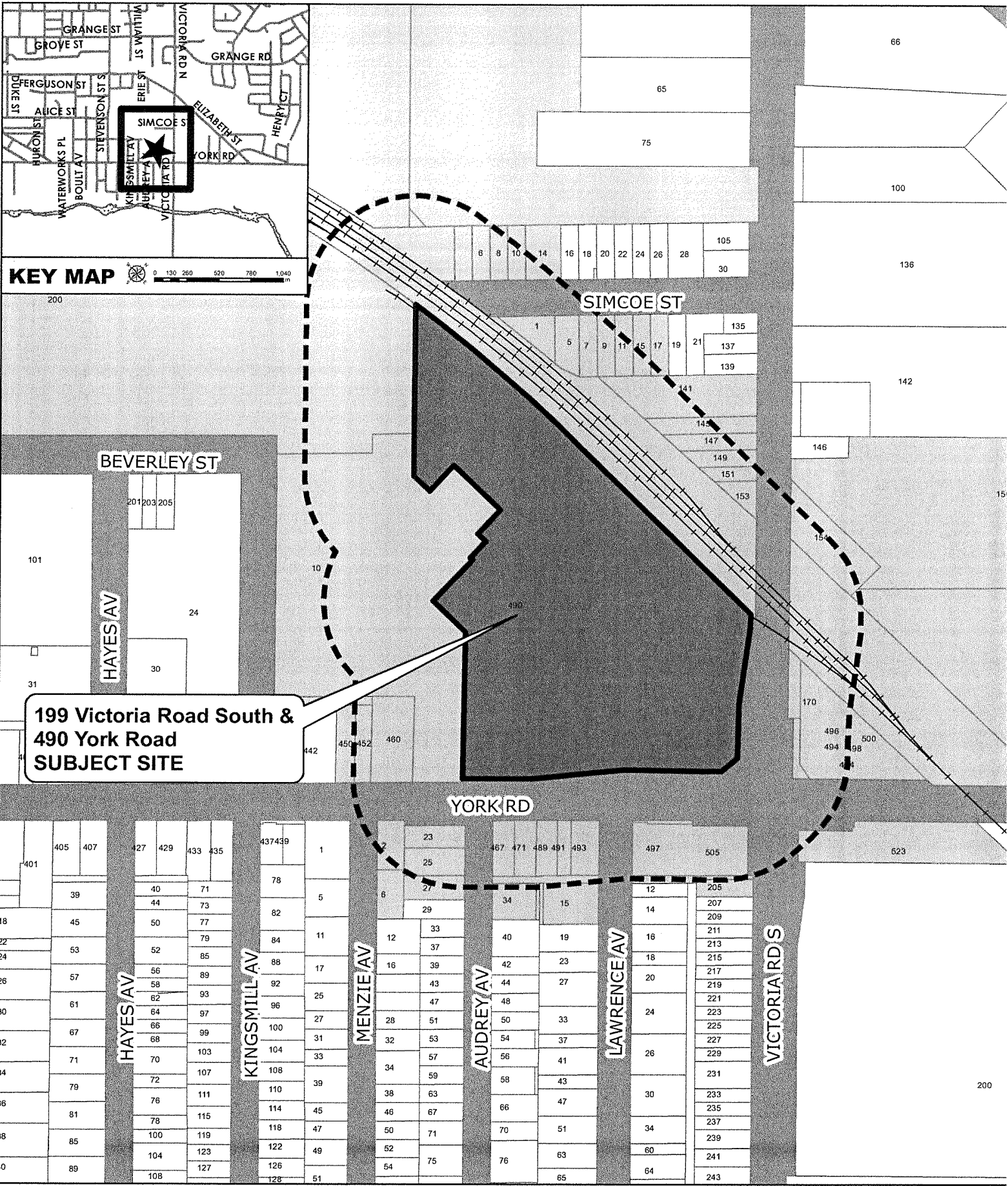
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

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.

Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 25th day of August, 2015.

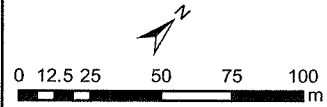


**199 Victoria Road South &
490 York Road
SUBJECT SITE**

60m CIRCULATION AREA

199 Victoria Road South & 490 York Road

File No.: A-71/15



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

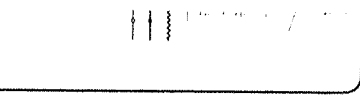
VICTORIA ROAD

YORK ROAD

RESERVED FOR
U-HAUL TRAILERS
& TRUCKS

2

LEGEND

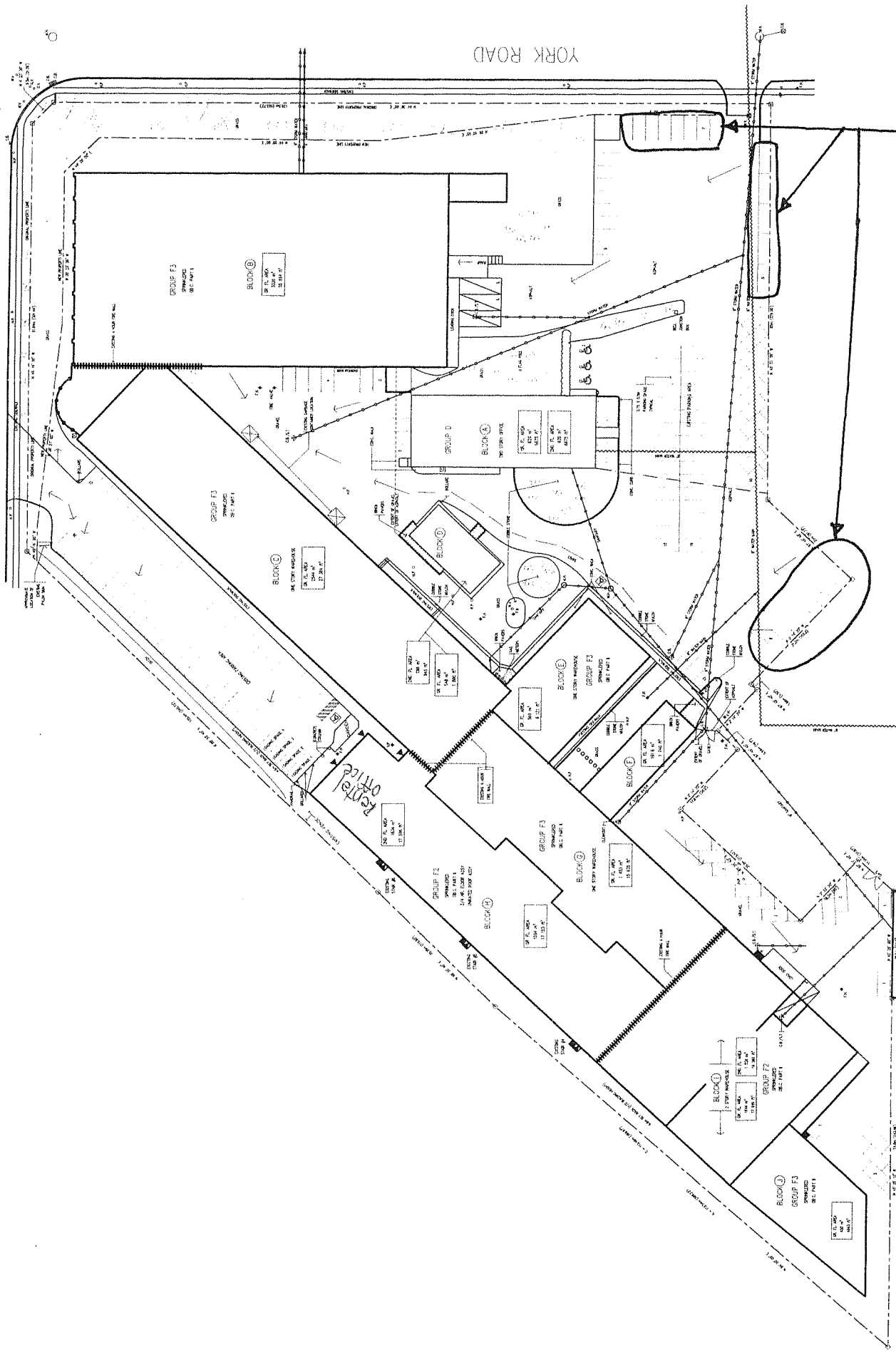


BUILDING	
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CONSTRUC

1. THE OWNER
2. THE ARCHITECT
3. THE ENGINEER
4. THE CONTRACTOR
5. THE SUBCONTRACTOR
6. THE SUPPLIER
7. THE MANUFACTURER
8. THE INSTALLER
9. THE MAINTENANCE PERSONNEL
10. THE USER
11. THE OPERATOR
12. THE INSPECTOR
13. THE APPROVING AGENCY
14. THE REGULATORY BODY
15. THE FINANCING INSTITUTION
16. THE LEGAL ADVISOR
17. THE ADVERTISING AGENCY
18. THE PUBLIC RELATIONS OFFICE
19. THE COMMUNITY GROUP
20. THE ENVIRONMENTAL AGENCY
21. THE HISTORIC MONUMENTS COMMISSION
22. THE PLANNING DEPARTMENT
23. THE LOCAL AUTHORITY
24. THE REGIONAL DEVELOPMENT AGENCY
25. THE NATIONAL PLANNING INFRASTRUCTURE
26. THE NATIONAL ARCHITECTURAL ARCHIVE
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29. THE NATIONAL ARCHITECTURAL LIBRARY
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34. THE NATIONAL ARCHITECTURAL COUNCIL
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99. THE NATIONAL ARCHITECTURAL SOCIETY OF SOUTH AFRICA
100. THE NATIONAL ARCHITECTURAL SOCIETY OF NEW ZEALAND

PARKING
PARKING SPACES: 100
BARRIERS: 100
LIGHTING: 100
TOTAL: 100



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 10 Kay Crescent

PROPOSAL: The applicant is proposing to construct three (3) apartment buildings comprising 94 rental units (Phase 1, Building 1) and 110 condominium units (Phase 2, Buildings 2 & 3). The property is also subject to an application for site plan approval (File SP15A025).

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Apartment (R.4A-45) Zone. Variances from Sections 4.13.2.2, 5.4.2.1, Table 5.4.2 Rows 8, 9, 12, 13, 18, and 5.4.3.1.45.1.1, of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that no parking space be located within 3 metres (9.8 feet) of any lot line;
- b) where windows of a habitable room face on a side yard (Building 2), such side yard shall have a minimum width of 7.5 metres (24.6 feet);
- c) that the minimum side yard be equal to one-half the building height (requires 9.1 metres [29.8 feet] for Building 1, and 7.5 metres [24.6 feet] for Buildings 2 & 3);
- d) that the minimum rear yard be equal to 20% of the lot depth (requires 22.1 metres [72.5 feet] for Building 1);
- e) that the minimum common amenity area be no less than 30 square metres (322.9 square feet) per dwelling unit for up to 20 units, and 20 square metres (215.2 square feet) for each additional dwelling unit (requires 2,080 square metres [6,824.1 square feet] for Building 1);
- f) that the minimum landscaped open space be equal to 40% of the lot area for buildings 5-10 storeys (requires 2,964 square metres [31,904.2 square feet] for building 1);
- g) requires a maximum floor space index of 1 (floor space index is an index that, when multiplied by the total land area of a lot, indicates the maximum permissible gross floor area for all buildings on such lot, excluding underground or covered parking structures and floor space located in a basement); and
- h) that the minimum density shall be 90 units per hectare (2.4 acres) and the maximum density shall be 100 units per hectare.

REQUEST:

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

- a) that parking spaces for both Phase 1 (Building 1) & Phase 2 (Buildings 2 & 3) be within 0 metres of a lot line.
- b) to permit a side yard of 5.7 metres (18.7 feet) where windows of a habitable room face on a side yard;
- c) to permit a side yard of 8.9 metres (29.1 feet) for Phase 1 (Building 1) and 5.7 metres (18.7 feet) for Phase 2 (Buildings 2 & 3);
- d) to permit a rear yard of 7.5 metres (24.6 feet) for Phase 1 (Building 1);
- e) to permit a common amenity area of 769 square metres (8,277.4 square feet) for Phase 1 (Building 1);

- f) to permit a landscaped open space of 2,610 square metres (28,093.8 square feet) for Phase 1 (Building 1), equal to 35% of the lot area;
- g) to permit a maximum floor space index of 1.13;
- h) to permit a density of 127 units per hectare for Phase 1 (Building 1), and 82 units per hectare for Phase 2 (Buildings 2 & 3).

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, September 10, 2015**

TIME: **5:00 p.m.**

LOCATION: **Room 112, City Hall, 1 Carden Street, Guelph**

APPLICATION NUMBER: **A-72/15**

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 **September 3, 2015** 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 4:00 p.m. (Monday to Friday).

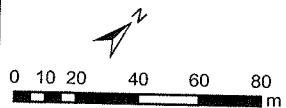
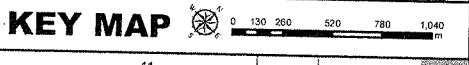
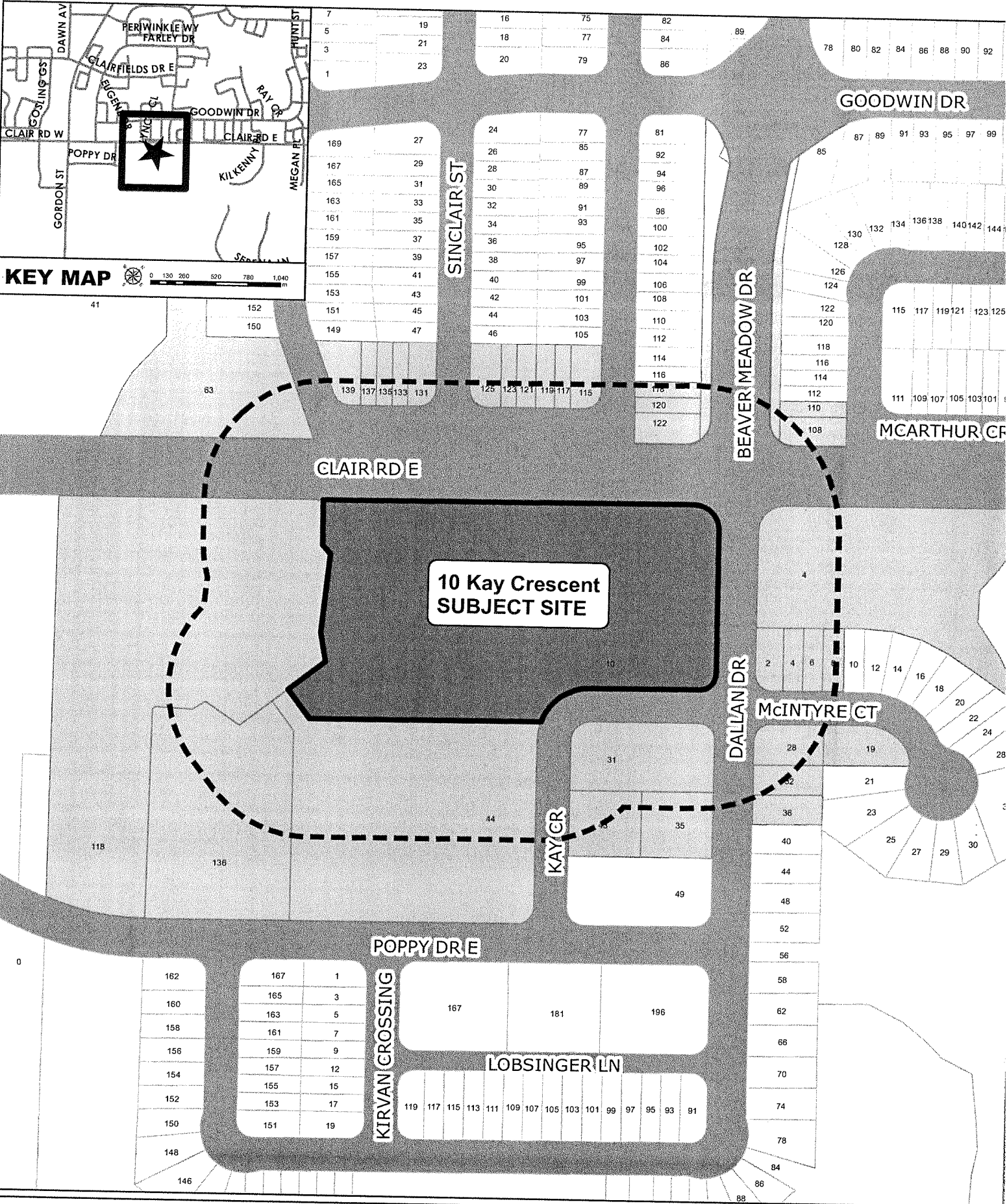
NOTICE OF THE DECISION

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.



Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 25th day of August, 2015.



60m CIRCULATION AREA
10 Kay Crescent
File No.: A-72/15



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

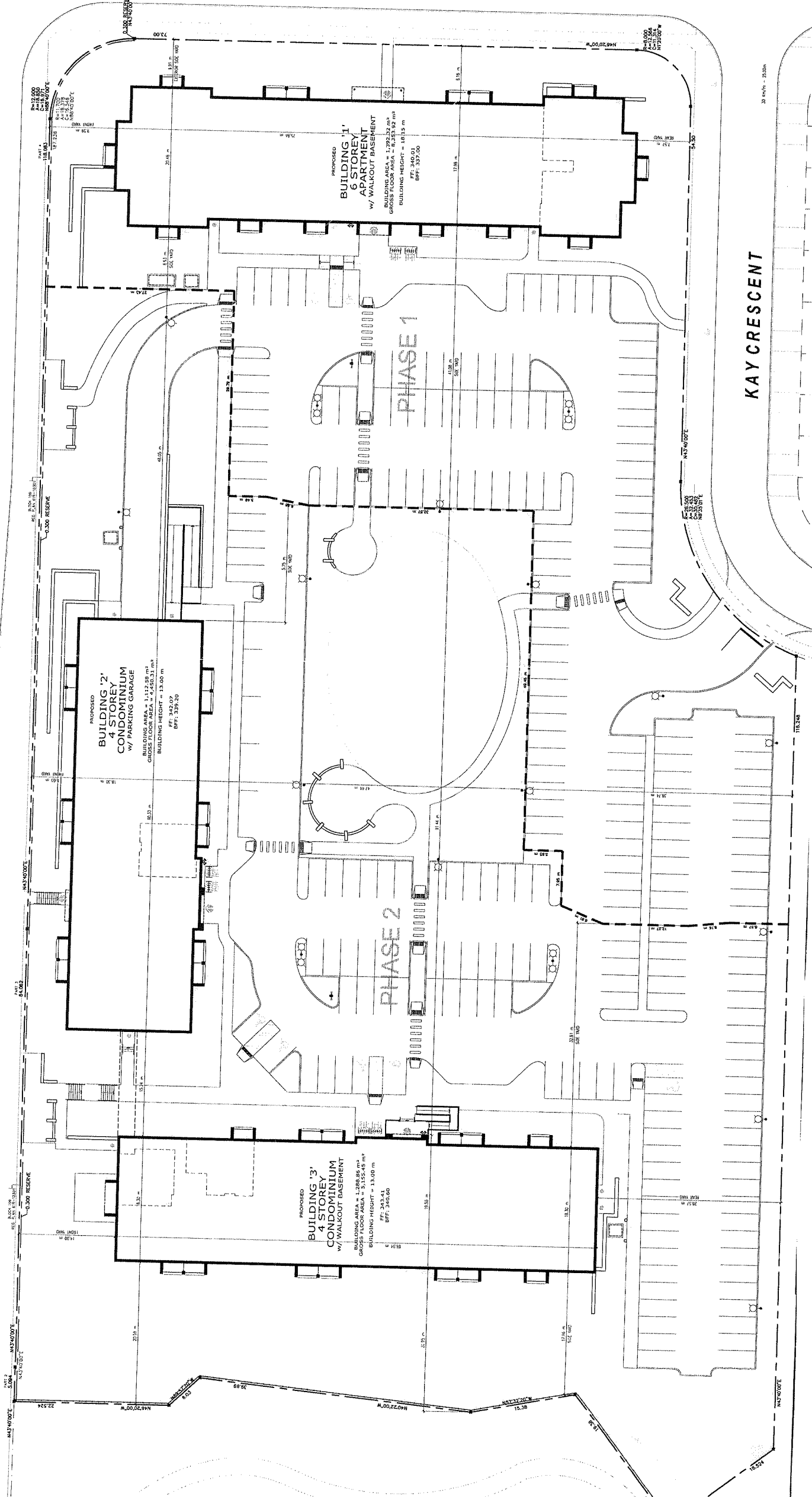
DALLAN DRIVE

30' (9.14m) - 25.00m

KAY CRESCENT

30' (9.14m) - 25.00m

CLAIR ROAD EAST



PROPOSED
**BUILDING 1'
 6 STOREY
 APARTMENT**
 W/ WALKOUT BASEMENT
 BUILDING AREA = 1,257.00 m²
 GROSS FLOOR AREA = 2,213.42 m²
 BUILDING HEIGHT = 18.13 m
 FFI: 340.01
 BPF: 337.00

PROPOSED
**BUILDING 2'
 4 STOREY
 CONDOMINIUM**
 W/ PARKING GARAGE
 BUILDING AREA = 1,112.58 m²
 GROSS FLOOR AREA = 4,450.31 m²
 BUILDING HEIGHT = 13.00 m
 FFI: 342.07
 BPF: 329.63

PROPOSED
**BUILDING 3'
 4 STOREY
 CONDOMINIUM**
 W/ WALKOUT BASEMENT
 BUILDING AREA = 1,288.86 m²
 GROSS FLOOR AREA = 2,155.45 m²
 BUILDING HEIGHT = 13.00 m
 FFI: 343.41
 BPF: 340.00

PHASE 1

PHASE 2

PM 12.000
C-16.870
C-188.600

PM 2.000
C-16.870
C-188.600

17.16 m
SIZE 400'

17.16 m
SIZE 400'

17.16 m
SIZE 400'

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17.16 m
SIZE 400'

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: Blocks 4, 5, and 6 of Plan 61M-201 – Hawkins Drive

PROPOSAL: The applicant is proposing to construct a thirty four (34) unit residential development comprised of freehold townhouse units on Blocks 1-6 fronting onto Hawkins Drive. A common element condominium is proposed over an existing retaining wall, which impacts what is considered the rear lot line of these blocks. This property is also subject to an application Part Lot Control Exemption (File PLC1504).

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Townhouse (R.3B-20) Zone. Variances from Sections 5.3.3.2.20.2.1, 5.3.3.2.20.2.2, 5.3.3.2.20.2.4, and table 5.3.2 Rows 7, and 13 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law permits the following requires:

- a) a minimum lot area of 152 square metres (1,636.1 square feet);
- b) a minimum lot area per dwelling unit of 152 square metres (1,636.1 square feet);
- c) a maximum building coverage of 50% of the lot area;
- d) a minimum rear yard of 7.5 metres (24.6 feet); and
- e) a minimum landscaped open space of 35% of the lot area.

REQUEST:

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

- a) to permit a lot area of 140 square metres (1,506.9 square feet);
- b) to permit a lot area of 140 square metres (1,506.9 square feet);
- c) to permit a rear yard of 5.8 metres (19.0 square feet);
- d) to permit a maximum building coverage of 55% of the lot area;
- e) to permit a minimum landscaped open space of 31% of the lot 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, September 10, 2015**

TIME: **5:50 p.m.**

LOCATION: **Room 112, City Hall, 1 Carden Street, Guelph**

APPLICATION NUMBERS: **A-73/15, A-74/15, & A-75/15**

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 **September 3, 2015** 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

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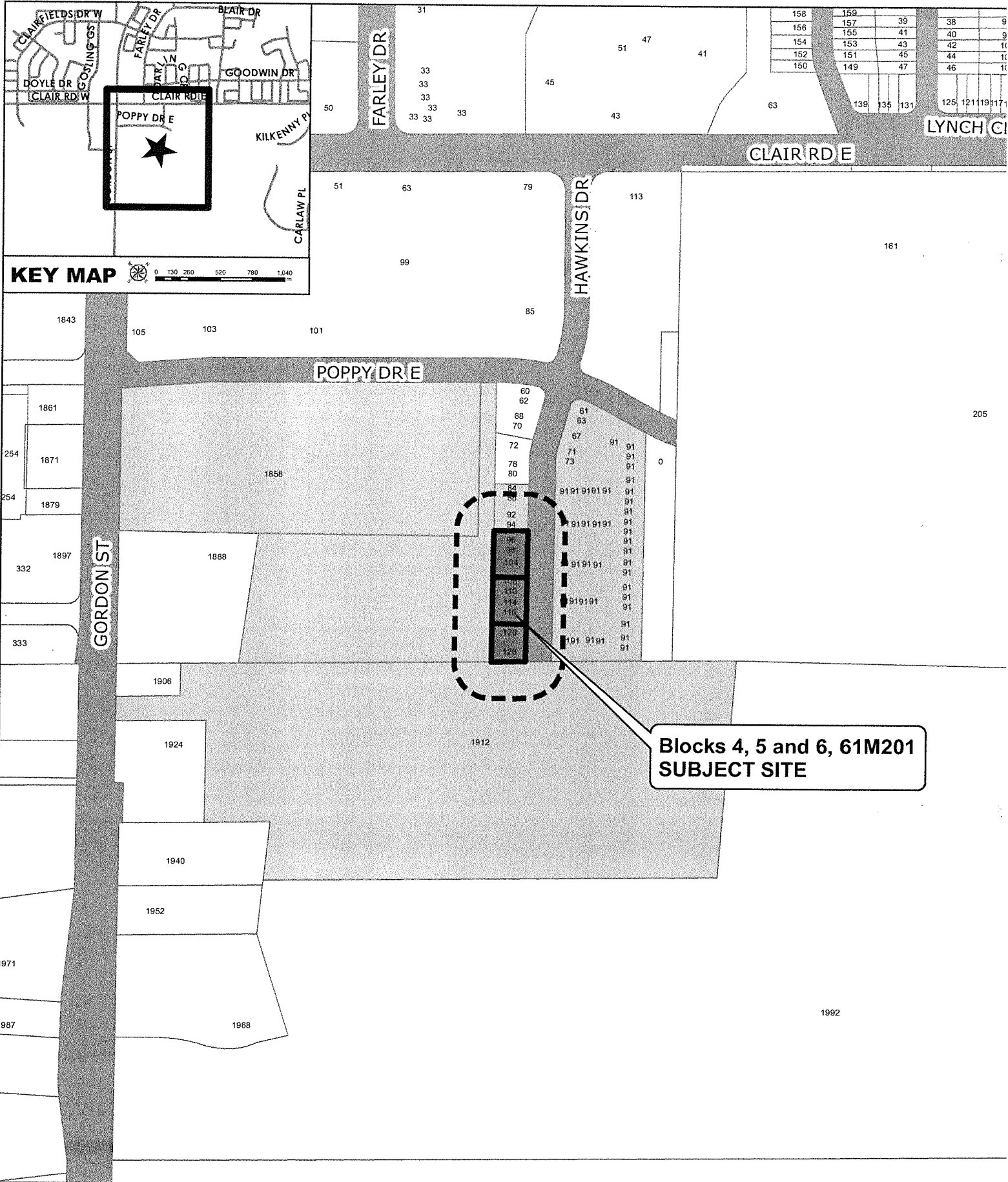
NOTICE OF THE DECISION

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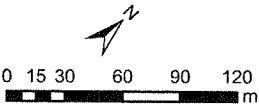


Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 25th day of August, 2015.



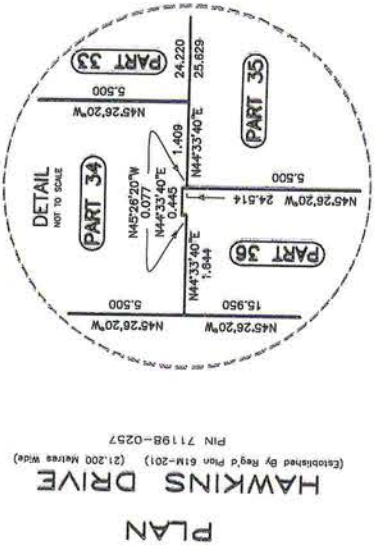
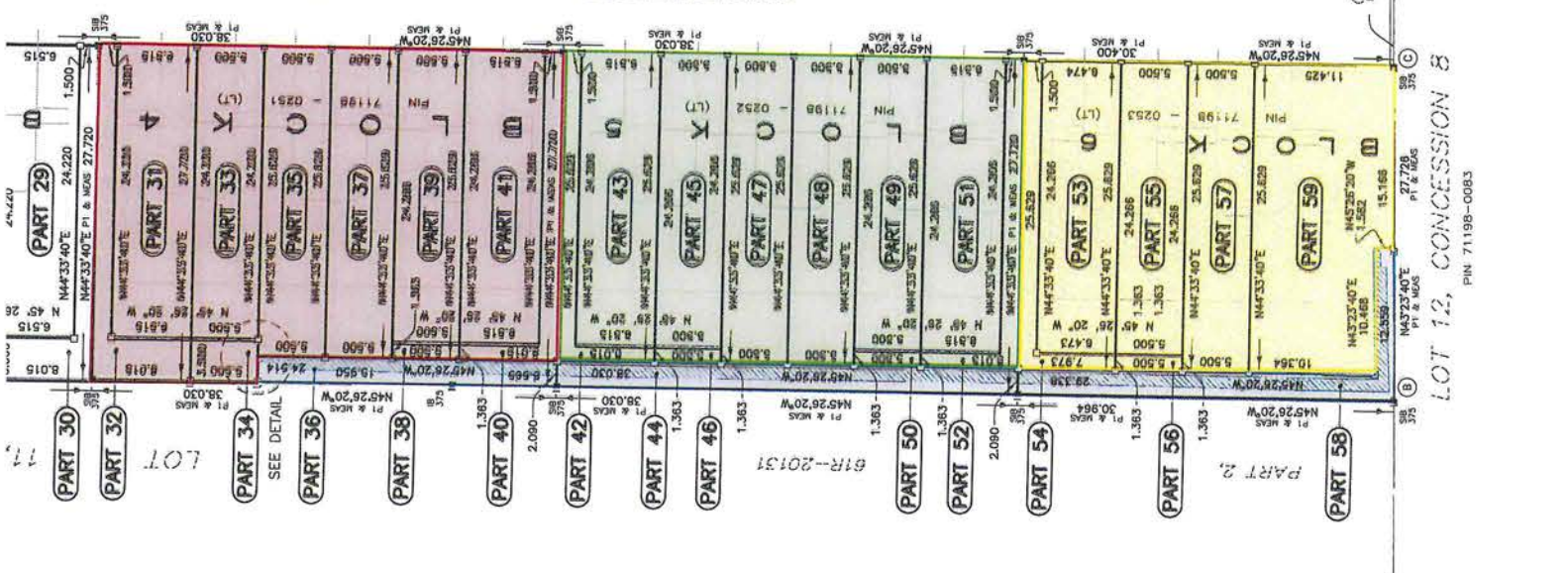
**Blocks 4, 5 and 6, 61M201
SUBJECT SITE**



30m CIRCULATION AREA
Blocks 4, 5 and 6, 61M201
File No.: A-73/15, A-74/15, A-75/15



Minor Variance Sketch - Blocks 4,5,6 61M-201



LEGEND

 Block 4
 Block 5
 Block 6
 Landscaped Open Space Area
 Building Footprint Area
 Common Element Condominium Retaining Wall Area



Applicable Zoning Chart

Zoning Provision	Required	Provided
Minimum Lot Area (Section 5.3.2.10.2.1)	152m ²	140m ²
Minimum Lot Area Per Dwelling Unit (Section 5.3.2.10.2.2)	152m ²	140m ²
Minimum Rear Yard (Table 5.3.2 Row 7)	7.5m	5.8m
Maximum Building Coverage (% of Lot Area) [Section 5.3.2.20.2.5]	50% (70m ² based on a lot area of 140m ²)	55% (77m ² based on a lot area of 140m ²)
Minimum Landscaped Open Space (% of Lot Area) [Table 5.3.2 Row 12]	35% (49m ² based on a lot area of 140m ²)	31% (43.4m ² based on a lot area of 140m ²)

SURVEYOR'S CERTIFICATE

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

DATE: JUNE 24, 2015

JAMES M. LAWS
 ONTARIO LAND SURVEYOR

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

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

423 WOODLICH STREET
 GUILDFORD, ONTARIO N4C 3K3
 PHONE: 519-821-2770
 FAX: 519-821-2770
 www.vanharten.com

660 RIDELL ROAD, UNIT 1
 ORANGEVILLE, ONTARIO L9W 5G5
 PHONE: 519-860-1110
 FAX: 519-840-4113
 www.vanharten.com

DRAWN BY: JAM CHECKED BY: JML PROJECT No. 22753-15
 31-24-2015-431pm

BLOCK 6
 (0.500 RESERVE)
 PIN 71198-0256

LOT 12, CONCESSION 8
 PIN 71198-0083

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 18 Wilson Street

PROPOSAL: The applicant is proposing to construct a 3rd floor addition for an additional dwelling unit.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Central Business District (CBD.1) Zone. A variance from Section 6.3.2.1.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires one (1) parking space per dwelling unit be provided, except in that no off-street parking shall be required for dwelling units constructed within buildings which existed prior to June 7, 1971.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit zero (0) parking spaces for the additional dwelling unit.

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, September 10, 2015

TIME: 6:00 p.m.

LOCATION: Room 112, City Hall, 1 Carden Street, Guelph

APPLICATION NUMBER: A-76/15

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

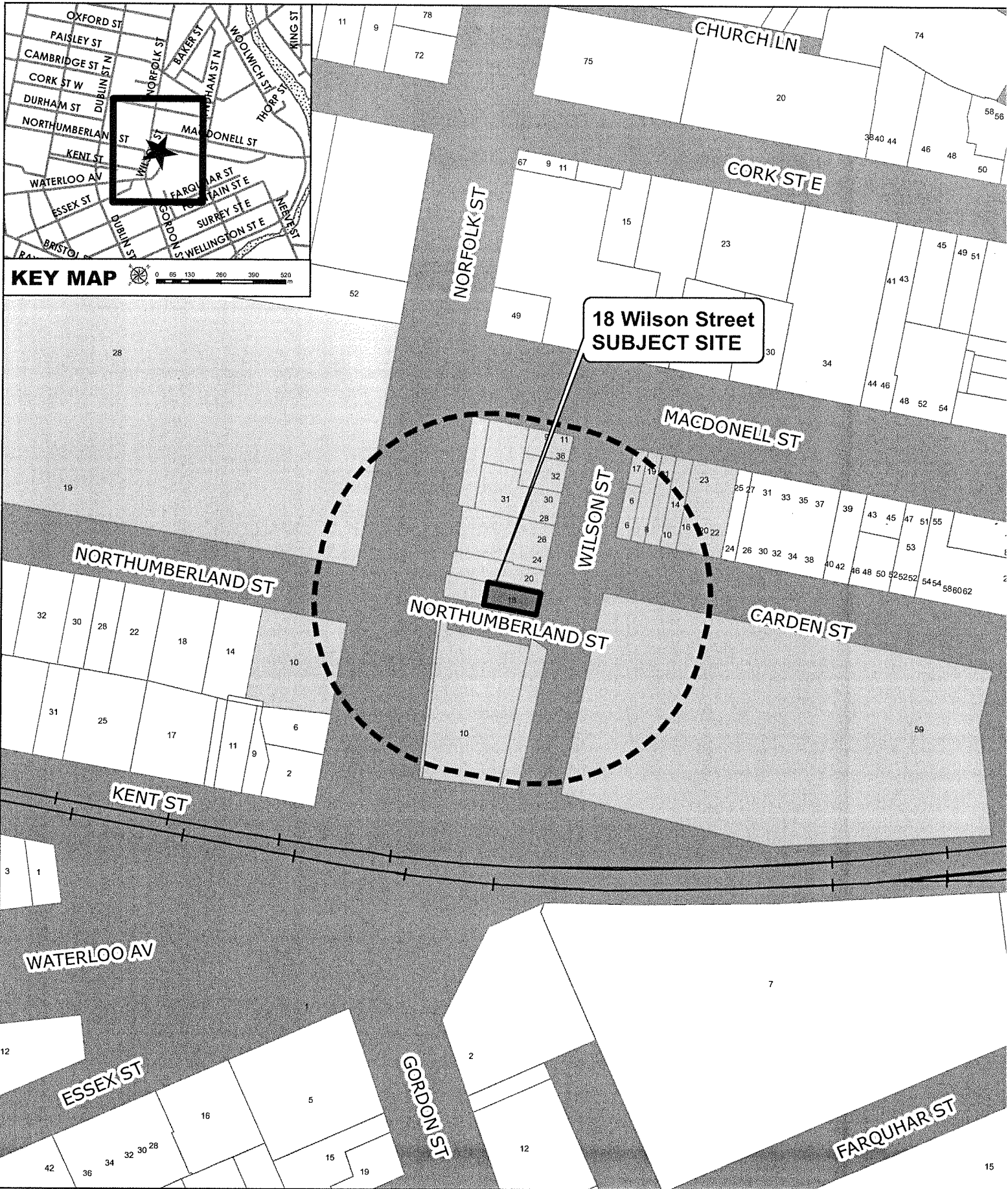
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NOTICE OF THE DECISION

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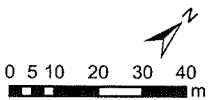
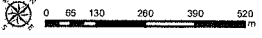
Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 25th day of August, 2015.



**18 Wilson Street
SUBJECT SITE**

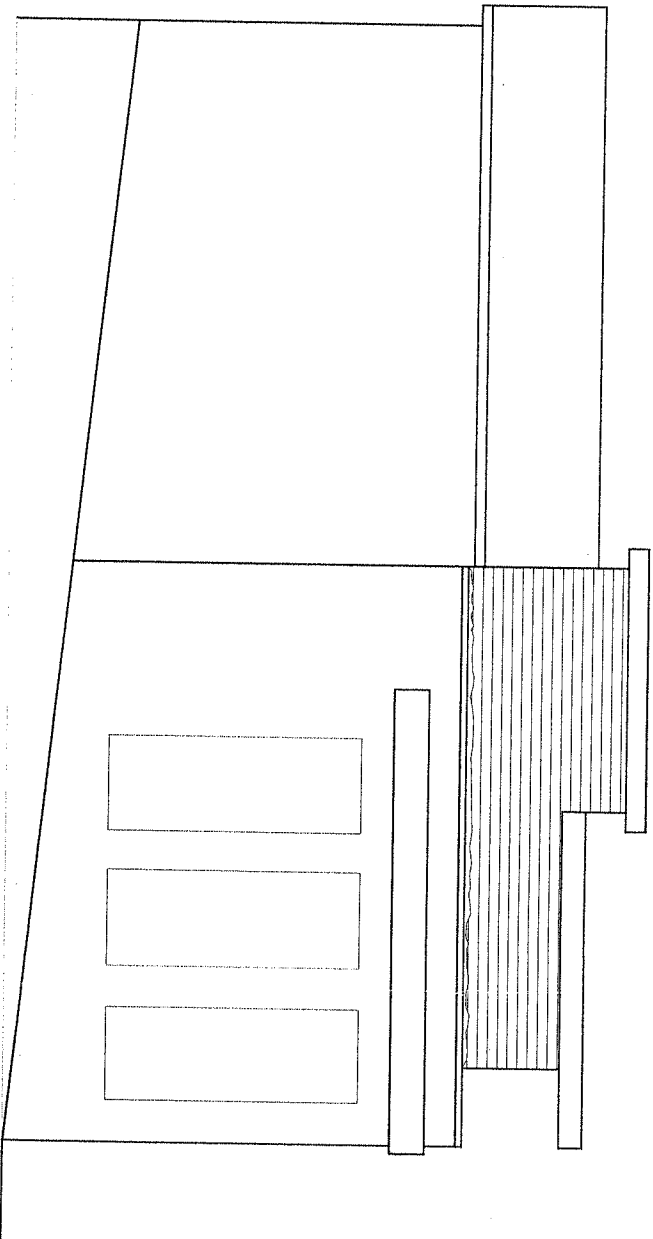
KEY MAP



**60m CIRCULATION AREA
18 Wilson Street
File No.: A-76/15**



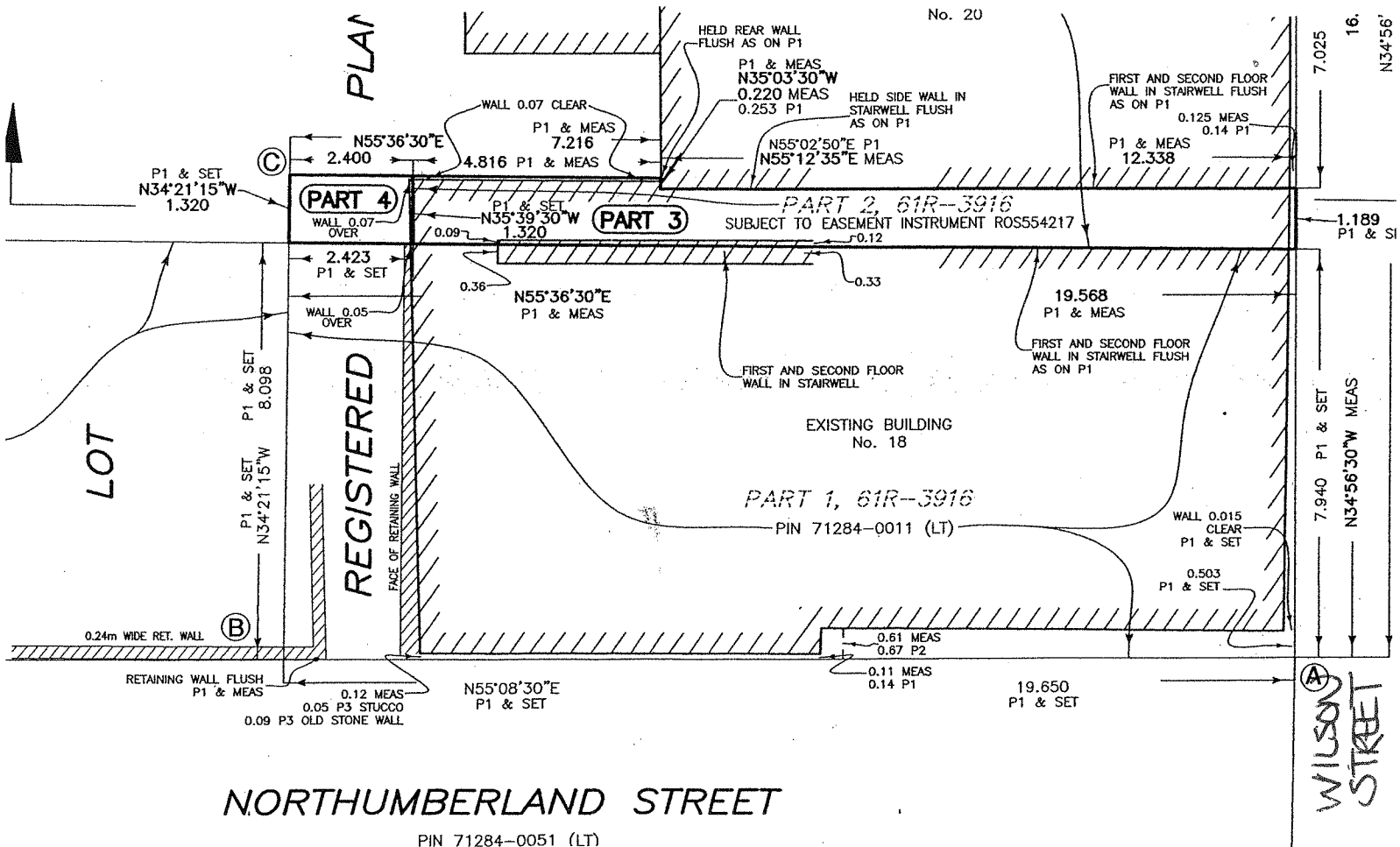
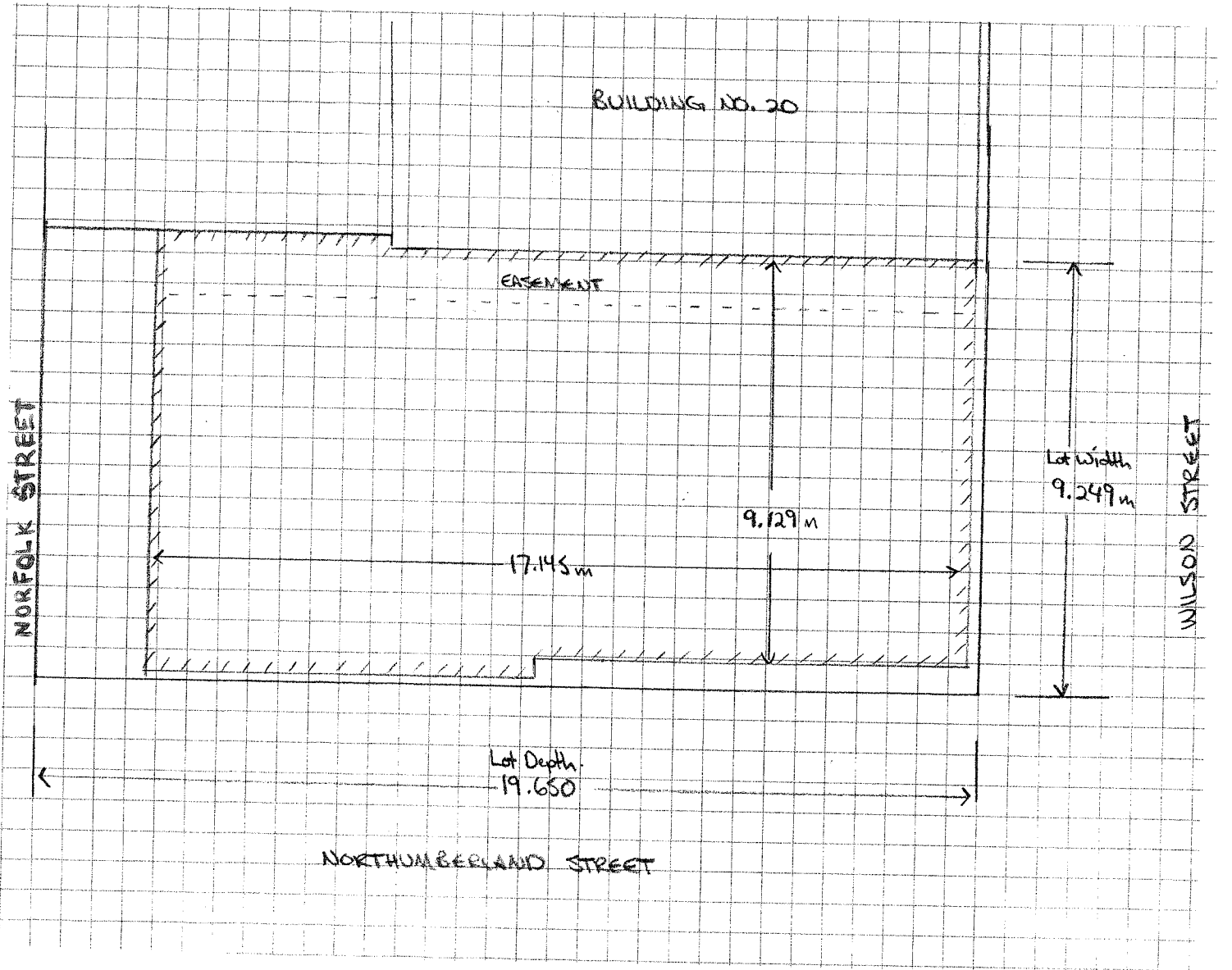
Produced by the City of Guelph
Planning, Urban Design and Building Services, Development Planning
August 2015



CONCEPT ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



CONCEPT ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



NORTHUMBERLAND STREET

PIN 71284-0051 (LT)

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

- LOCATION:** 7 Edinburgh Road South
- PROPOSAL:** The applicant is proposing to construct two (2) additional buildings on the property, and operate a storage facility out of one (1) building, shown as Building C on the attached drawing.
- BY-LAW REQUIREMENTS:** The property is located in the Industrial (B.4) Zone. A variance from Section 7.1.3 of Zoning By-law (1995)-14864, as amended, is being requested.

The B.4 zone permits a variety of freestanding uses and uses within an industrial mall, but does not permit a storage facility. An industrial mall is defined as a building or group of buildings which are planned, developed, managed, and operated as a unit, in which each building contains two or more units or spaces for lease or occupancy.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit operation of a storage facility within Building C as a free standing use (one unit), and as a use within an industrial mall.

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, September 10, 2015**
- TIME:** **6:10 p.m.**
- LOCATION:** **Room 112, City Hall, 1 Carden Street, Guelph**
- APPLICATION NUMBER:** **A-77/15**

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 **September 3, 2015** 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

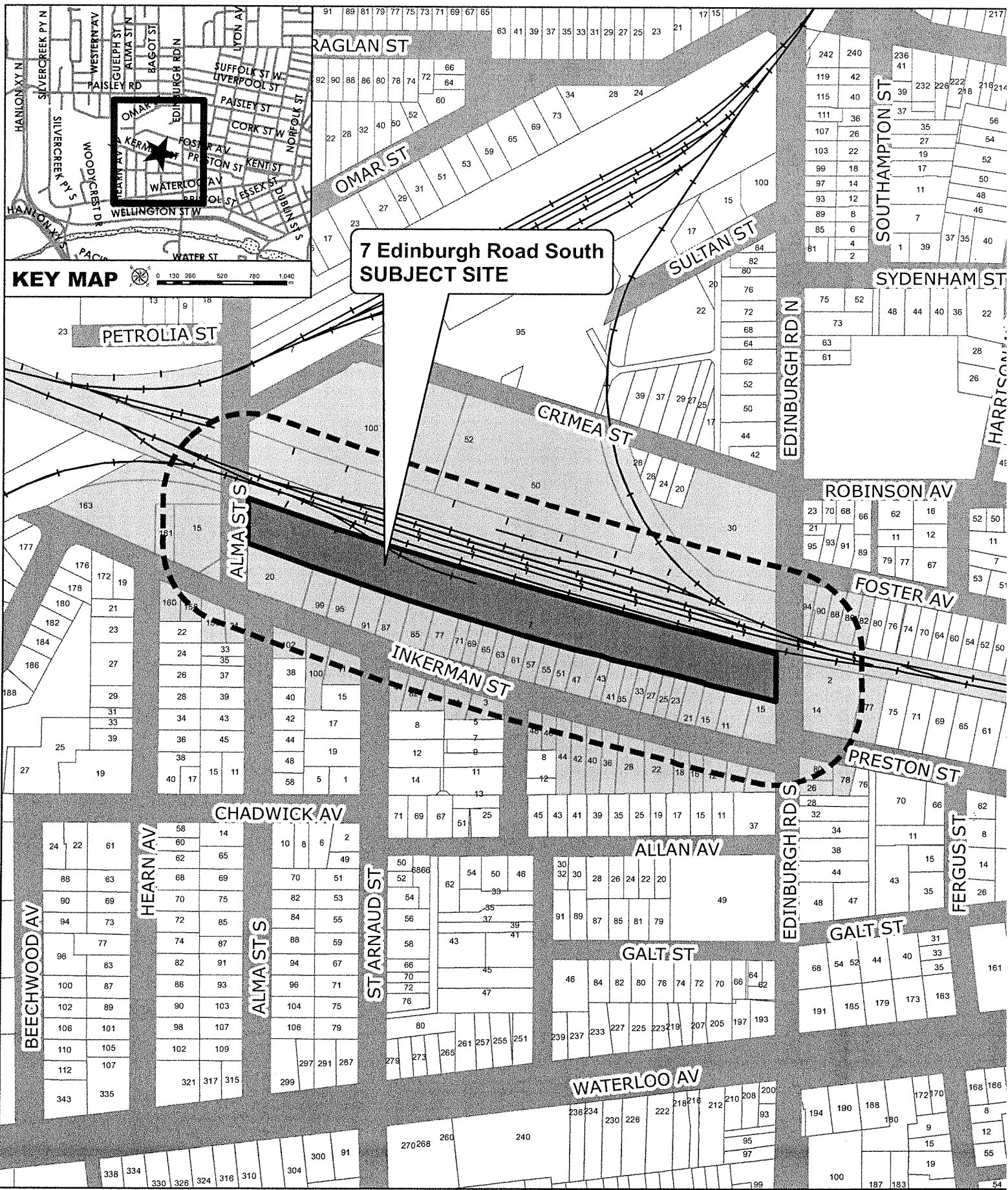
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 p.m. (Monday to Friday).

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.

Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 25th day of August, 2015.

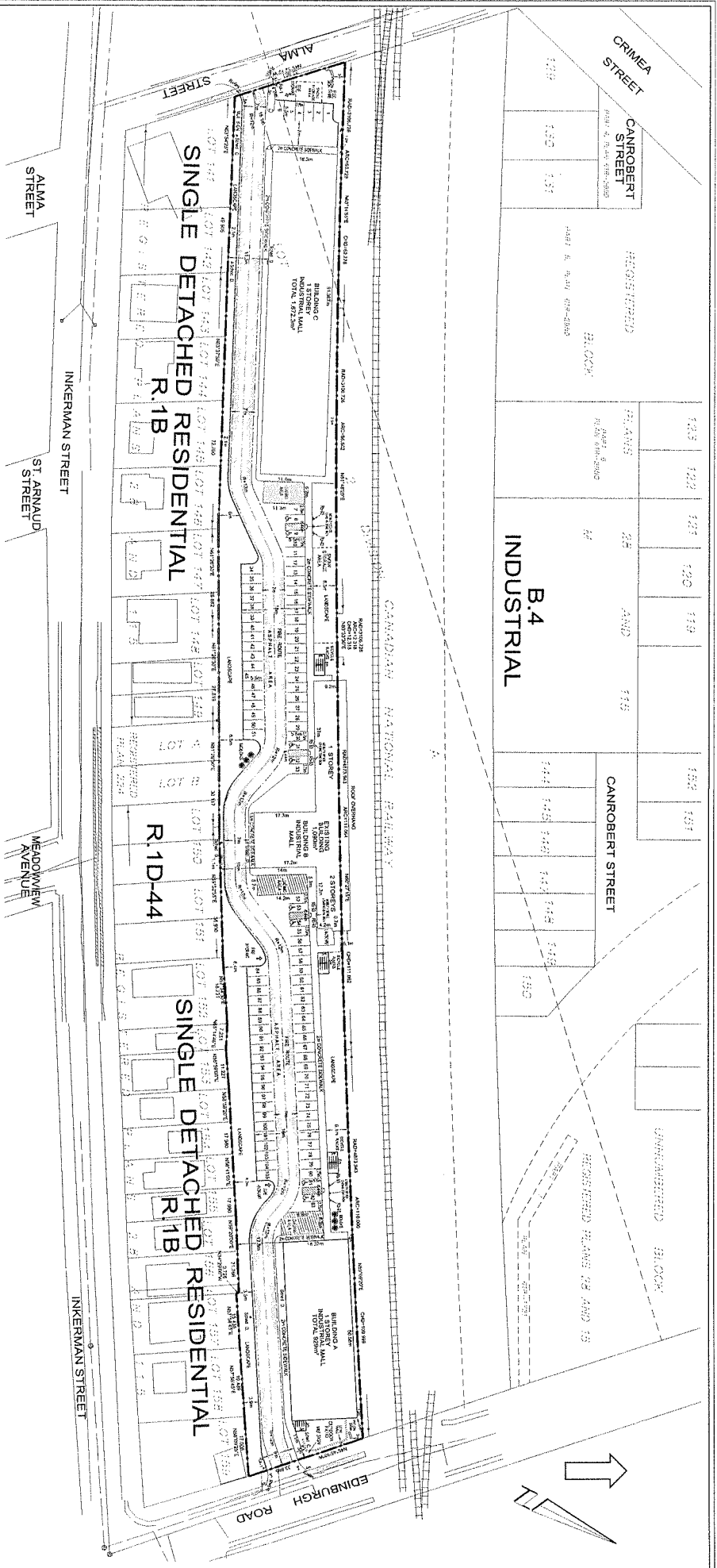


**7 Edinburgh Road South
SUBJECT SITE**

**60m CIRCULATION AREA
7 Edinburgh Road South
File No.: A-77/15**



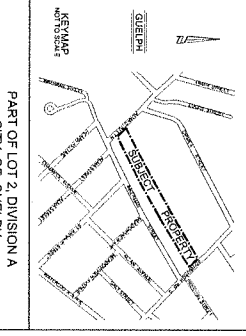
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ASTRID J. CLOS
PLANNING CONSULTANTS
 423 WOODMICH STREET, SUITE 301
 QUEBEC - Q1V 2A9
 Phone: (514) 528-8358 (888-544-6348)
 Fax: (514) 528-5226 (714) 461-4242
 Email: astrid@astridj.com
 Web: www.astridj.com

SITE PLAN
 7 EDINBURGH ROAD
 SP-15B037

PROJECT No. 1128
 DATE: JULY 20, 2015
 SCALE: 1/500
 DRAWN BY: G.A.S.



QUÉBEC
 PART OF LOT 2, DIVISION A
 BUILDING AREA

BUILDING A	459 m ²	10,000 ft ²
BUILDING B	1,092 m ²	11,733 ft ²
BUILDING C	1,381 m ²	14,800 ft ²
TOTAL	3,933 m²	42,533 ft²

0050 Edinburgh Drive
 0100 Edinburgh Drive
 0200 Edinburgh Drive
 0300 Edinburgh Drive

INDUSTRIAL B.4 ZONE

Permitted Uses, Industries and Trades:
 Manufacturing, processing, assembling, fabricating, finishing, painting, coating, treating, packaging, cleaning, repairing, etc. including but not limited to: food processing, pharmaceuticals, electronics, furniture, metal, plastic, rubber, glass, etc.

Prohibited:
 Residential, institutional, educational, religious, cultural, entertainment, community, health care, government, etc.

Other Uses:
 Retail stores, restaurants, hotels, etc. subject to prior approval of the City Council.

Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	30 m	30.6 m	Yes
Minimum Front Yard Setback	3 m	3.1 m	Yes
Minimum Side Yard Setback	1.0 m or half the building height	11.3 m	Yes
Minimum Rear Yard Setback	0.75 m or half the building height	0 m	Yes
On-Street Parking	at least one space per 100 sq square metres	105	Yes
Off-Street Parking	1 per 100 square metres up to 1,000 square metres; thereafter, one space per 200 square metres	105	Yes
Off-Street Loading	None	None	Yes
Open Space	None	None	Yes
Building Height	15 m	14.8 m	Yes
Maximum Building Footprint	7.5 m	7.2 m	Yes
Maximum Building Volume	None	None	Yes

Requirement	Compliance
Permitted Use: The proposed use is permitted in the Industrial B.4 Zone.	Yes
Setbacks: All setbacks are greater than the minimum required.	Yes
Maximum Building Height: The maximum building height is less than the zoning limit.	Yes
Maximum Building Footprint: The maximum building footprint is less than the zoning limit.	Yes
Maximum Building Volume: The maximum building volume is less than the zoning limit.	Yes
Off-Street Parking: Sufficient off-street parking is provided.	Yes
Off-Street Loading: Off-street loading is provided.	Yes
Open Space: Open space is provided.	Yes
Building Height: The building height is within the zoning limit.	Yes
Maximum Building Footprint: The maximum building footprint is within the zoning limit.	Yes
Maximum Building Volume: The maximum building volume is within the zoning limit.	Yes