

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: 28-36 Essex Street

PROPOSAL: The property is currently occupied by a 418 square metre (4,500 square foot) commercial school for specialized fitness classes and personal training in Units 28-30. There are two residential units on the second floor. The applicant is proposing to use Units 32-34 as a 213.6 square metre (2,300 square foot) restaurant (game café) while maintaining the existing 297.2 metre (3,199 square foot) studio space.

BY-LAW

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

As a result of a previous Committee of Adjustment decision (File A-103/14), permission was given to change the legal non-conforming use at 28-36 Essex Street to permit an art gallery and artisan studio as accessory uses to an office use for Units 32-34 and to permit eight (8) off-street parking spaces when the By-law required a total of 29 off-street parking spaces (which includes two off-street parking spaces for two residential units, and parking for a commercial school [specializing in fitness and personal training classes]).

Any addition or change to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment. Variances from Sections 5.4.1.4, 5.4.3.4.1.1, 4.13.4.2 of Zoning By-law (1995)-14864, as amended, are also being requested.

The By-law requires that:

- a) a restaurant provide one (1) parking space per 7.5 m² (80.7 ft²) of gross floor area [total of 37 parking spaces required for Units 28-30 and Units 32-24].

REQUEST: The applicant is seeking permission to further extend the legal non-conforming use to allow for a restaurant (café) use in addition to the commercial school and studio uses.

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

- a) permit eight (8) off-street parking spaces for the commercial school/restaurant uses and accessory uses in Units 28-30 and Units 32-34 (which includes two off-street parking spaces for two residential units).

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

DATE OF MEETING: **Thursday, September 24, 2015**

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

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

APPLICATION NUMBER: **A-51/15**

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 17, 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 4:30 p.m. (Monday to Friday).

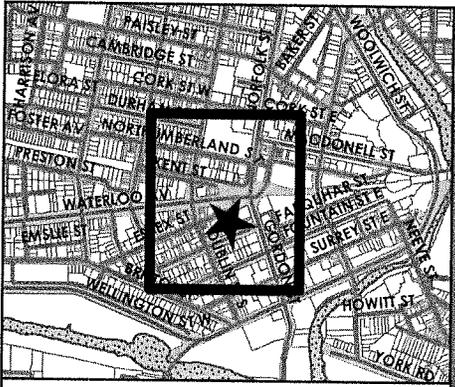
NOTICE OF THE DECISION

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.

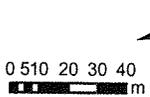
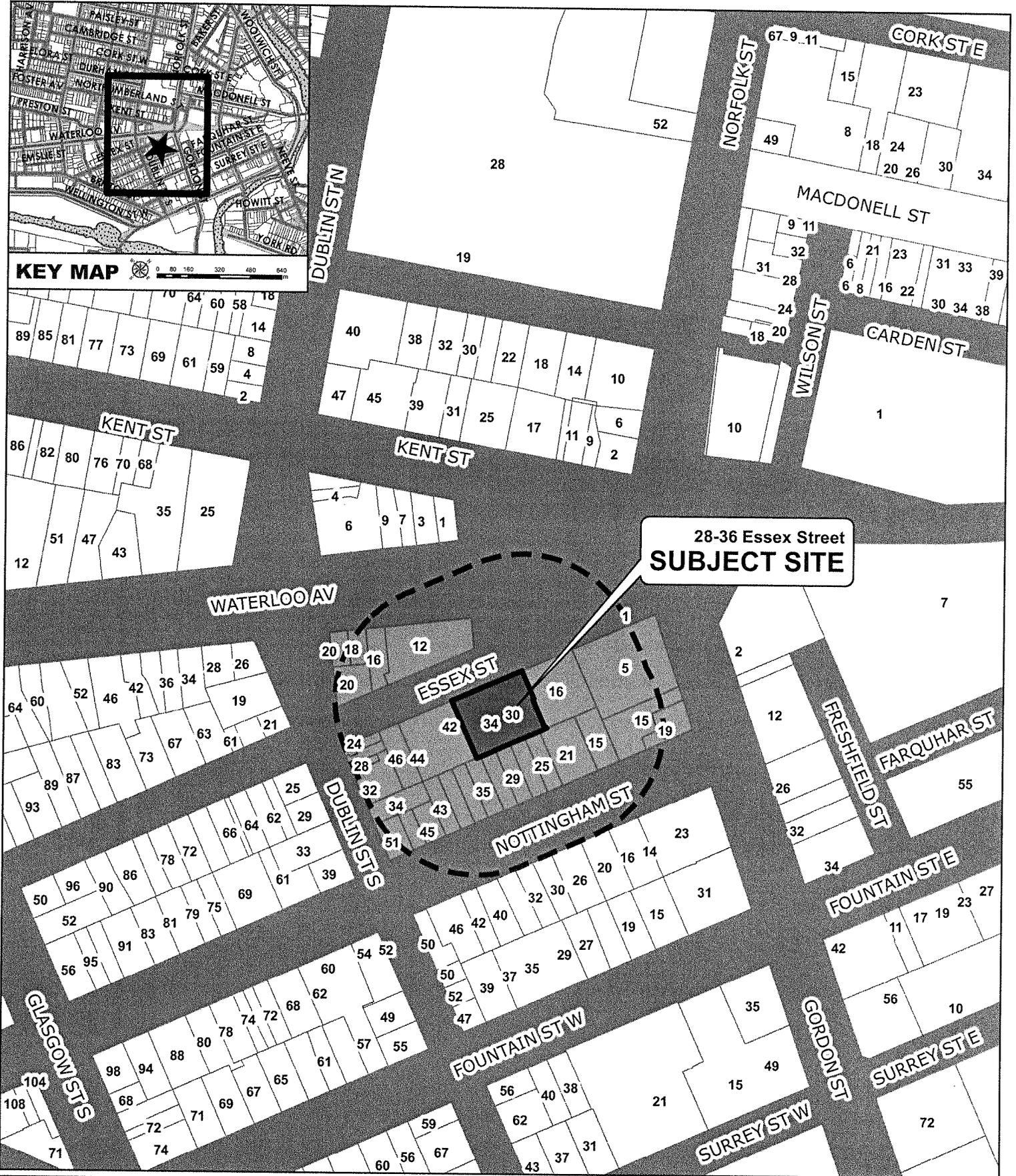


Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 8th day of September, 2015.



KEY MAP

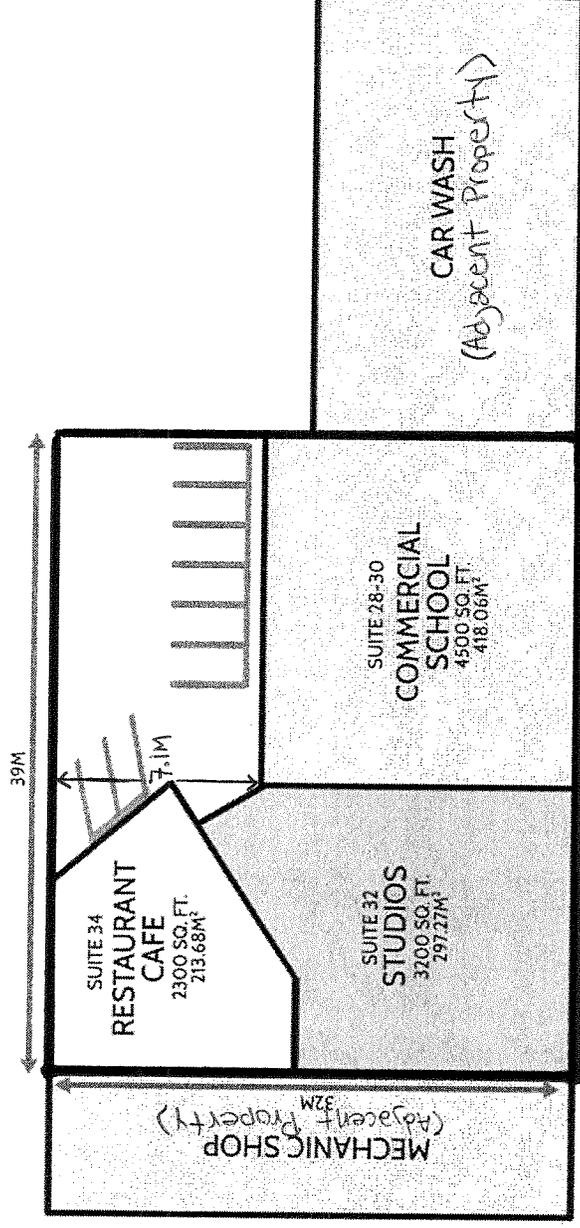


60m CIRCULATION AREA
28-36 Essex Street
File No.: A-51-15



ESSEX

STREET



32 & 34 ESSEX STREET
LYNNVANDER INC. / THE ROUND TABLE GAME CAFE
T (519) 362-5756, THOMAS@LYNNVANDER.COM

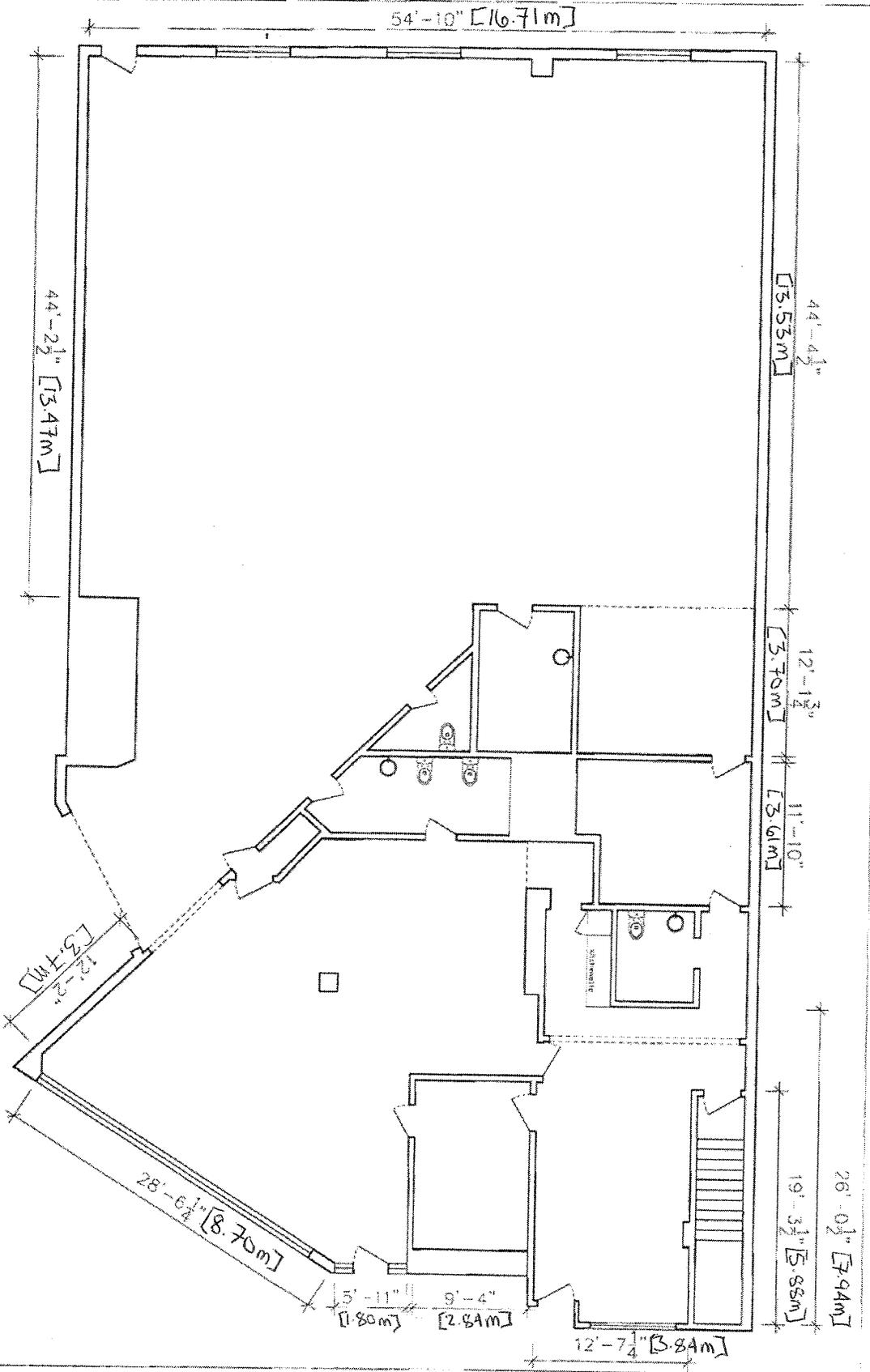


Roundabout Studio Inc.
176 John St. Suite 400
Toronto, Ontario
M5T 1X5
T: 416 515 8422

24 Essex St., Guelph

TYPICAL USAGE

EXISTING FLOOR PLAN
3/32" = 1'-0"



FA

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 38 Alice Street

PROPOSAL: The applicant is proposing an addition to the rear of the existing dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1B-10) Zone and is within the flood fringe. A variance from Table 5.1.2, Row 7 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that the minimum side yard shall be 1.5 metres (4.9 feet).

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the residential addition to be situated 0.3 metres (1 foot) from the right lot line.

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 24, 2015**
(deferred from August 13, 2015)

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

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

APPLICATION NUMBER: **A-66/15**

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 17, 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

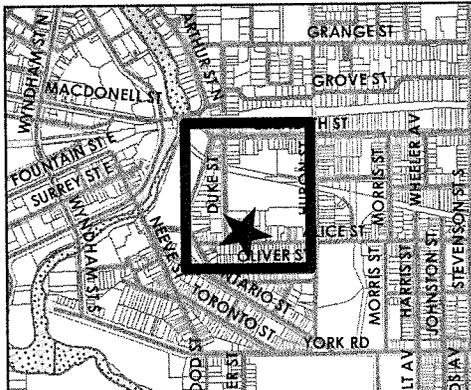
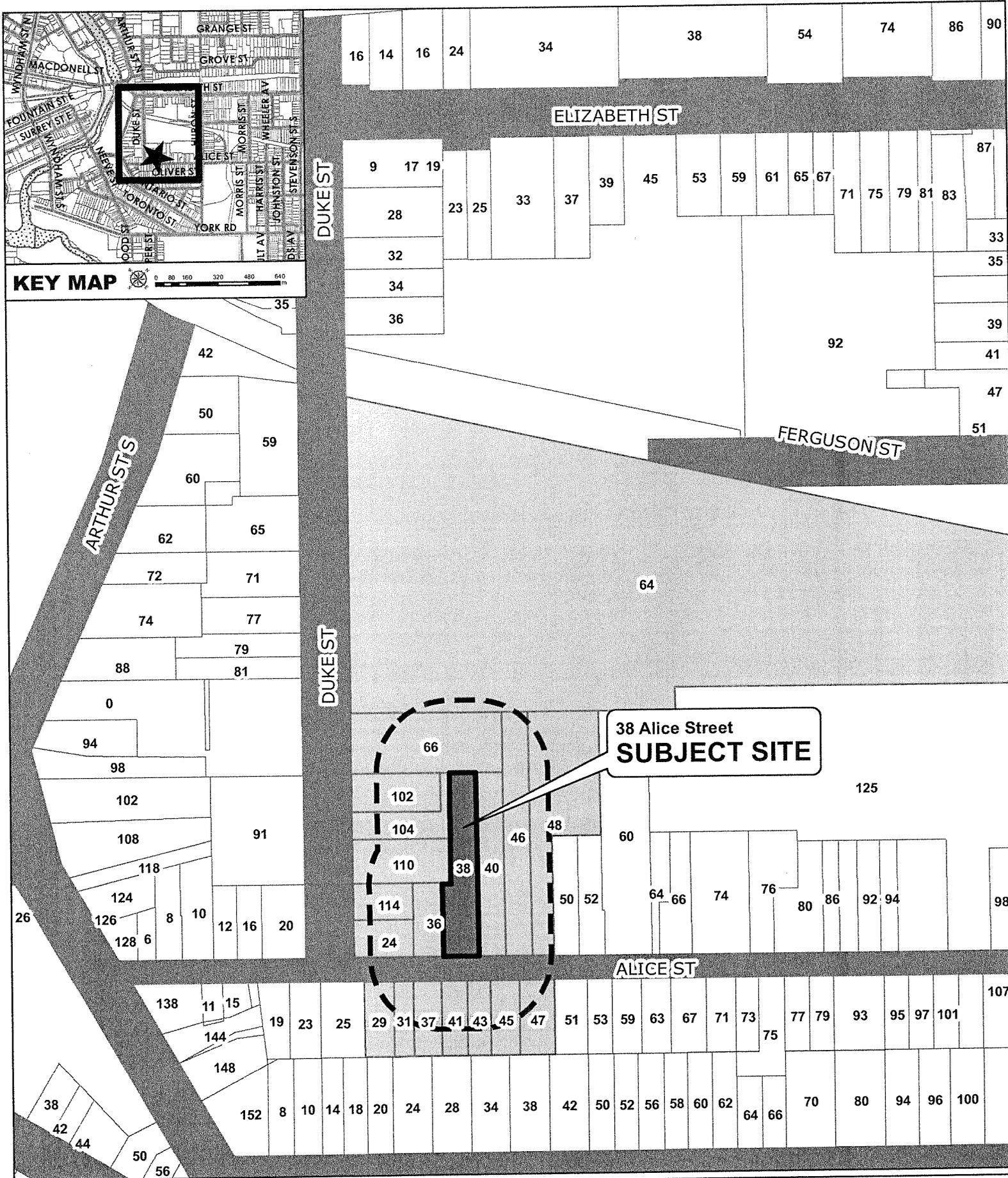
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NOTICE OF THE DECISION

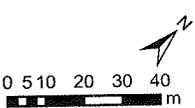
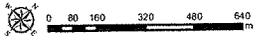
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Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 8th day of September, 2015.



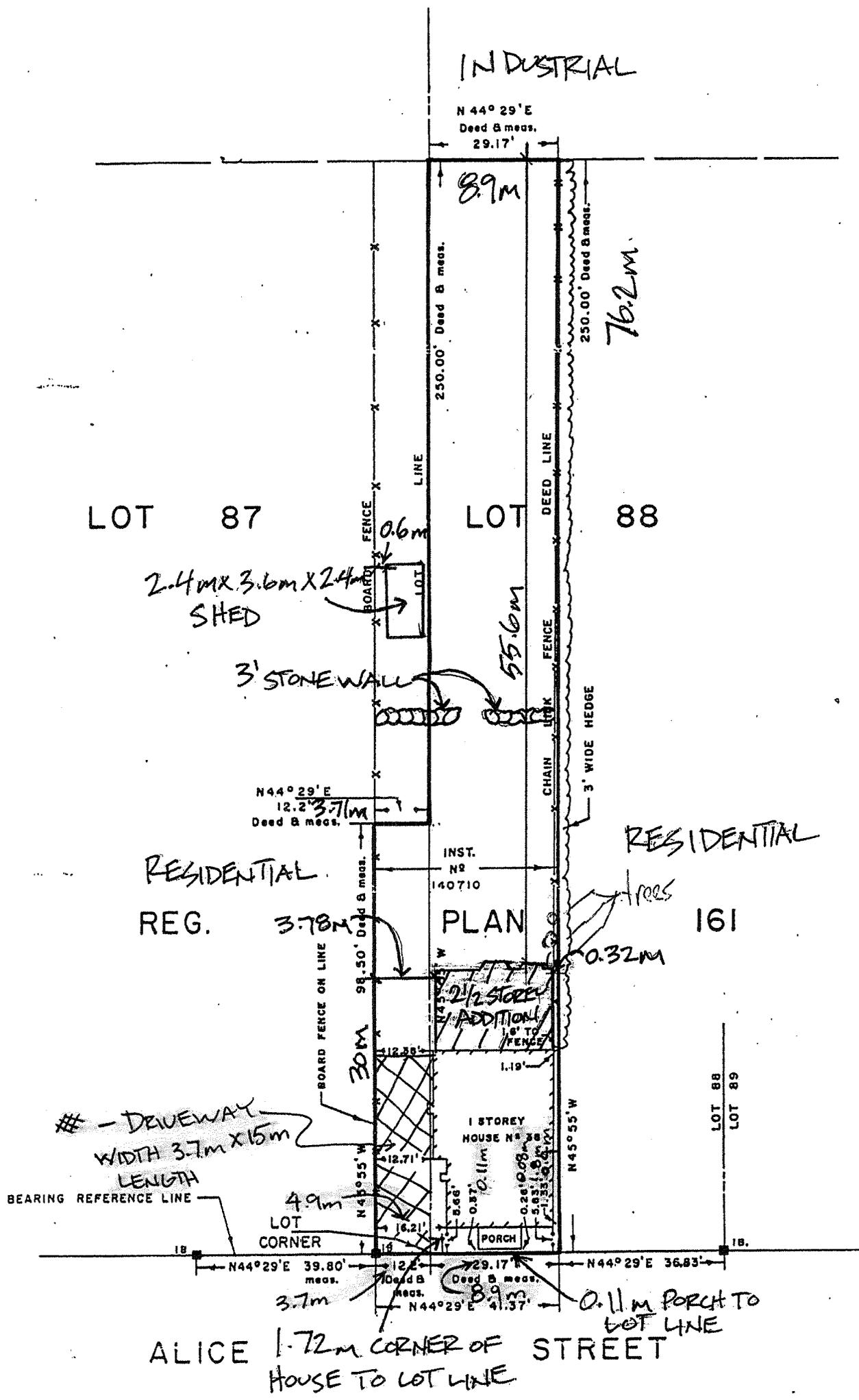
KEY MAP

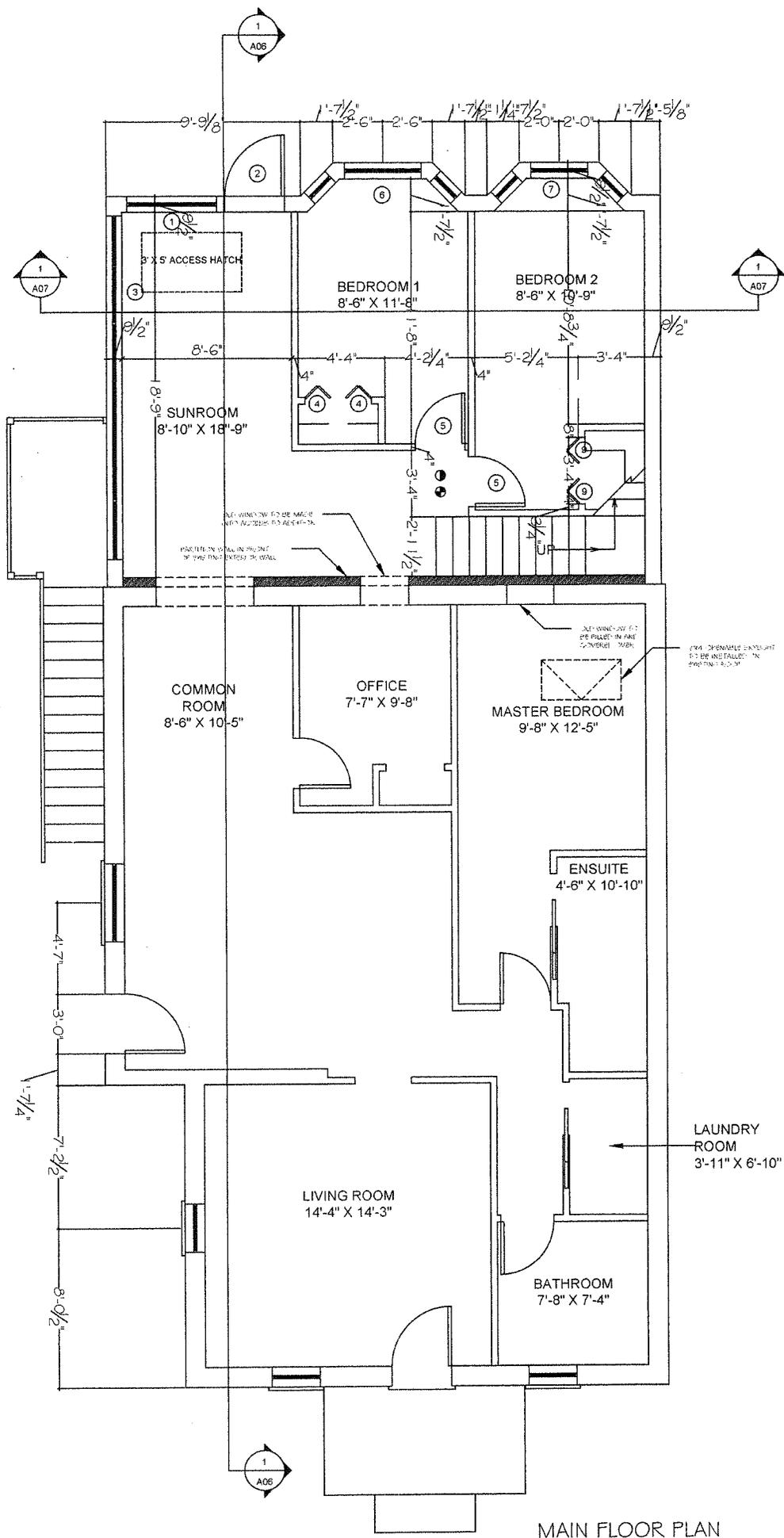


30m CIRCULATION AREA
38 Alice Street
File No.: A-66/15



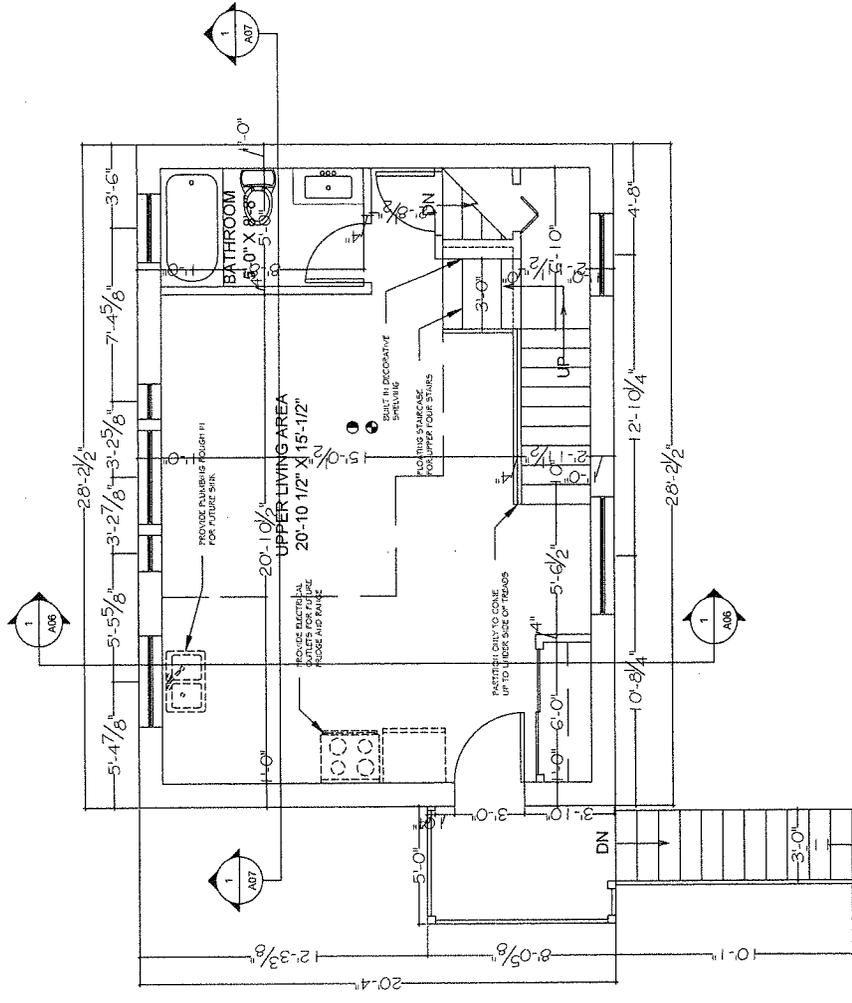
Produced by the City of Guelph
 Planning, Building, Engineering and Environment, Development Planning
 June 2015





MAIN FLOOR PLAN

CONTRACTOR/OWNER MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. LATEST BUILDING DEPARTMENT APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION DRAWINGS ARE NOT TO BE SCALED 11X17	4. _____ 3. _____ 2. _____ 1. _____	Client: MIKE BARBER Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION	Sheet Title: MAIN FLOOR PLAN Scale: 3/16" = 1'-0"
	No. REVISIONS: _____ Date: _____	Project No.: _____ File No.: _____ Drawing No.: 1 / 8	Drawn By: _____ Checked By: _____

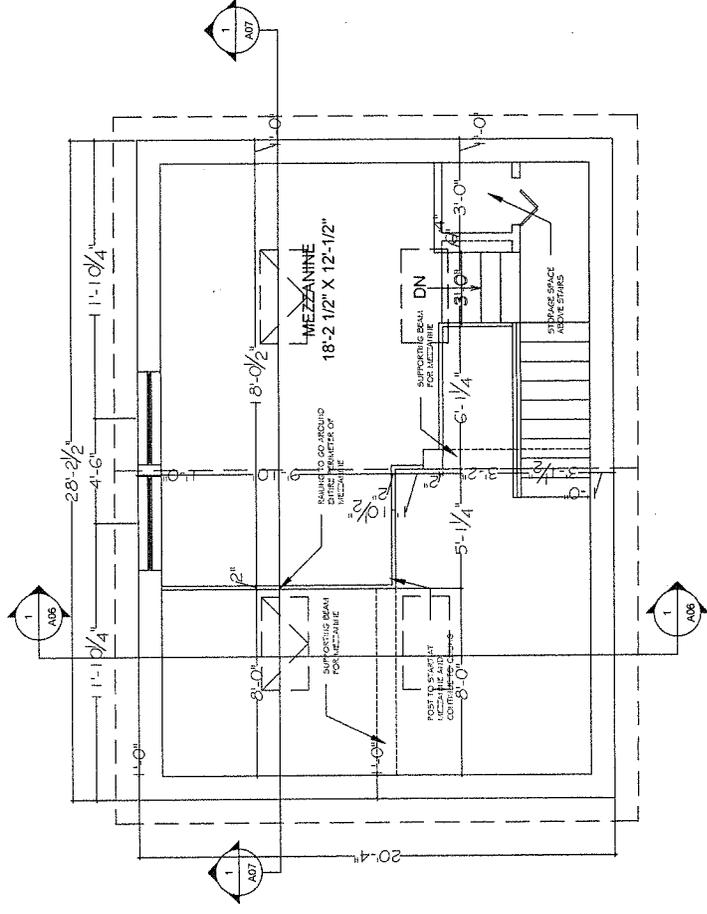


SECOND FLOOR PLAN

CONTRACTOR/MER MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. LATEST BUILDING DEPARTMENT APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION.		DRAWINGS ARE NOT TO BE SCALED	
NO. REVISIONS:		Date	
4.			
3.			
2.			
1.			

Client: MIKE BARBER
 Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION

Sheet Title: MEZZANINE FLOOR PLAN
 Scale: 1/4" = 1'-0"
 Project No.: File No.: Drawing No.: 4 / 8



MEZZANINE FLOOR PLAN

CONTRACTOR/MER MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. LATEST BUILDING DEPARTMENT APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION.		DRAWINGS ARE NOT TO BE SCALED	
NO. REVISIONS:		Date	
4.			
3.			
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Client: MIKE BARBER
 Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION

Sheet Title: SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"
 Project No.: File No.: Drawing No.: 3 / 8



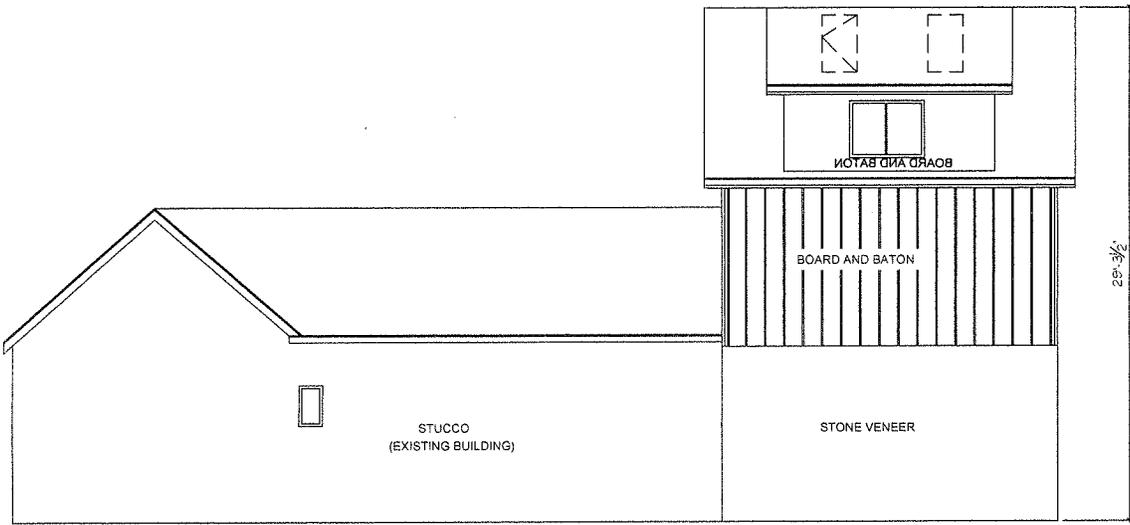
NORTH ELEVATION

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. LATEST BUILDING DEPARTMENT APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION
DRAWINGS ARE NOT TO BE SCALED

1/11/17

4.				
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No. REVISIONS:				Date

Sheet Title: NORTH ELEVATION
 Client: MIKE BARBER
 Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION
 Scale: 3/16" = 1'-0"
 Project No.:
 Drawn By:
 Checked By:
 File No.:
 Drawing No.: 5/6



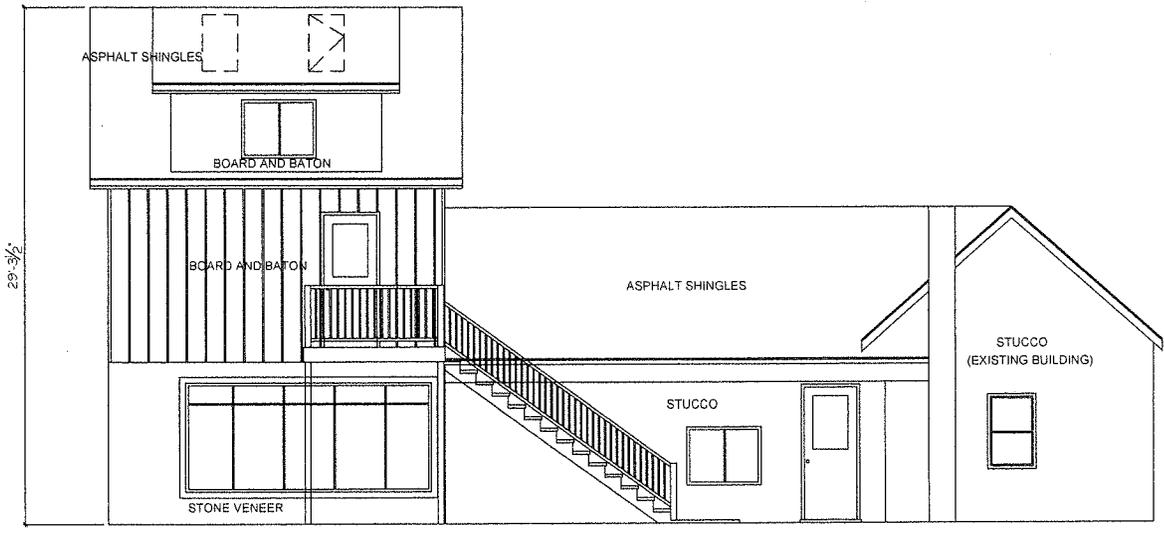
NORTH ELEVATION

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. LATEST BUILDING DEPARTMENT APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION
DRAWINGS ARE NOT TO BE SCALED

1/11/17

4.				
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No. REVISIONS:				Date

Sheet Title: EAST ELEVATION
 Client: MIKE BARBER
 Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION
 Scale: 3/16" = 1'-0"
 Project No.:
 Drawn By:
 Checked By:
 File No.:
 Drawing No.: 6/6



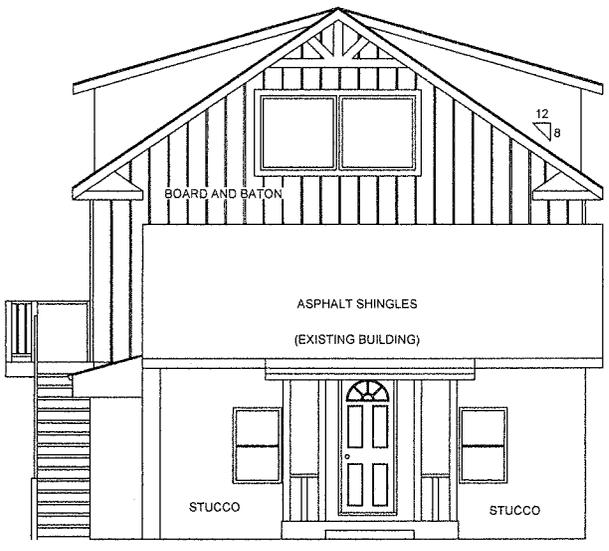
WEST ELEVATION

Sheet Title: WEST ELEVATION		Checked By:
Scale: 3/16" = 1'-0"	Drawn By:	Checked By:
Project No.:	File No.:	Drawing No.:
		7 / 8

Client: MIKE BARBER
Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION

4.		Date:
3.		
2.		
1.		
No. REVISIONS:		

CONTRACTOR/SUB CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. LATEST BUILDING REGULATIONS AND DRAWINGS TO BE USED FOR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED. 1:12:17



SOUTH ELEVATION

Sheet Title: SOUTH ELEVATION		Checked By:
Scale: 3/16" = 1'-0"	Drawn By:	Checked By:
Project No.:	File No.:	Drawing No.:
		8 / 8

Client: MIKE BARBER
Project: HEATED 2 1/2 STOREY REAR HOUSE ADDITION

4.		Date:
3.		
2.		
1.		
No. REVISIONS:		

CONTRACTOR/SUB CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. LATEST BUILDING REGULATIONS AND DRAWINGS TO BE USED FOR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED. 1:12:17

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 86 Callander Drive

PROPOSAL: The applicant proposes to sever a portion from 86 Callander Drive as a lot addition to 84 Callander Drive. The requested severance is proposed to allow a larger side yard for 84 Callander Drive and there are no current construction plans for the severed portion.

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

REQUEST: The owner of 86 Callander Drive has requested a severance of a parcel to the left side, with a width of 1.5 metres (4.9 feet), a depth of 36.5 metres (119.7 feet) and an area of 55.7 square metres (599.5 square feet). The proposed severed parcel would be added to the abutting property known as 84 Callander Drive.

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 24, 2015
TIME: 4:20 p.m.
LOCATION: City Hall, 1 Carden Street, Guelph, Ontario
APPLICATION NUMBER: B-20/15

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 17, 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).

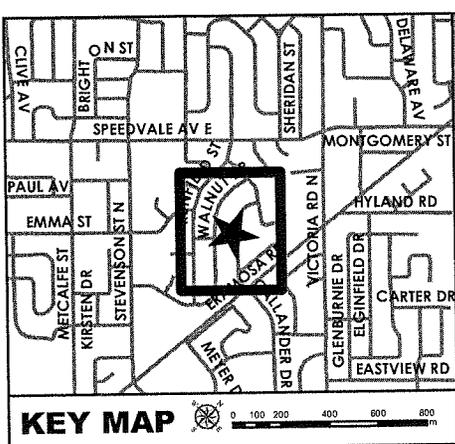
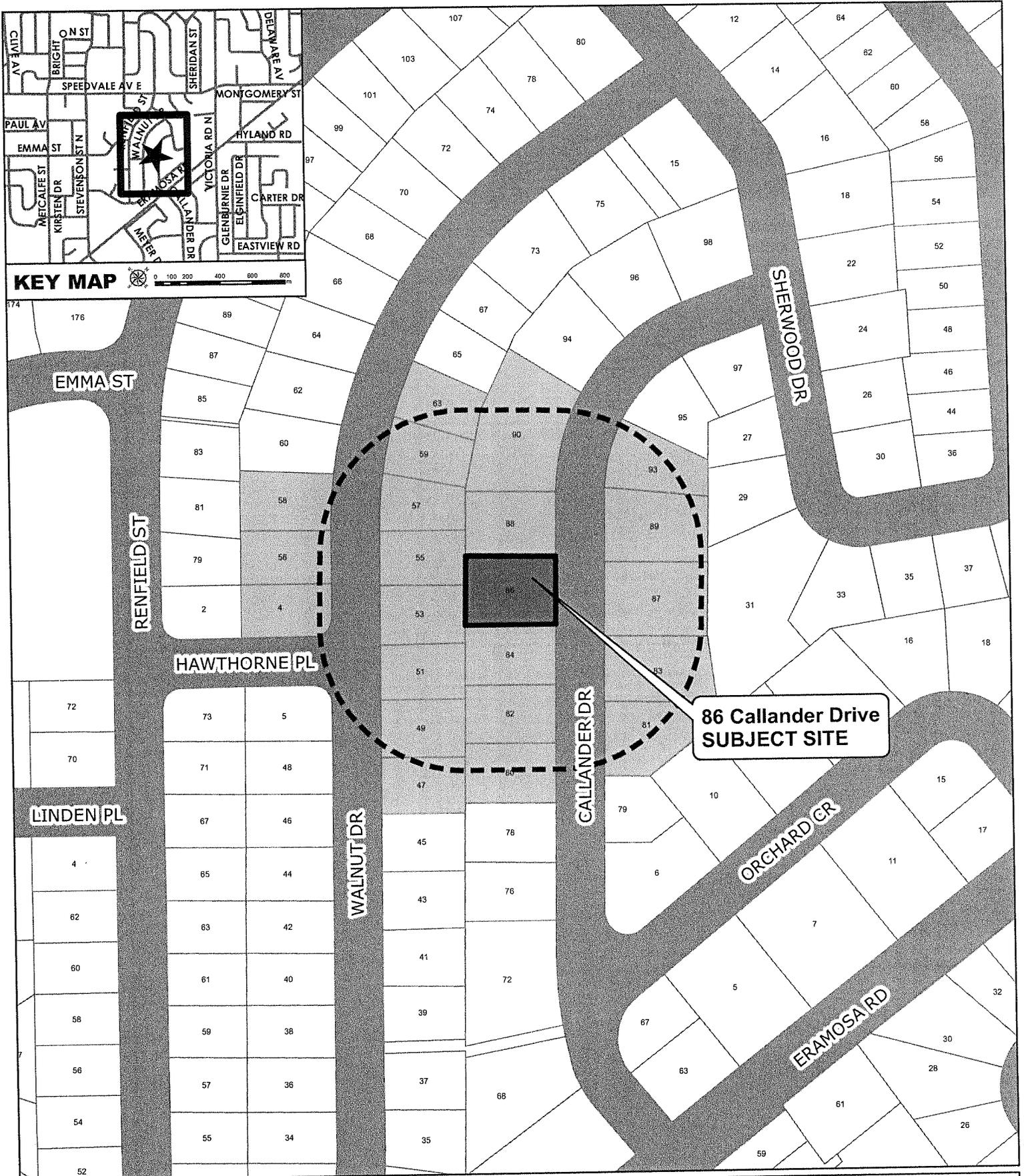
NOTICE OF THE DECISION

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.

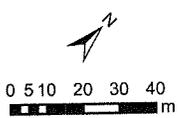
Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 8th day of September, 2015



**86 Callander Drive
SUBJECT SITE**

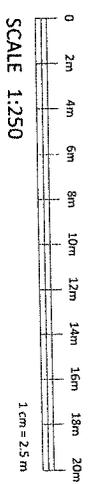
60m CIRCULATION AREA
86 Callander Drive
File No.: B-20/15



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

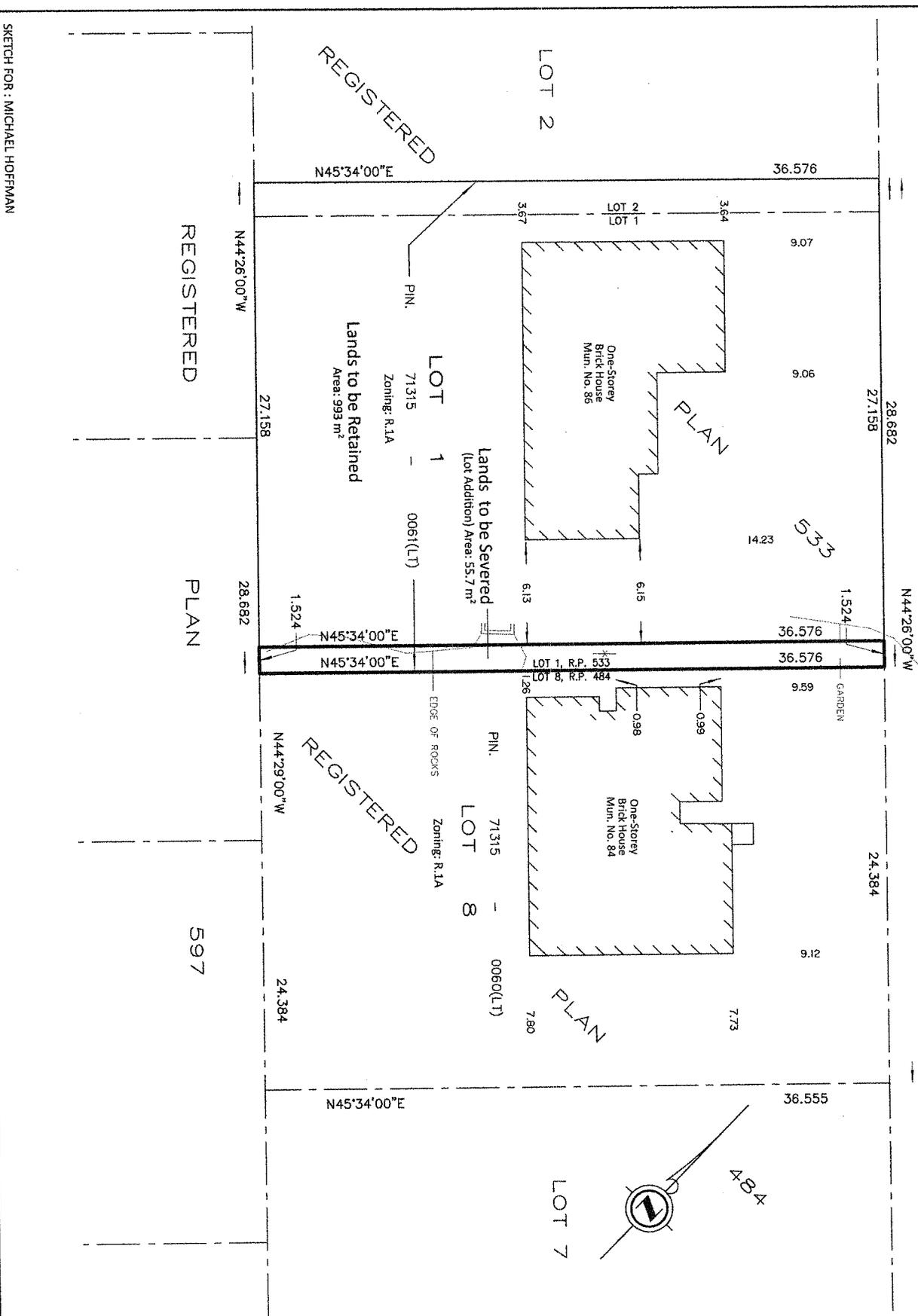
CALLANDER DRIVE

Sketch Showing
Proposed Severance of
Lot 1 and Part of Lot 2
Registered Plan 533
in the
City of Guelph
County of Wellington



SCALE 1:250

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
AUCR CAMPBELL & IMS SURVEY CONSULTANTS INC.
ACI ONTARIO LAND SURVEYORS



© COPYRIGHT - 2015

ACI SURVEY CONSULTANTS
ONTARIO LAND SURVEYORS

582 FREDERICK ST, KITCHENER, ON
T: 519-576-2220 F: 519-576-6044

DATE: 2015-06-10	16616-sev.dwg	HW	LMH
Severance	FILE NUMBER: GUL-533-PL-16616		

SKETCH FOR: MICHAEL HOFFMAN

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 82-84 Suffolk Street West

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 left side yard of 0.6 metres (1.9 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 24, 2015
TIME: 4:30 p.m.
LOCATION: City Hall, 1 Carden Street, Guelph, Ontario
APPLICATION NUMBER: A-78/15

PROVIDING COMMENTS

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ADDITIONAL INFORMATION

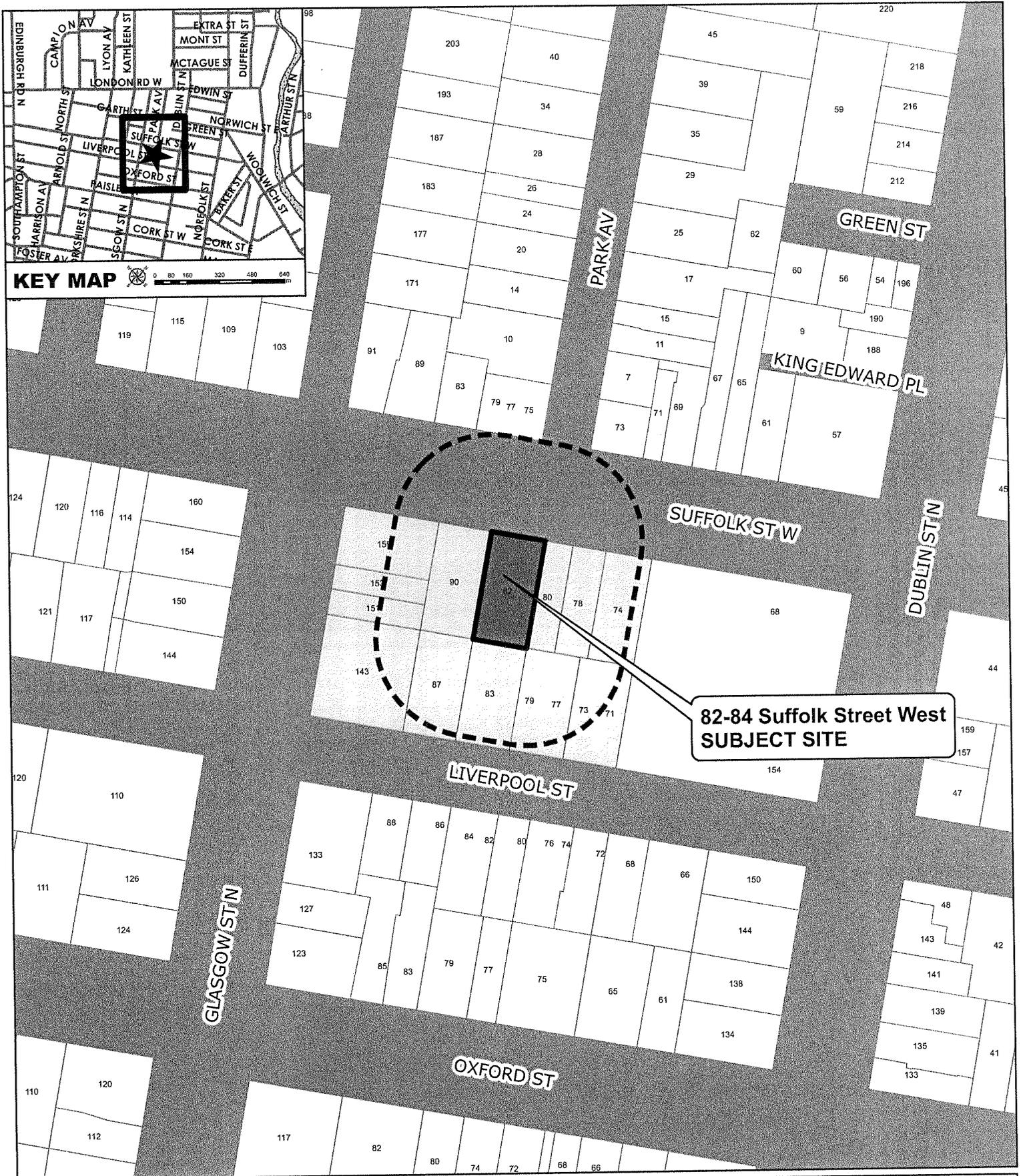
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NOTICE OF THE DECISION

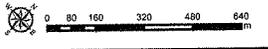
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Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 8th day of September, 2015.

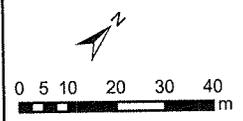


KEY MAP



**82-84 Suffolk Street West
SUBJECT SITE**

**30m CIRCULATION AREA
82-84 Suffolk Street West
File No.: A-78/15**



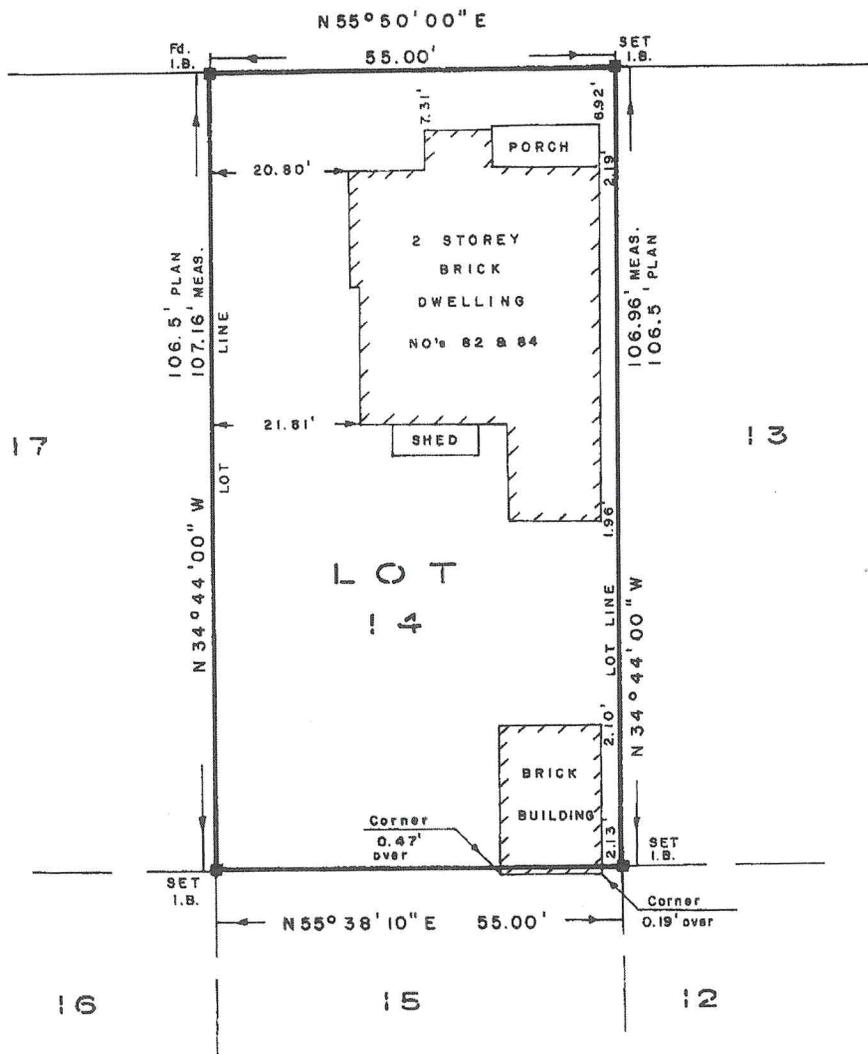
Produced by the City of Guelph
Planning, Urban Design and Building Services, Development Planning
August 2015

PLAN OF SURVEY
LOT 14, REG'D PLAN 208
CITY OF GUELPH

SCALE: 1 Inch = 20 Feet



SUFFOLK STREET



VAN HARTEN SURVEYING INC.,
disclaims any liability as to the current accuracy
of the contents of this survey, which is 36 years
old and advise that no reliance can be placed upon
the current accuracy of the contents herein.

I.B. — DENOTES 5/8" x 5/8" x 24" IRON BAR

FOR: JOHN JACKSON

**SURVEYOR'S
CERTIFICATE:**
I HEREBY
CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF MAY, 1979.

PROJECT NO.
79-358

M. P. VAN HARTEN LIMITED
ONTARIO LAND SURVEYORS
423 WOOLWICH STREET
GUELPH - ONTARIO
PHONE: 821-2763

PER: *L. Van Harten*
L. VAN HARTEN

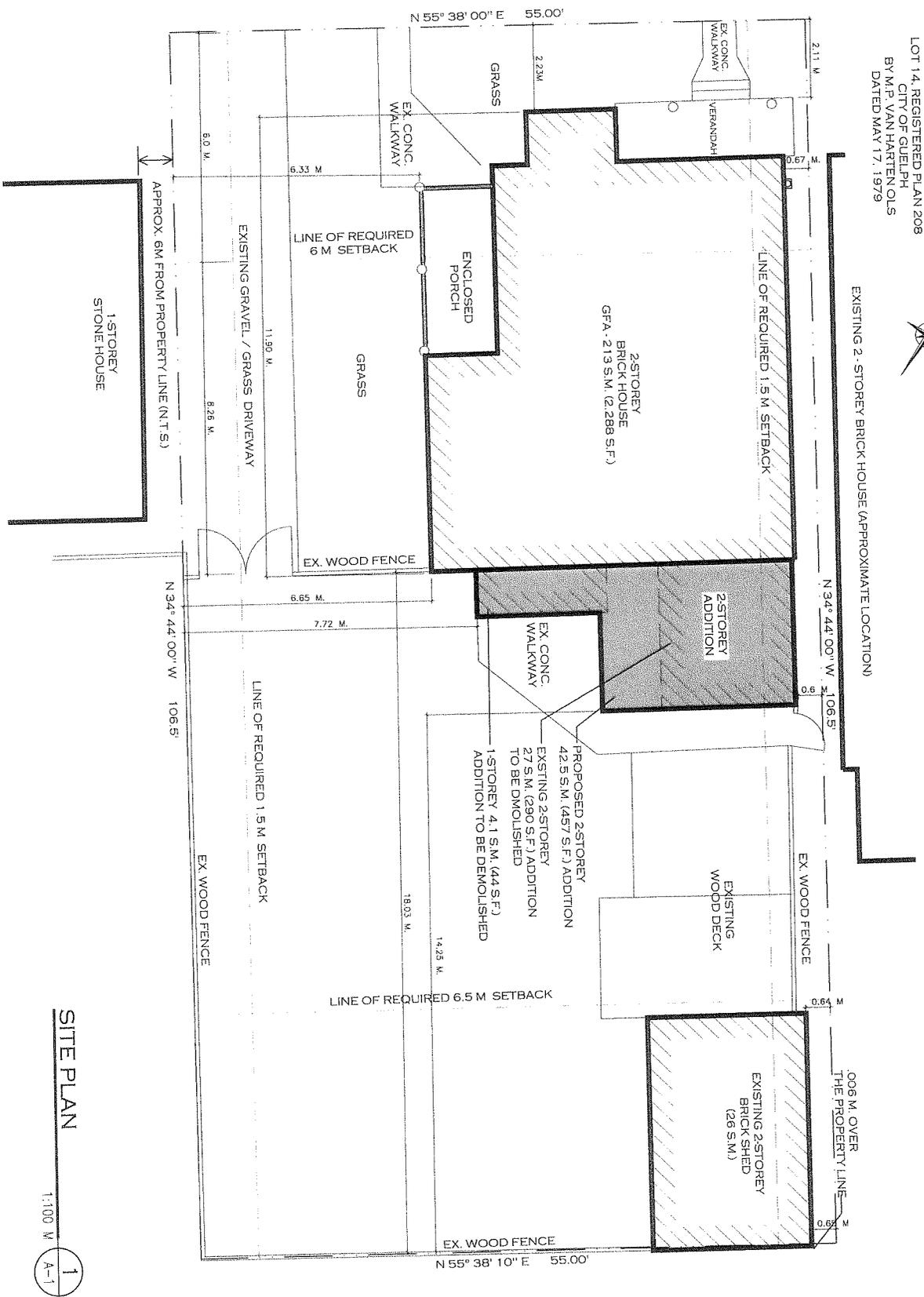
DATE: MAY 17, 1979.

SEAL

SITE PLAN BASED ON
 SURVEY PLAN FOR
 LOT 14, REGISTERED PLAN 208
 CITY OF GUELPH
 BY M.P. VAN HARTEN O.S.
 DATED MAY 17, 1979



SUFFOLK STREET



SITE PLAN

1:100 W
 1
 A-1

SCALE: AS NOTED	PROPOSED 82-84 SUFFOLK ST. GUELPH, ONTARIO SITE PLAN	NO.	DATE	REVISIONS
DATE: 24-Aug-2015		1	24-AUG-15	C of A
DRAWN: BV				
CHK'D: LAG				
STATUS: PRELIM				
JOB NO: 1561				
A-1				

GRINHAM ARCHITECTS
 15 YARMOUTH STREET
 GUELPH, ONTARIO N1H 1S6
 Phone: 519.766.1566
 Fax: 519.766.1377
 Email: info@grinham.ca
 Web: www.grinham.ca



GRINHAM ARCHITECTS
 15 Yorkville Street
 Guelph, Ontario N1H 4G2
 Tel: 519 766 1556
 Fax: 519 766 1377
 Email: info@grinham.ca
 Web: www.grinham.ca



EXISTING SOUTH ELEVATION 1/1.75 EX-6

SCALE: AS NOTED	NO. DATE	REVISIONS
EXIST: 23-Aug-2015	1 24-AUG-15	C of A
DRAWN: BV		
CHECKED: JAG		
STATUS: PRELIM		
JOB NO: 1561		
PROPOSED		
82-84 SUFFOLK ST.		
GUELPH, ONTARIO		
EXIST. SOUTH ELEVATION		
EX-6		

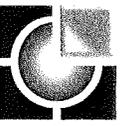


GRINHAM ARCHITECTS
 15 Yorkville Street
 Guelph, Ontario N1H 4G2
 Tel: 519 766 1556
 Fax: 519 766 1377
 Email: info@grinham.ca
 Web: www.grinham.ca



SOUTH ELEVATION - ALT 1/1.75 A-7b

SCALE: AS NOTED	NO. DATE	REVISIONS
EXIST: 23-Aug-2015	1 24-AUG-15	C of A
DRAWN: BV		
CHECKED: JAG		
STATUS: PRELIM		
JOB NO: 1561		
PROPOSED		
82-84 SUFFOLK ST.		
GUELPH, ONTARIO		
WEST ELEVATION		
A-7b		



GRINHAM ARCHITECTS

15 Yarmouth Street
Georg. Ontario, M7R 4G2
Tel: 519 766 1560
Fax: 519 766 1377
Email: info@grinham.ca
Web: www.grinham.ca



EXISTING WEST ELEVATION

1:75 (1) EX-7

SCALE: AS NOTED	NO. DATE	REVISIONS
DRAWN: 23-Aug-2015	1 24-AUG-15	C of A
BY: BVA		
CHECKED: LAC		
STATUS: PRELIM		
JOB NO: 1561		
PROPOSED 82-84 SUFFOLK ST. QUELPH, ONTARIO		EXIST. WEST ELEVATION
EX-7		



GRINHAM ARCHITECTS

15 Yarmouth Street
Georg. Ontario, M7R 4G2
Tel: 519 766 1560
Fax: 519 766 1377
Email: info@grinham.ca
Web: www.grinham.ca



WEST ELEVATION - ALT.

1:75 (1) A-8b

SCALE: AS NOTED	NO. DATE	REVISIONS
DRAWN: 23-Aug-2015	1 24-AUG-15	C of A
BY: BVA		
CHECKED: LAC		
STATUS: PRELIM		
JOB NO: 1561		
PROPOSED 82-84 SUFFOLK ST. QUELPH, ONTARIO		WEST ELEVATION
A-8b		

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 48-52 Macdonell Street

PROPOSAL: The property is currently occupied by a 465.5 square metre (5,011 square foot) restaurant/bar. The applicant is proposing to construct a 39.3 square metre (424 square foot) addition to expand the existing kitchen area.

BY-LAW

REQUIREMENTS: The property is located in the Central Business District (CBD.1) Zone. A variance from Section 6.3.2.5.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that the floor area of a licensed establishment shall not exceed 230 square metres (2,475.6 square feet).

REQUEST:

The applicant is seeking relief from the By-law requirements to permit the total floor area of the licensed establishment to be 505 square metres (5,435 square feet).

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

DATE OF MEETING: Thursday, September 24, 2015

TIME: 4:40 p.m.

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

APPLICATION NUMBER: A-79/15

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 17, 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

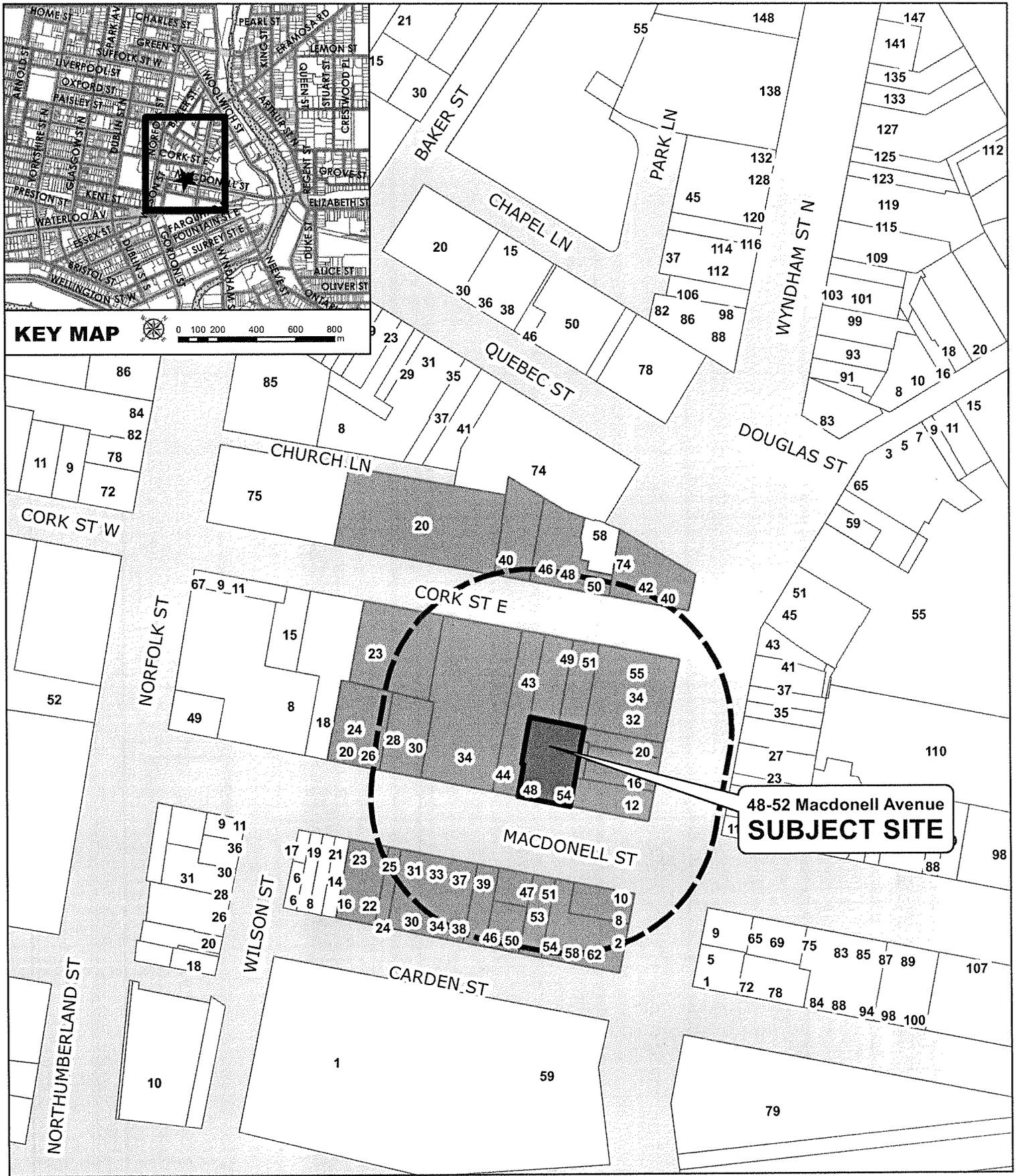
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

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.

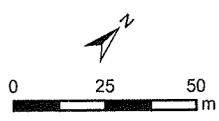
Tristalyn Russell, ACST(A)
Secretary-Treasurer, Committee of Adjustment

Dated this 8th day of September, 2015.

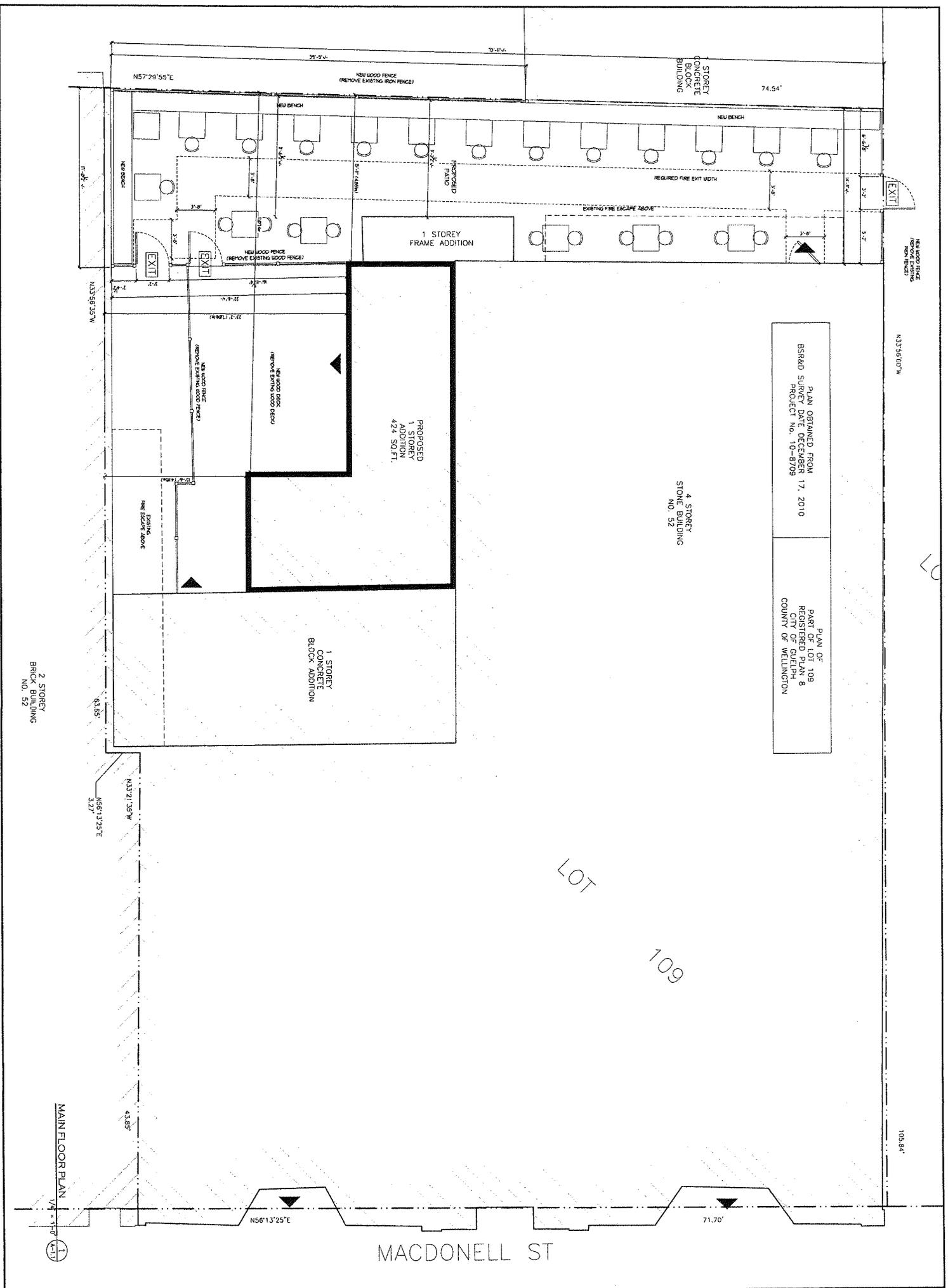


48-52 Macdonell Avenue
SUBJECT SITE

60m CIRCULATION AREA
48-52 Macdonell Avenue
File No.: A-79/15



Produced by the City of Guelph
 Planning Services
 April 2015



PLAN OBTAINED FROM
 BSRAD SURVEY DATE: DECEMBER 17, 2010
 PROJECT NO. 10-87/09

PART OF LOT 109
 ROAD NO. 52
 COUNTY OF WELLINGTON

LOT 109

MACDONELL ST

MAIN FLOOR PLAN



GRINHAM ARCHITECTS
 15 Yarmouth Street
 Shelburne, Ontario, N1H 4G2
 Tel: 519.788.1880
 Fax: 519.788.1887
 Email: info@grinham.ca
 Web: www.grinham.ca

ACTUAL NORTH PROJECT NORTH

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND ALL APPLICABLE REGULATIONS. THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED AS THE BASIS FOR CONSTRUCTION AND SHALL BE RETURNED AT THE REQUEST.

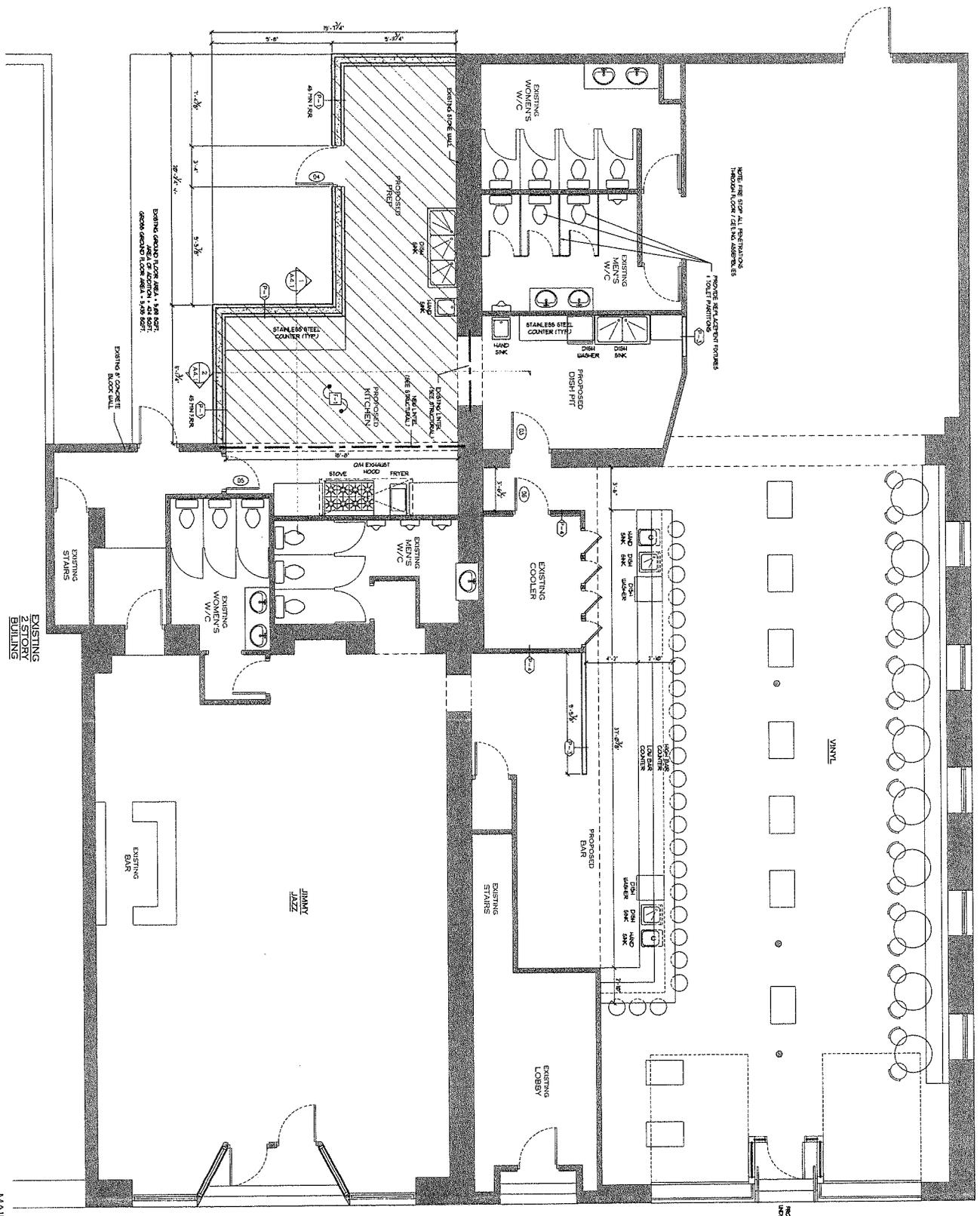
NO.	DATE	REVISIONS
01	15-04-2010	ISSUED FOR PERM APPLICATION
02	15-04-2010	RE-ASSIGNED FOR PERM APPLICATION
03	15-04-2010	ISSUED FOR COA APPLICATION

**JIMMY JAZZ/
 VINYL**
 52 MACDONELL ST.
 QUELPH, ONTARIO

**PROPOSED
 MAIN FLOOR
 PLAN**

DATE: 24-Aug-2010 SCALE: AS SHOWN
 DRAWN BY: JAZZ
 CHECKED BY: JAZZ
 STATUS: PERM
 JOB NO: 1543
 FILE: JAZZ
 PLOTTED: JAZZ

A-1.1



MAIN FLOOR PLAN
 1/4" = 1'-0"
 1
 A-2.1



GRINHAM ARCHITECTS
 15 Yarmouth Street
 Guelph, Ontario, N1H 4G2
 Tel: 519-768-1390
 Fax: 519-768-1390
 Email: info@grinham.ca
 Web: www.grinham.ca

ACTUAL NORTH PROJECT NORTH

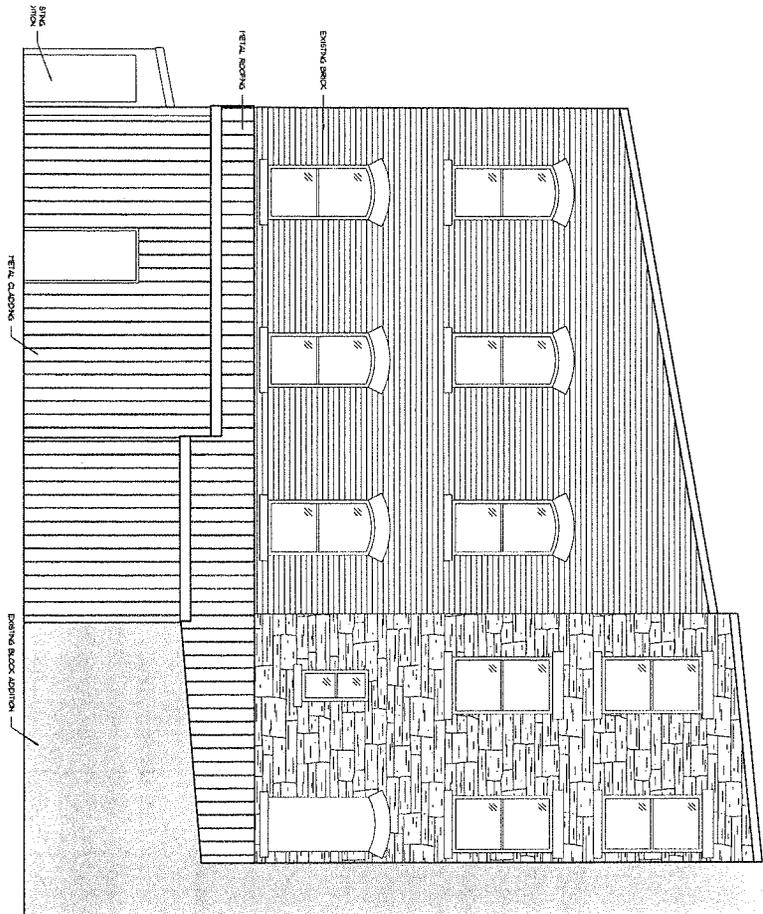


THIS PLAN IS THE PROPERTY OF GRINHAM ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GRINHAM ARCHITECTS.

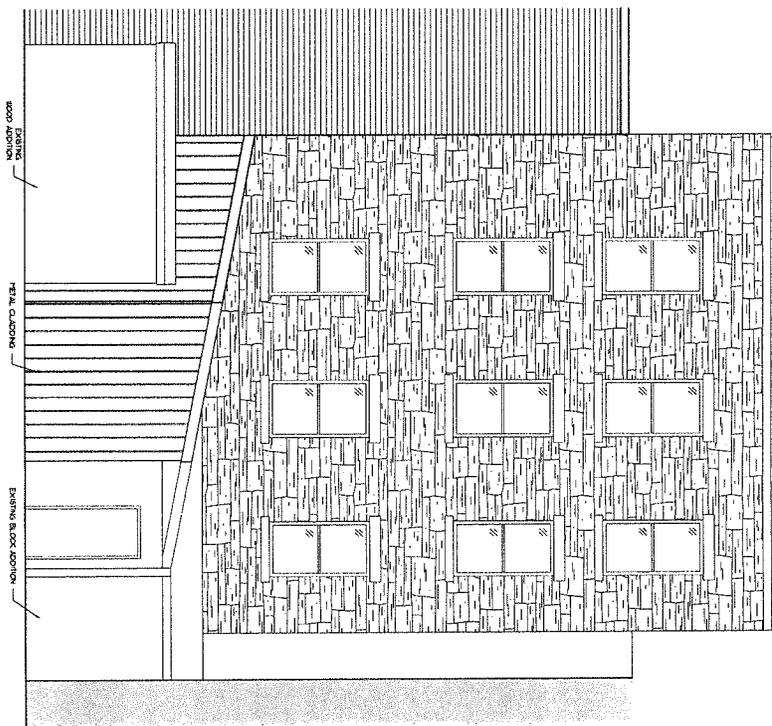
DATE: 24-APR-2015 SCALE: AS NOTED
 DRAWN BY: JAC
 CHECKED BY: JAC
 STATUS: E304
 JOB NO.: 1543
 FILE: JAZZ
 ROUTE: /JAZZ/MS

JIMMY JAZZ / VINYL
 52 MACDONELL ST
 GUELPH, ONTARIO

PROPOSED MAIN FLOOR PLAN
 A-2.1

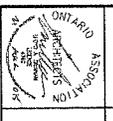


SOUTH ELEVATION 1/4" = 1'-0" (A.3.1)



WEST ELEVATION 1/4" = 1'-0" (A.3.1)

GRINHAM ARCHITECTS
 15 YARMOUTH STREET
 GUELPH, ONTARIO, N1H 4G2
 TEL: 519-766-1377
 FAX: 519-766-1377
 Email: info@grinham.ca
 Web: www.grinham.ca



CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY UPON DISCOVERY. PROCEEDURE WITH THE WORK IS THE ARCHITECT'S RESPONSIBILITY. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE SERVICE AND MUST BE RESPONSIBLE FOR ANY DAMAGE TO THE WORK. DO NOT SCALE DRAWINGS.

NO.	DATE	REVISIONS
01	12-JAN-2015	ISSUED FOR RUMI
02	16-APR-2015	ISSUED FOR FINAL APPROVAL
03	13-JUN-2015	RE-ISSUED FOR TEAM APPROVAL
04	21-OCT-2015	ISSUED FOR CDA PROVISION

**JIMMY JAZZ/
 VINYL**
 52 MACDONELL ST.
 GUELPH, ONTARIO

**PROPOSED
 ELEVATIONS**

DATE: 24-APR-2015 SCALE: AS NOTED
 DRAWN BY: SV
 CHECKED BY: JAC
 STATUS: FINAL
 JOB NO: 1543
 FILE: JMM
 PLOTTER: /DWGNS

A-3.1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



Making a Difference

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

LOCATION: 223 Suffolk Street West

PROPOSAL: The applicant has submitted an application for severance of a vacant parcel. The applicant is proposing to construct a semi-detached dwelling on the subject property. The severance would allow individual ownership of each unit.

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

REQUEST: The applicant proposes to sever a parcel to create a new lot (shown as Part 1 on the attached drawing) with frontage along Suffolk Street West of 7.6 metres (24.9 feet), a depth of 29.4 metres (96.4 feet), and an area of 226.5 square metres (2,438 square feet).

The retained parcel (shown as Part 2 on attached drawing) is proposed to have a frontage of 7.6 metres (24.9 feet) along Suffolk Street West, a depth of 29.4 metres (96.4 feet), and an area of 226.5 square metres (2,438 square feet).

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 53 of the Planning Act R.S.O. 1990 P.13, as amended.

DATE OF HEARING: **Thursday, September 24, 2015**

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

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

APPLICATION NUMBER: **B-21/15**

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 17, 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.

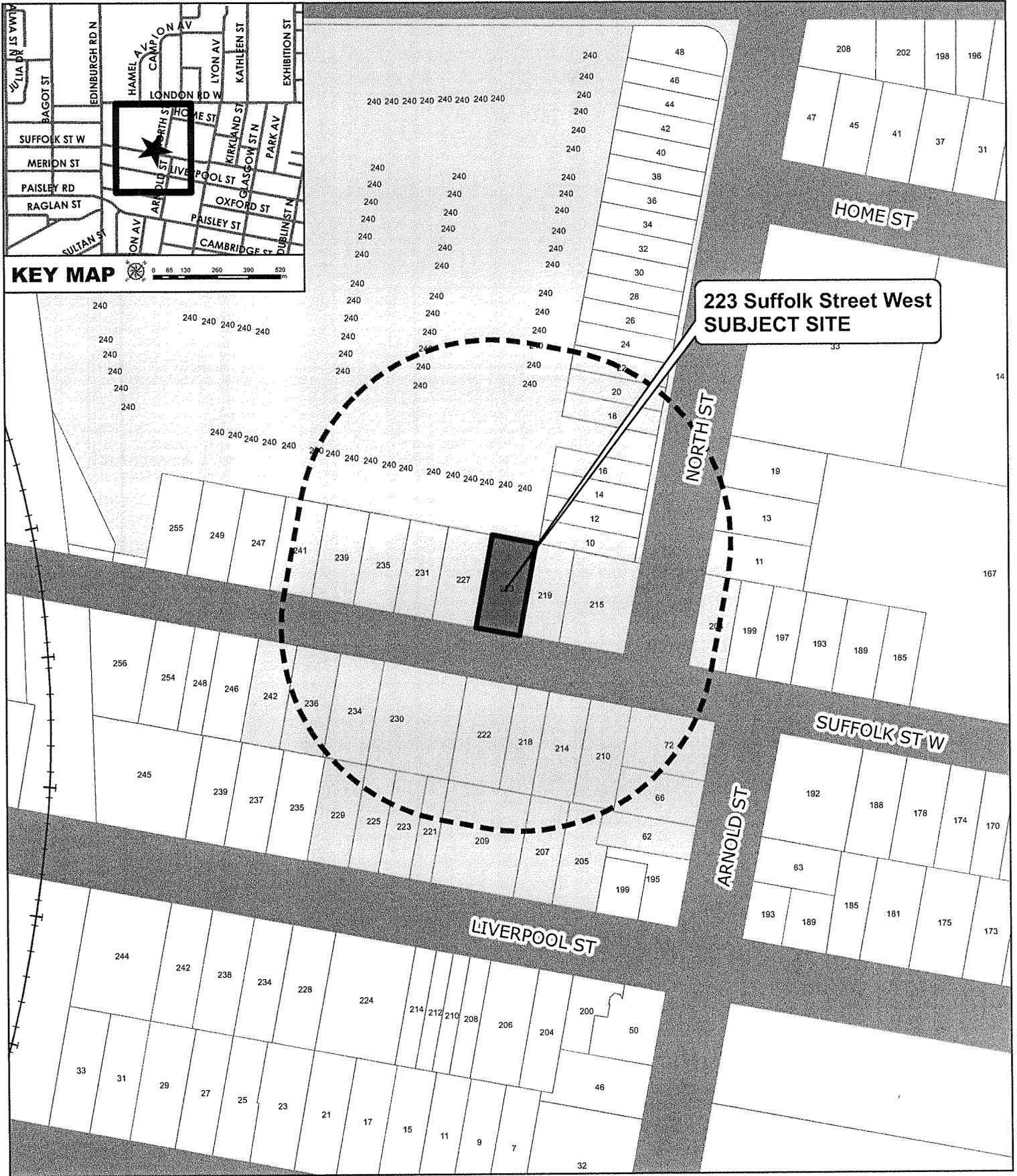
Please be advised that if a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses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

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

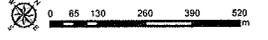
Tristalyn Russell, ACST(A)

Secretary-Treasurer, Committee of Adjustment

Dated this 8th day of September, 2015.

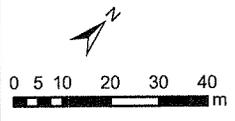


KEY MAP



**223 Suffolk Street West
SUBJECT SITE**

**60m CIRCULATION AREA
223 Suffolk Street West
File No.: B-21/15**



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

City of Guelph

WELLINGTON CONDOMINIUM

PLAN No. 100

R.3A-24 ZONE

RESIDENTIAL

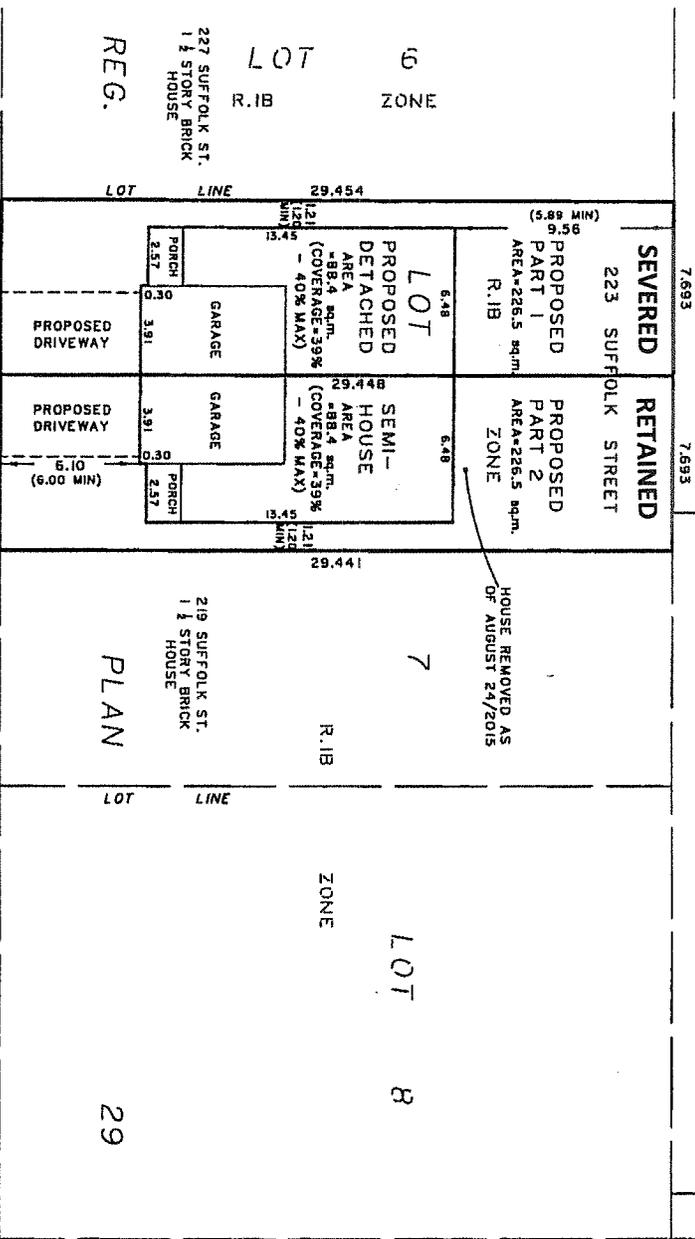
PLAN -41

PART 25 61R - 8751

LOT REG. 61M

PART 26 61R - 8751
RESIDENTIAL ZONE

PART 1 61R - 8279



SUFFOLK STREET WEST

NORTH STREET

SKETCH

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 250



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

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

NOTES:

1. LOT DIMENSIONS ARE DERIVED FROM VARIOUS PLANS AND DEEDS AND HAVE NOT BEEN VERIFIED BY SURVEY. PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.
2. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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

Kerry F. Hillis
KERRY F. HILLIS
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSP&D Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1G6
FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: AUGUST 24, 2015 LD PROJECT 14-9917-1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 33 Elizabeth Street

PROPOSAL: The applicant is proposing to construct a 52 square metre (559.7 square foot) addition to the existing 222.1 square metre (2,390.6 square foot) vehicle repair shop located at the rear of the property.

BY-LAW REQUIREMENTS: Permission to extend legal non-conforming use is being requested. The property is occupied by a single detached dwelling and vehicle repair shop which is considered to be a legal non-conforming use in the Specialized Residential Single Detached (R.1B-10) Zone. Any additions or changes to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment.

A variance from section 4.13.4.2 of Zoning By-law (1995)-14864, as amended, is also being requested.

The By-law requires a minimum of one (1) off-street parking space per 14 square metres (150 square feet) of gross floor area in a vehicle repair shop (total of 21 off-street parking spaces required for the repair shop and single detached dwelling).

REQUEST:

The applicant is seeking permission to enlarge the existing vehicle repair shop by 52 square metres (559.7 square feet). The applicant is also seeking relief from the By-law requirements to permit a minimum of fourteen (14) parking spaces for the vehicle repair shop and residential dwelling.

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

DATE OF MEETING:	Thursday, September 24, 2015
TIME:	5:00 p.m.
LOCATION:	City Hall, 1 Carden Street, Guelph, Ontario
APPLICATION NUMBER:	A-80/15

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 17, 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 4:00 p.m. (Monday to Friday).

NOTICE OF THE DECISION

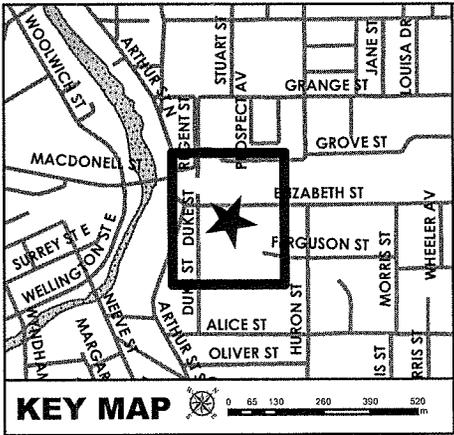
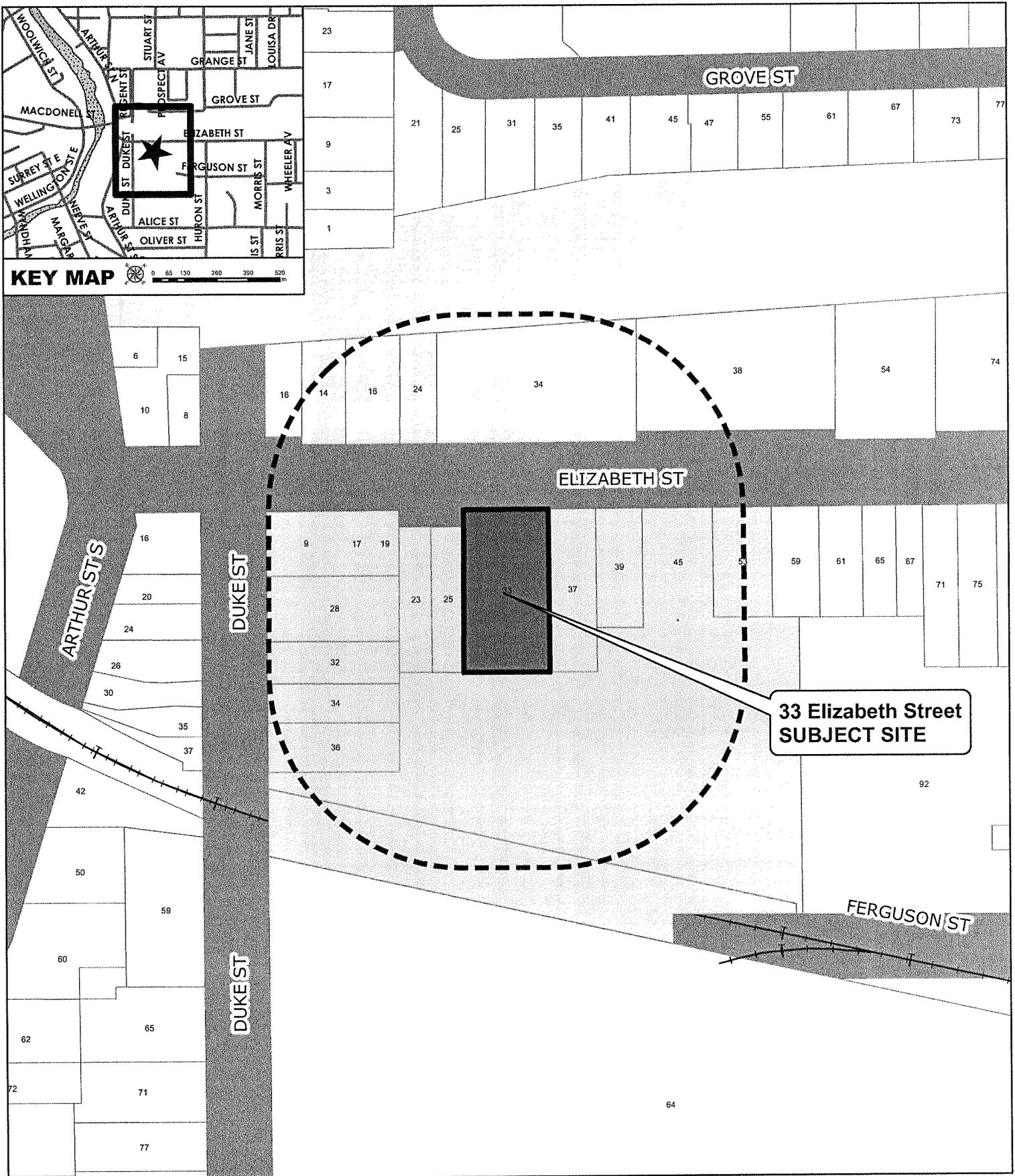
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Tristalyn Russell

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

Dated this 8th day of September, 2015.

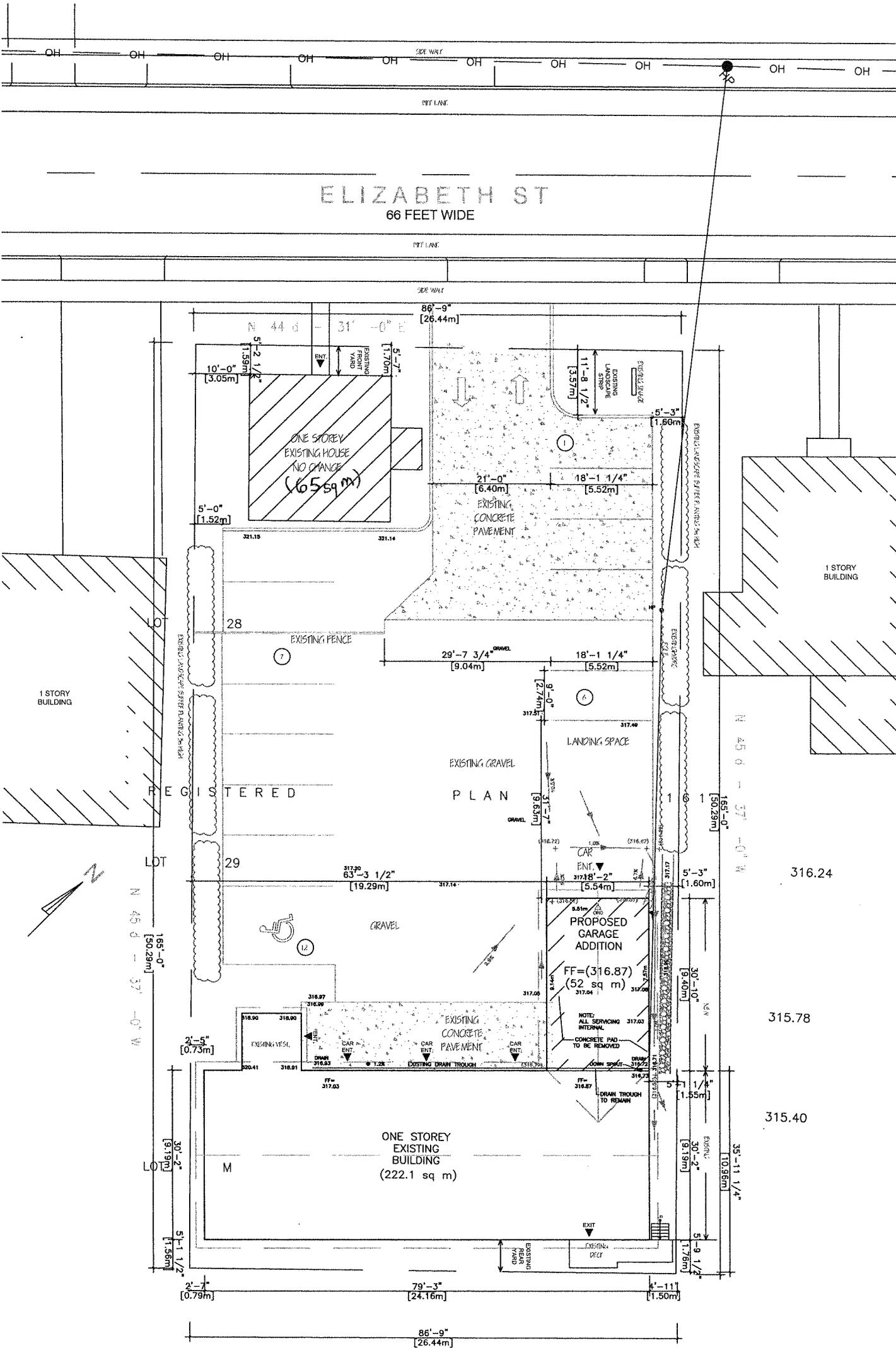
Secretary-Treasurer, Committee of Adjustment



60m CIRCULATION AREA
33 Elizabeth Street
File No.: A-80/15



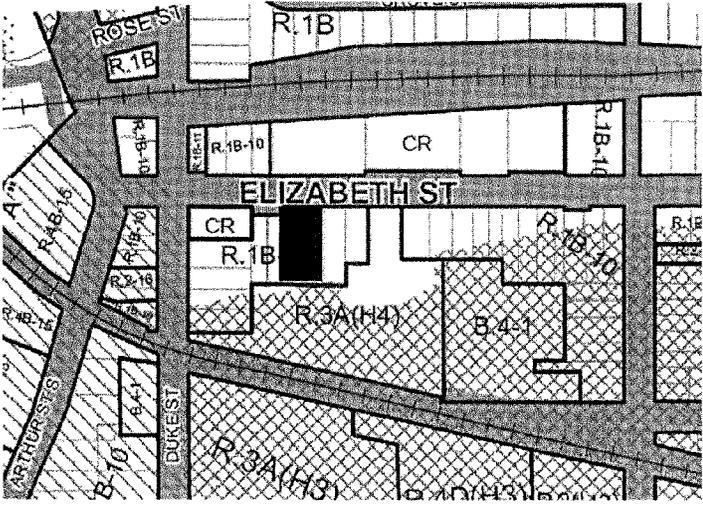
Produced by the City of Guelph
Planning, Urban Design and Building Services, Development Planning
August 2015



DRAWING NAME: SITE PLAN		DRAWING NO.: A02		NO.:	DATE:	REVISION:	PROJECT NORTH:	ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. ALL DRAWINGS, SPECIFICATIONS ETC PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS INSTRUMENTS OF SERVICE TO BE RETURNED AT HIS REQUEST.
DRAWN BY: A.L.	PLOT DATE: 08-24-2015	SCALE: 1 = 200					ORIENTATION:	
PROJECT: 33 ELIZABETH ST GUELPH ON.								

SITE DATA/ STATISTICS

	REQUIRED	PROPOSED	CONFORM	REMARKS		
ZONING/ USES	R1B ZONE M2 AT TIME OF CREATION OF USE	LEGAL NON CONFORMING USE (EXISTING)	NO	LEGAL NON CONFORMING USE		
MINIMUM LOT AREA :	(460 m ²)	(1329.9 m ²)	YES			
MINIMUM FRONT YARD	6 METER AND IN ACCORDANCE WITH SECTION 4.6, 4.24, 5.12.3, 5.12.4, 5.12.7	1.69m EXISTING 29.86 m (NEW ADDITION)	NO YES	LEGAL NON CONFORMING USE		
MINIMUM EXTERIOR SIDE YARD	4.5 METER AND IN ACCORDANCE WITH SECTION 4.6, 4.24, 4.28, 5.12.3, 5.12.4, 5.12.7	N/A	N/A			
MINIMUM SIDE BACK		EAST	15 METER	155m	YES	
		WEST	15 METER	0.75m (EXISTING) 19.30 m (NEW ADDITION)	NO YES	LEGAL NON CONFORMING USE
		REAR YARD	7.5 METER OR 20% OF THE LOT DEPTH /WHICHEVER IS LESS AND IN ACCORDANCE WITH SECTION 5.12.4	156. m EXISTING 10.91 m (NEW ADDITION)	NO YES	LEGAL NON CONFORMING USE
MINIMUM LOT FRONTAGE	15 METER	26.44 m	YES			
PARKING	21	14	NO	LEGAL NON CONFORMING USE		
OFF STREET LOADING	IN ACCORDANCE WITH SECTION 4.14	N/A	YES			
ACCESSORY BUILDING AND STRUCTURE	IN ACCORDANCE WITH SECTION 4.5	N/A	YES			
MAXIMUM BUILDING HEIGHT	3 STORES AND IN ACCORDANCE WITH 4.18	1 STOREY	YES			



ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. ALL DRAWINGS, SPECIFICATIONS ETC. PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS INSTRUMENTS OF SERVICE TO BE RETURNED AT HIS REQUEST.

DRAWING NAME: KEY PLAN		DRAWING NO.: A01		NO:	DATE:	REVISION:	PROJECT NORTH:
DRAWN BY: A.L.	PLOT DATE: 08-24-2015	SCALE: N.T.S.					ORIENTATION:
PROJECT: 33 ELIZABETH ST GUELPH ON.							

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 64 Paulstown Crescent

PROPOSAL: The applicant is proposing to maintain an existing 90 square metre (968.7 square foot) accessory apartment in the basement of the dwelling.

BY-LAW

REQUIREMENTS: The property is located in the Specialized Residential Single Detached (R.1C-10) 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 90 square metres (968.7 square feet, 35% 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 24, 2015
TIME: 5:10 p.m.
LOCATION: City Hall, 1 Carden Street, Guelph
APPLICATION NUMBER: A-81/15

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 17, 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

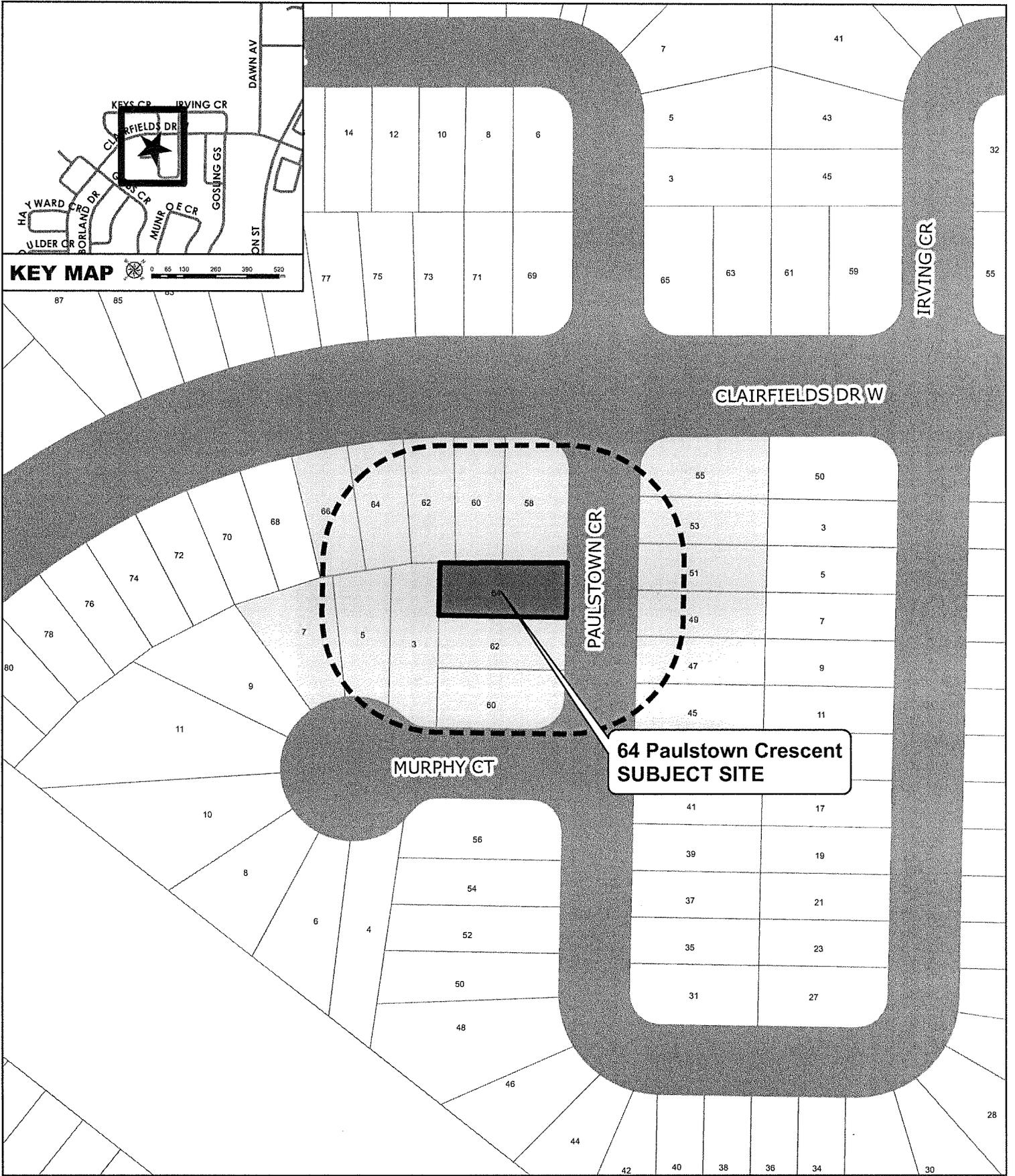
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

NOTICE OF THE DECISION

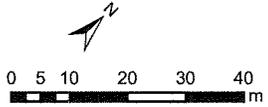
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

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

Dated this 8th day of September, 2015.



KEY MAP



30m CIRCULATION AREA
64 Paulstown Crescent
File No.: A-81/15

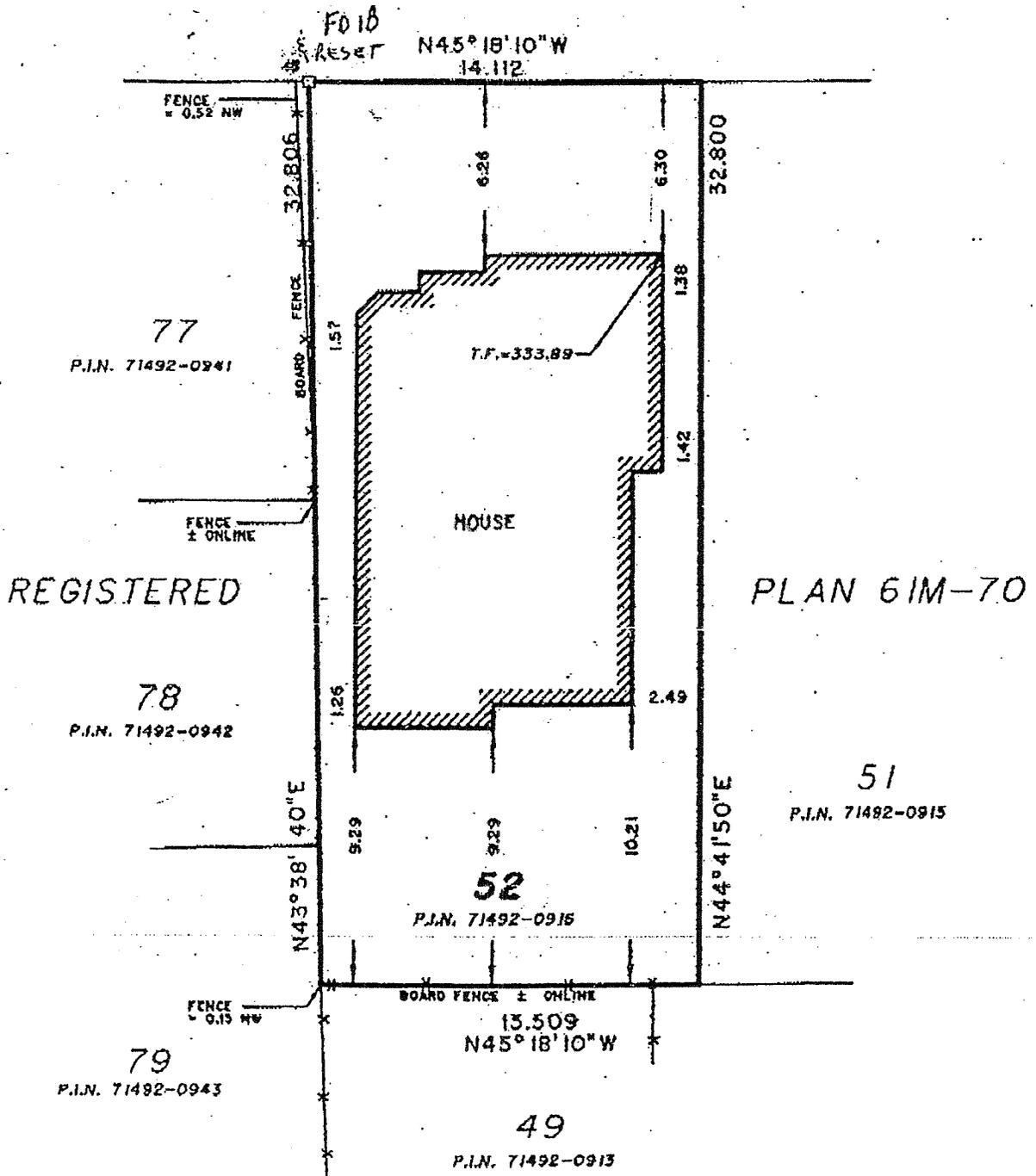


Produced by the City of Guelph
 Planning, Urban Design and Building Services, Development Planning
 August 2015

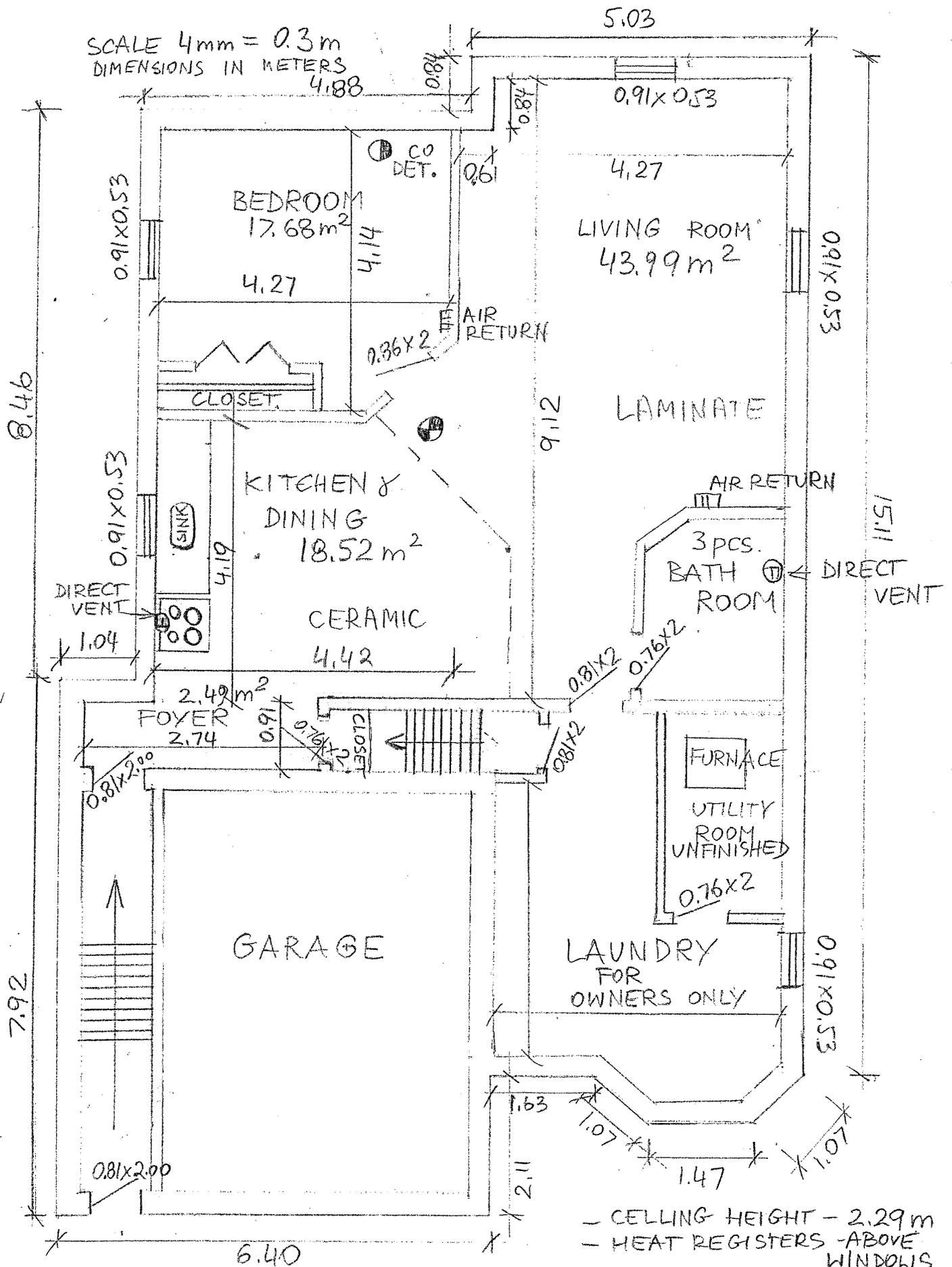
PAULSTOWN CRESCENT

(DEDICATED BY REGISTERED PLAN 61M-70)

P.I.N. 71492 - 1005



64 PAULSTOWN CRES. - BASEMENT APARTMENT LAYOUT



- CELLING HEIGHT - 2.29m
- HEAT REGISTERS ABOVE WINDOWS
- INTERIOR WALLS 2x4 WOOD STUDS R12 INSULATIONS, 5/8 DRYWALL

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 11 Starwood Drive, Block 12

PROPOSAL: The applicant is proposing to construct a 5 unit, freehold, on-street townhouse project. An enhanced façade treatment impacts what is considered the exterior side yard of one unit. The property is also subject to a Plan of Subdivision (File 23T11502).

BY-LAW

REQUIREMENTS: The property is located in the Specialized On-Street Townhouse (R.1C-10) Zone. A variance from Table 5.3.2 Row 5A of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum exterior side yard of 4.5 metres (14.7 feet).

REQUEST:

The applicant is seeking relief from the By-law requirements to permit an exterior side yard of 3.7 metres (12.1 feet).

A minor variance from the requirements of the By-law is also being requested for an additional block on the subject property (File A-83/15 – see reverse).

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

DATE OF MEETING: **Thursday, September 24, 2015**

TIME: **5:20 p.m.**

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

APPLICATION NUMBER: **A-82/15**

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 17, 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 4:30 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.

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

Dated this 8th day of September, 2015.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



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

LOCATION: 11 Starwood Drive, Block 18

PROPOSAL: The applicant is proposing to construct a four (4) unit, freehold live/work project. One (1) unit is situated on a corner lot with sight line provisions. The property is also subject to a Plan of Subdivision (File 23T11502).

BY-LAW REQUIREMENTS: The property is located in the Specialized Commercial Residential (CR-12) Zone. A variance from Section 6.6.3.12.2.3 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum lot frontage of 4.5 metres (14.7 feet).

REQUEST:

The applicant is seeking relief from the By-law requirements to permit a lot frontage of 3.5 metres (11.4 feet).

A minor variance from the requirements of the By-law is also being requested for an additional block on the subject property (File A-82/15 – see reverse).

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

DATE OF MEETING: Thursday, September 24, 2015

TIME: 5:20 p.m.

LOCATION: City Hall, 1 Carden Street, Guelph

APPLICATION NUMBER: A-83/15

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 17, 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

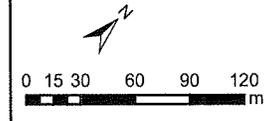
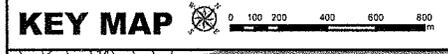
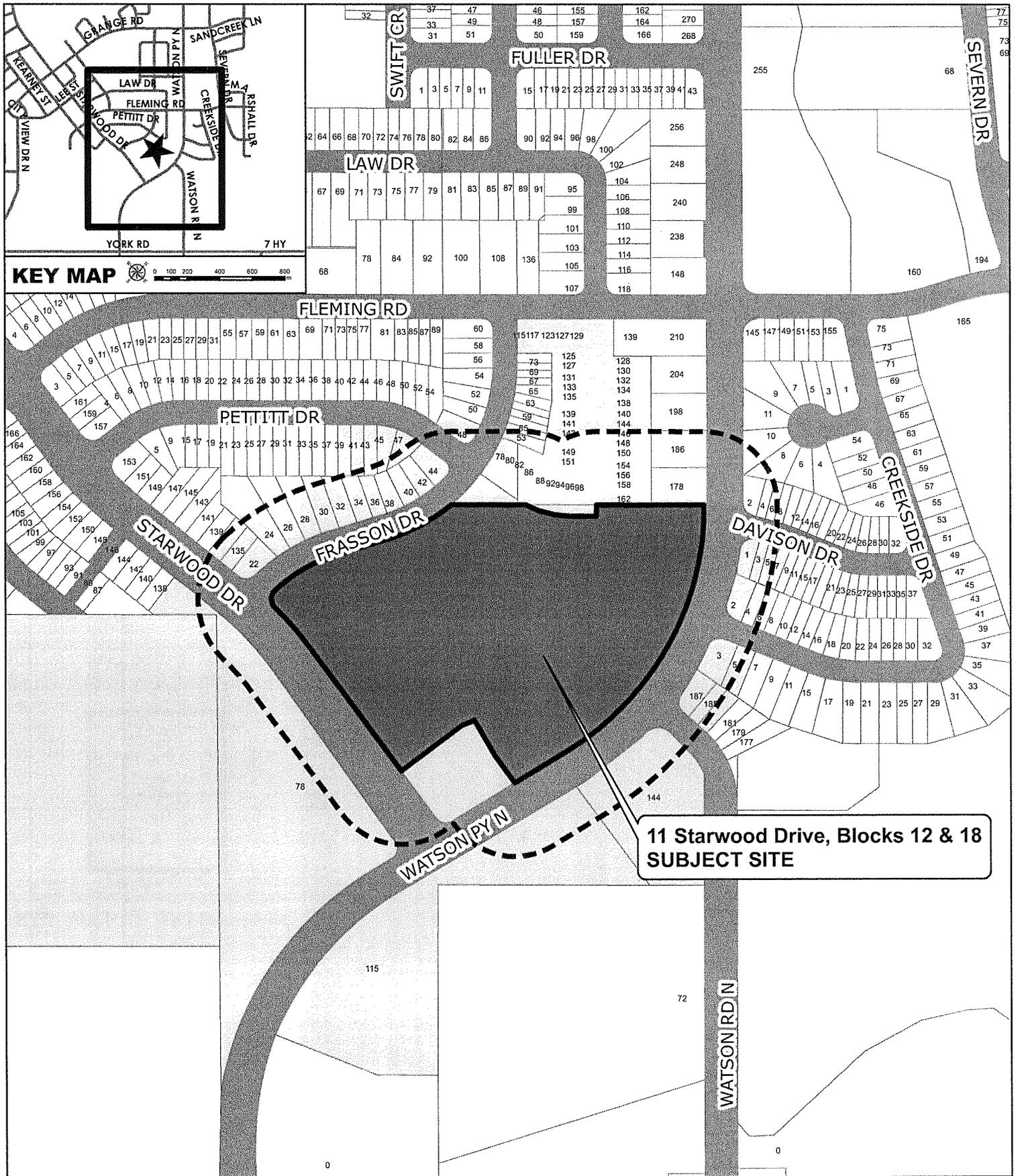
Additional information related to this application may be obtained at City Hall or by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

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.

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

Dated this 8th day of September, 2015.

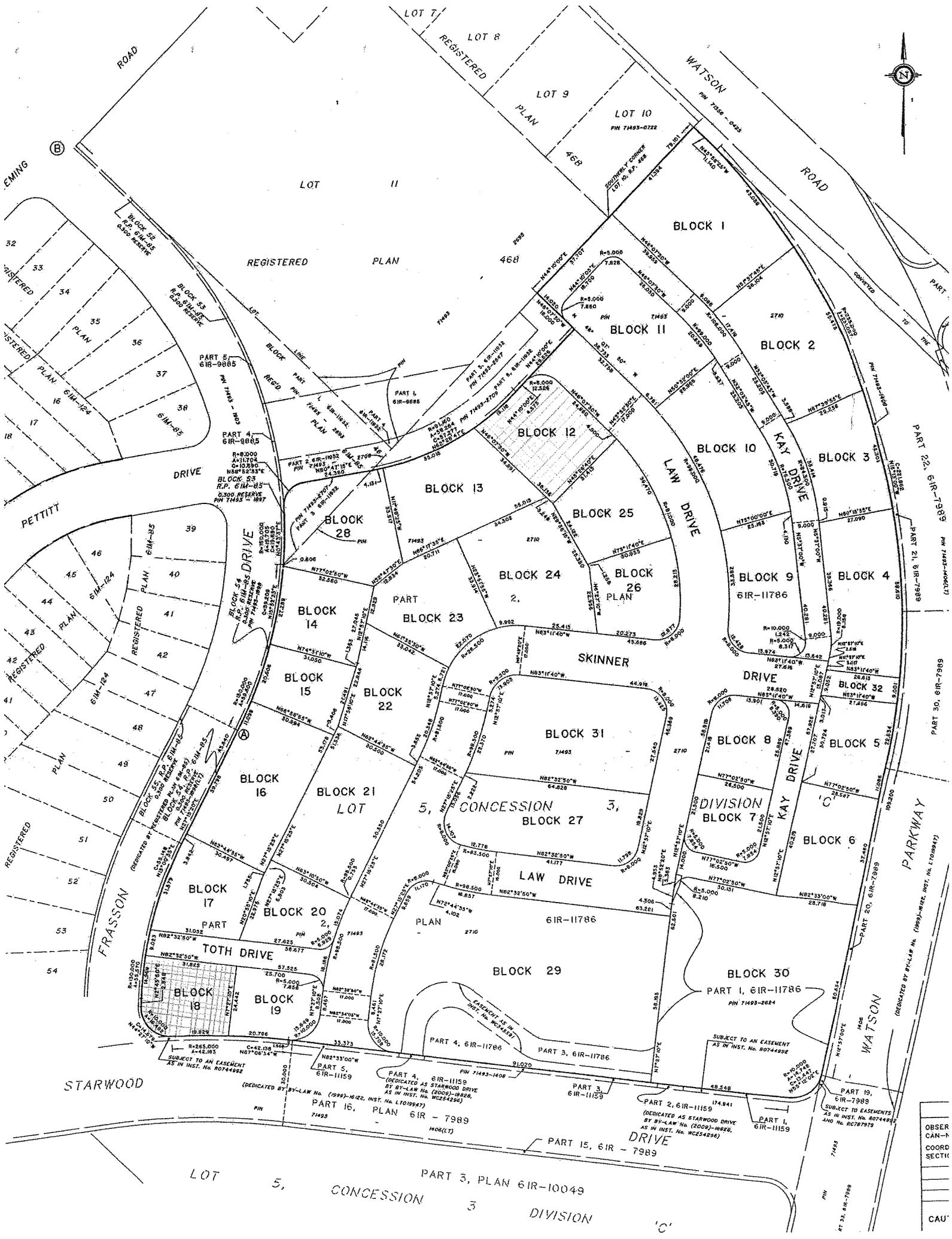


60m CIRCULATION AREA
11 Starwood Drive, Blocks 12 & 18
File No.: A-82/15 and A-83/15

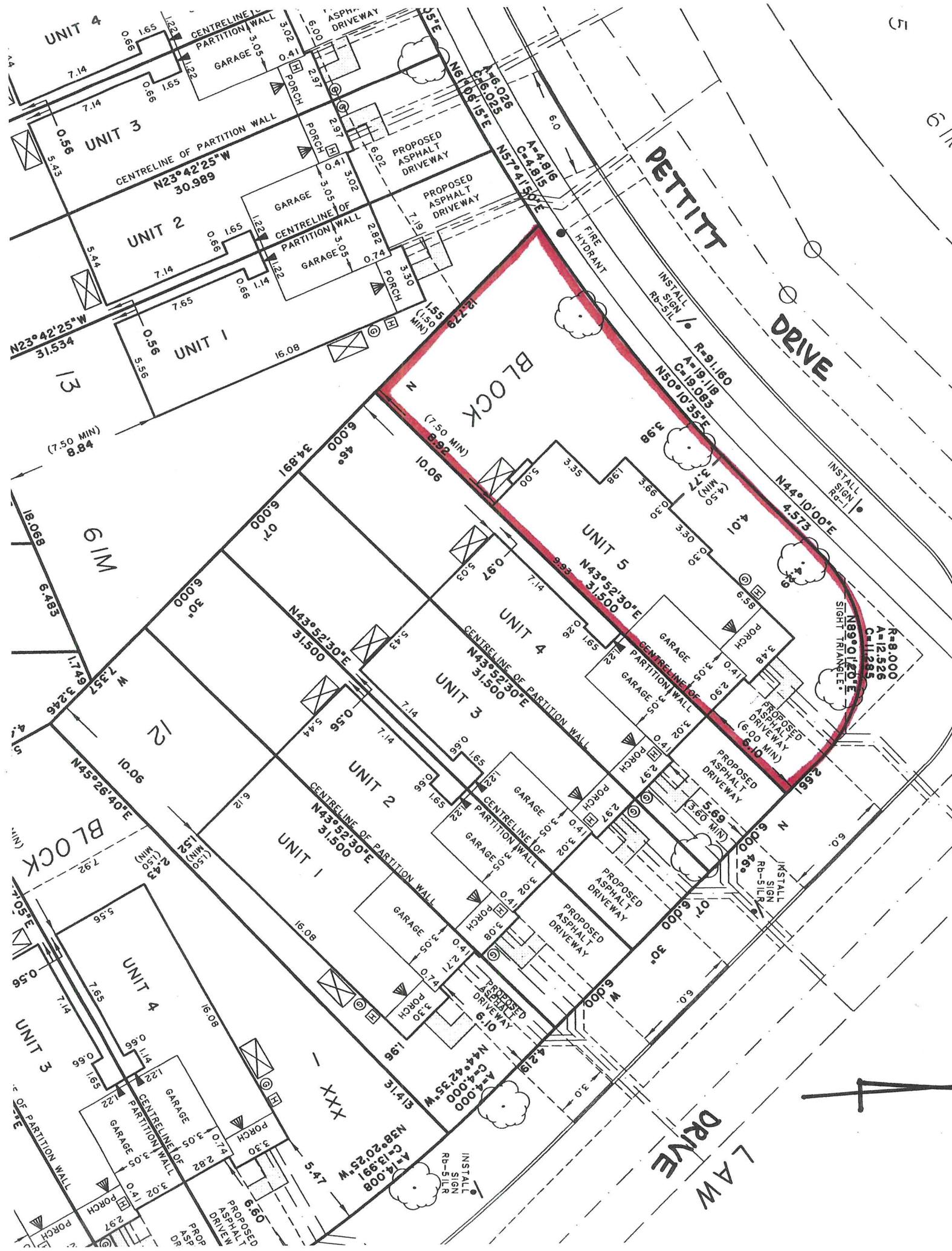


Produced by the City of Guelph
 Planning, Urban Design and Building Services, Development Planning
 September 2015

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