Committee of Adjustment
Meeting Agenda

Thursday, September 10, 2020, 4:00 p.m.
Remote meeting live streamed
on guelph.ca/live

Public hearing for applications under sections 45 and 53 of the Planning Act.
To contain the spread of COVID-19, Committee of Adjustment hearings are being held electronically and can be live streamed at guelph.ca/live. For alternate meeting formats, please contact Committee of Adjustment staff.

The public is invited to comment by submitting written comments and/or speaking to an application listed on the agenda. Written comments can be submitted using the contact information listed below. Members of the public who wish to speak to an application are encouraged to contact Committee of Adjustment staff by noon on Thursday, September 10, 2020.

To contact Committee of Adjustment staff by email or phone:
cofa@guelph.ca (attachments must not exceed 20 MB)
519-822-1260 extension 2524
TTY 519-826-9771

When we receive your request, we will send you confirmation and instructions for participating in the hearing. Instructions will also be provided during the hearing to ensure those watching are given the opportunity to speak.

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1. **Call to Order**

   1.1 **Opening Remarks**

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

   1.2 **Disclosure of Pecuniary Interest and General Nature Thereof**

   1.3 **Approval of Minutes**

   1.4 **Requests for Withdrawal or Deferral**

2. **Current Applications**

   (Application order subject to change)

   To be notified of any of the decisions of the City of Guelph Committee of Adjustment, you must submit a written request.

   2.1 **B-7/20 and B-8/20 73 and 93 Arthur Street South**

   Owner: 2278560 Ontario Inc.

   Agent: Charlotte Balluch, Fusion Homes

   Request: Consent to create new lot and easements on retained and severed parcels

   Deferred from August 13, 2020 hearing

2.2 **A-39/20 42 Arrow Road**

Owner: Connect Tech Inc.

Agent: Jim Fryett, Fryett Turner Architects Inc.

Request: Side and rear yard setback variances for existing industrial building addition

2.3 **A-40/20 117 Queen Street**

Owner: Michael Forbes and Sarah Hawthorn

Agent: Benjamin McFadgen, BM Architectural Design

Request: Variances for projection of proposed front open roofed porch and setback of stairs

2.4 **A-41/20 67 Kirkby Court**

Owner: MacKinnon Holdings Ltd.

Agent: Vivian Patel, Jones Lang LaSalle

Request: Variance to permit reduced building size for proposed industrial buildings

2.5 **B-9/20 and B-10/20 24 Campbell Road**

Owner: 198410 Ontario Inc.

Agent: Jeff Buisman, Van Harten Surveying Inc.

Request: Consent to create two new industrial lots

2.6 **B-11/20 4 Sherwood Drive**

Owner: Roelfien Di Sapio

Agent: Hugh Handy, GSP Group Inc.

Request: Consent to create new residential lot

3. **Staff Announcements**

4. **Adjournment**

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Committee of Adjustment Minutes

Thursday, August 13, 2020, 4:00 p.m.
Remote meeting live streamed
on guelph.ca/live

Members Present	K. Ash, Chair D. Kendrick, Vice Chair S. Dykstra D. Gundrum L. Janis K. Meads J. Smith
Staff Present	B. Bond, Zoning Inspector J. da Silva, Council and Committee Assistant S. Daniel, Engineering Technologist T. Di Lullo, Secretary-Treasurer D. McMahon, Deputy City Clerk K. Patzer, Planner L. Sulatycki, Planner M. Witmer, Planner

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Call to Order

Chair K. Ash called the meeting to order. (4:01 p.m.)

Opening Remarks

Chair K. Ash explained the hearing procedures and Secretary-Treasurer T. Di Lullo conducted attendance by roll call and confirmed quorum.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Approval of Minutes

Moved by D. Gundrum

Seconded by L. Janis

That the minutes from the July 9, 2020 Regular Hearing of the Committee of Adjustment, be approved as circulated.

Carried

Requests for Withdrawal or Deferral

B-7/20 and B-8/20 73 and 93 Arthur Street South

Owner: 2278560 Ontario Inc.

Agent: Charlotte Balluch, Fusion Homes

Location: 73 and 93 Arthur Street North

In Attendance: C. Balluch

Secretary-Treasurer T. Di Lullo noted that C. Balluch, agent for the applications, submitted a request that the applications be deferred to the September 10, 2020 hearing. The agent noted that the reason for the deferral is to work with staff regarding conditions outlined in the staff comments. A copy of the deferral request was circulated to members and staff.

Moved by J. Smith

Seconded by K. Meads

That consent applications B-7/20 and B-8/20 for 73 and 93 Arthur Street South, be **deferred** to the September 10, 2020 hearing, and that the deferral fee be paid prior to reconsideration of the applications.

Reasons:

These applications are deferred at the request of the applicant to allow the applicant additional time to consult with staff.

Carried

Staff Announcements

Hearing Procedures Update - Bill 197

Secretary-Treasurer T. Di Lullo explained the changes to the Committee of Adjustment hearing procedures outlined in the staff report and read the motion as recommended by staff.

Moved by K. Meads

Seconded by S. Dykstra

That the proposed changes to the Committee of Adjustment Hearing Procedures, included as Attachment-1, dated August 13, 2020, be **approved**.

Carried

Current Applications

A-31/20 190-192 Waterloo Avenue

Owner: Myra Buzbuziani

Agent: Rick Rozyle

Location: 190-192 Waterloo Avenue

In Attendance: R. Rozyle

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. R. Rozyle, agent for the application, responded that the sign was posted and comments were received.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by S. Dykstra

Seconded by J. Smith

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 6.1.3.6.1 of Zoning By-law (1995)-14864, as amended, for 190-192 Waterloo Avenue, to permit a food vehicle to be located on the property, when the By-law a variety of uses in the C.1-6 Zone, but does not permit a food vehicle as a permitted use, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-32/20 588 Starwood Drive

Owner: Rashid Raza

Agent: N/A

Location: 588 Starwood Drive

In Attendance: R. Raza

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. R. Raza, owner, responded that the sign was posted and comments were received.

R. Raza indicated he was in agreement with the condition recommended by Engineering staff as outlined in the staff comments.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by K. Meads

Seconded by D. Gundrum

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Table 4.7 Rows 1 and 12 of Zoning By-law (1995)-14864, as amended, for 588 Starwood Drive, to permit:

a. a minimum left side yard setback of 0.33 metres for the proposed uncovered porch (landing), when the By-law requires a minimum side yard setback of 0.6 metres for an uncovered porch not more than 1.2 metres above finished grade; and

b. a minimum left side yard setback of 0.33 metres for the proposed exterior stairs, when the By-law requires a minimum side yard setback of 0.6 metres for exterior stairs,

be **approved**, subject to the following condition:

1. The owner(s) agrees to construct the stairs/landing with removable material (i.e. wood), as shown on the provided sketch.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-33/20 94 Maple Street

Owner: Gail Ruth van Veen and David Richard van Veen

Agent: John Vanderwoerd, Vanderwoerd Drafting and Design

Location: 94 Maple Street

In Attendance: J. Vanderwoerd, D. Van Veen

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. J. Vanderwoerd, agent for the application, responded that the sign was posted and comments were received.

Member D. Kendrick joined the remote hearing. (4:35 p.m.)

J. Vanderwoerd, confirmed that the height of the proposed accessory building, measured from the ground to the mid-point of the roof, will be 3.4 metres.

D. Van Veen, owner of the property, indicated he had no comments on this application.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by S. Dykstra

Seconded by J. Smith

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.5.1.4 of Zoning By-law (1995)-14864, as amended, for 94 Maple Street, to permit an accessory building with a maximum ground floor area of 118 square metres, when the By-law requires that that in a residential zone, the total ground floor area of all accessory buildings or structures shall not exceed 70 square metres, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-34/20 23 Garibaldi Street

Owner: 2680579 Ontario Inc.

Agent: Jacob Goldfarb, Goldfarm Canada

Location: 23 Garibaldi Street

In Attendance: J. Goldfarb

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. J. Goldfarb, agent for the application, responded that the sign was posted and comments were received.

J. Goldfarb indicated he was in agreement with the condition recommended by staff regarding the use to be permitted on a temporary basis. The agent also noted he addressed garbage concerns raised by neighbours with the property owner, and indicated that the garbage produced by the proposed business will be mostly compost and negligible in relation to the size of the building.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by D. Gundrum

Seconded by J. Smith

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 7.3.4.5.1 of Zoning By-law (1995)-14864, as amended, for 23 Garibaldi Street, to permit agriculture (vegetation based) on the property as a permitted use, when the By-law permits a variety of uses in the B.4-5 Zone, but does not permit agriculture (vegetation based) as a permitted use, be **approved**, subject to the following conditions:

1. That the use be permitted for a period of three (3) years from the date of the Committee's final decision, or until the land use study area is complicated, whichever is later.
2. That the use be limited in size to 210.5 square metres of the existing building.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the

Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-35/20 8-14 Macdonell Street

Owner: Downtown Mercury Development Corporation

Agent: N/A

Location: 8-14 Macdonell Street

In Attendance: S. Moraca, M. McCowan

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. S. Moraca, representative for the owner, responded that the sign was posted and comments were received.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by K. Meads

Seconded by D. Kendrick

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 6.3.2.6.4 of Zoning By-law (1995)-14864, as amended, for 8-14 Macdonell Street, to permit a licensed establishment to be located in the basement of the existing commercial building, when the By-law permits the floor area of a licensed establishment to be located on the first floor only, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the

Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-36/20 37 Arthur Street North

Owner: Ashlee Cooper

Agent: N/A

Location: 37 Arthur Street North

In Attendance: A. Cooper

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. A. Cooper, owner, responded that the sign was posted and comments were received.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered a change or extension in a use of property which is lawfully non-conforming under the By-law as to whether or not this application has met the requirements of Section 45(2) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by J. Smith

Seconded by S. Dykstra

THAT in the matter of an application under Section 45(2)(a)(i) of the Planning Act, R.S.O. 1990, C.P13, as amended, permission to enlarge/extend the legal non-conforming use at 37 Arthur Street North to permit two (2) dormers to be constructed on the second storey of the existing semi-detached dwelling unit, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets the requirements under Section 45(2) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-37/20 23 Wellington Street East (Units 8 and 9)

Owner: 922444 Ontario Ltd.

Agent: Tony Varvaris

Location: 23 Wellington Street East

In Attendance: G. Sedra

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. G. Sedra, representative for the agent, responded that the sign was posted and comments were received.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by D. Kendrick

Seconded by D. Gundrum

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 6.4.3.1.2.1 of Zoning By-law (1995)-14864, as amended, for 23 Wellington Street East, to permit a 128 square metre retail establishment at 23 Wellington Road East, units 8 and 9, when the By-law permits a variety of uses in the Specialized Service Commercial (SC.1-2) zone, but does not permit a retail establishment, be **approved**.

Reasons:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

A-38/20 104 Winston Crescent

Owner: Donnette Harnett and Sheryl Harnett

Agent: Phill McFadden, Sutcliffe Homes Inc.

Location: 104 Winston Crescent

In Attendance: P. McFadden, T. Botter, S. Odorico

Secretary-Treasurer T. Di Lullo noted that correspondence was received after the comment deadline from S. Reynolds, M. Freitag, and L. Patterson, with concerns about the application. She also mentioned that two (2) letters were received after the comment deadline from L. and D. Harnett, owners of 104 Winston Crescent, addressing concerns raised in the staff comments. All late correspondence was circulated to staff, committee members and applicants.

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. P. McFadden, agent for the application, responded that the sign was posted and comments were received.

P. McFadden explained the general intent and purpose of the application. He also indicated to be working with the neighbour at 102 Winston Crescent regarding the removal of half of the existing shared detached garage and addressed concerns raised by neighbours regarding the intended use of the property.

T. Botter and S. Odorico, both residents on Franklin Avenue, spoke in opposition to the application with concerns regarding privacy and traffic intensification, and that the proposed development is not minor in nature.

Secretary-Treasurer T. Di Lullo noted that a break for members of the public to call into the meeting was not required as the hearing's call-in information was shown for more than three (3) minutes while registered delegates spoke to the application.

The following registered delegate did not speak at the hearing:

A. Steel

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by S. Dykstra

Seconded by D. Gundrum

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Table 5.1.2 Row 7 and Section 4.15.1.5 of Zoning By-law (1995)-14864, as amended, for 104 Winston Crescent, to permit:

a. a minimum left side yard setback of 1.2 metres for the proposed attached garage and two-storey addition to the existing detached dwelling, when the By-law requires a minimum side yard setback of 1.5 metres for a property in an R.1B zone of 1 to 2 storeys; and

b. an accessory apartment size of 95.5 square metres, or 30.4 percent of the total floor area of the detached dwelling (including proposed addition), when the By-law requires that an accessory apartment shall not exceed 45 percent of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser,

be **approved**, subject to the following conditions:

1. Prior to the issuance of a building permit for the modifications to the accessory building, the owner provides written documentation, including drawings, that no encroachment is proposed or provides a copy of an agreement between the two owners that has been executed recognizing the encroachment.

2. That prior to the issuance of a building permit, the owner confirms and provides written confirmation that an access agreement for the purposes of maintenance of the accessory building at 102 Winston Crescent has been registered on title.

Reasons:

These minor variance requests are approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

AND

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 5.1.2 Row 8 of Zoning By-law (1995)-14864, as amended, for 104 Winston Crescent, to permit a minimum rear yard setback of 4.38 metres for the proposed two-storey addition

to the existing detached dwelling, when the By-law requires a minimum rear yard setback of 7.5 metres or 20 percent of the lot depth [being 6.1 metres], whichever is lesser, be **refused**.

Reasons:

This minor variance request is refused, as it is the opinion of the Committee that this variance request does not meet all four tests under Section 45(1) of the Planning Act as outlined in the staff comments, specifically being that it is not minor in nature and it is not considered to be desirable for the appropriate development of the lands.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

Adjournment

Moved by J. Smith

Seconded by L. Janis

That this hearing of the Committee of Adjustment be adjourned. (6:35 p.m.)

Carried

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K. Ash, Chair

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T. Di Lullo, Secretary-Treasurer

Committee of Adjustment
Notice of Public Hearing

Applications for Consent [new lot and easements] have been filed with the Committee of Adjustment

Application Details

Location:

73 and 93 Arthur Street South

Proposal:

The applicant is proposing to sever the property and create a new lot as part of the multi-phase development known as the Metalworks. The vacant parcel proposed to be severed is phase 4 of the Metalworks development (to be known as 93 Arthur Street South) and the parcel being retained is phase 3. A 10-storey residential building is currently being constructed on the retained parcel. In addition to the new lot being created, several easements are being requested to provide fire route access, loading access, and turning radius between the two parcels.

By-Law Requirements:

The property is located in the Specialized Residential High Density Apartment (R.4B-15.3) and (R.4B-15.4 (H)) Zones.

Request:

The applicant proposes the following:

File B-7/20 73 Arthur Street South (retained parcel):

a) the creation of a 617.5 square metre shared access easement over a portion of the retained parcel for a shared driveway required for fire route, loading access and turning radius in favour of the severed parcel (shown as parts 4, 5, 6 and 8 on the attached sketch).

File B-8/20 93 Arthur Street South (severed parcel):

a) to sever a parcel of land with frontage along Arthur Street South of 32.41 metres and an area of 5,855.5 square metres (shown as parts 7, 9, 10, 11, 14 to 19 on the attached sketch). The retained parcel will have frontage along Arthur Street South of 57.8 metres and an area of 5,463.1 square metres (shown as parts 1 to 6, 8, 12, and 13 on the attached sketch), and

b) the creation of a 45.2 square metre shared access easement over a portion of the severed parcel for a shared driveway required for fire route, loading access and turning radius in favour of the retained parcel (shown as parts 10 and 11 on the attached sketch).

Hearing Details

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

Date:	**Thursday, September 10, 2020**
	(Deferred from August 13, 2020 hearing)
Time:	**4:00 p.m.**
Location:	**Remote Committee of Adjustment hearing live streamed at guelph.ca/live**
Application Numbers:	**B-7/20 and B-8/20**

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may watch the remote public hearing on guelph.ca/live and participate by submitting written comments and/or speaking to the applications. Alternate meeting formats are available upon request.

You may submit your written comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **September 3, 2020 at 12:00 p.m**. will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **12:00 p.m. on the day of the hearing.** Please indicate your name, phone number and the application number or address of the property you wish to speak to. When we receive your request, we will send you confirmation and instructions for participating in the remote public hearing. Instructions will also be provided during the hearing to ensure those watching the remote public hearing are given the opportunity to speak.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 extension 2349.

Additional Information

Agendas and comments related to these applications will be available online at guelph.ca/cofa. Alternative document formats are available upon request. Additional information related to these applications may be obtained by contacting Committee of Adjustment staff 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 applications, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

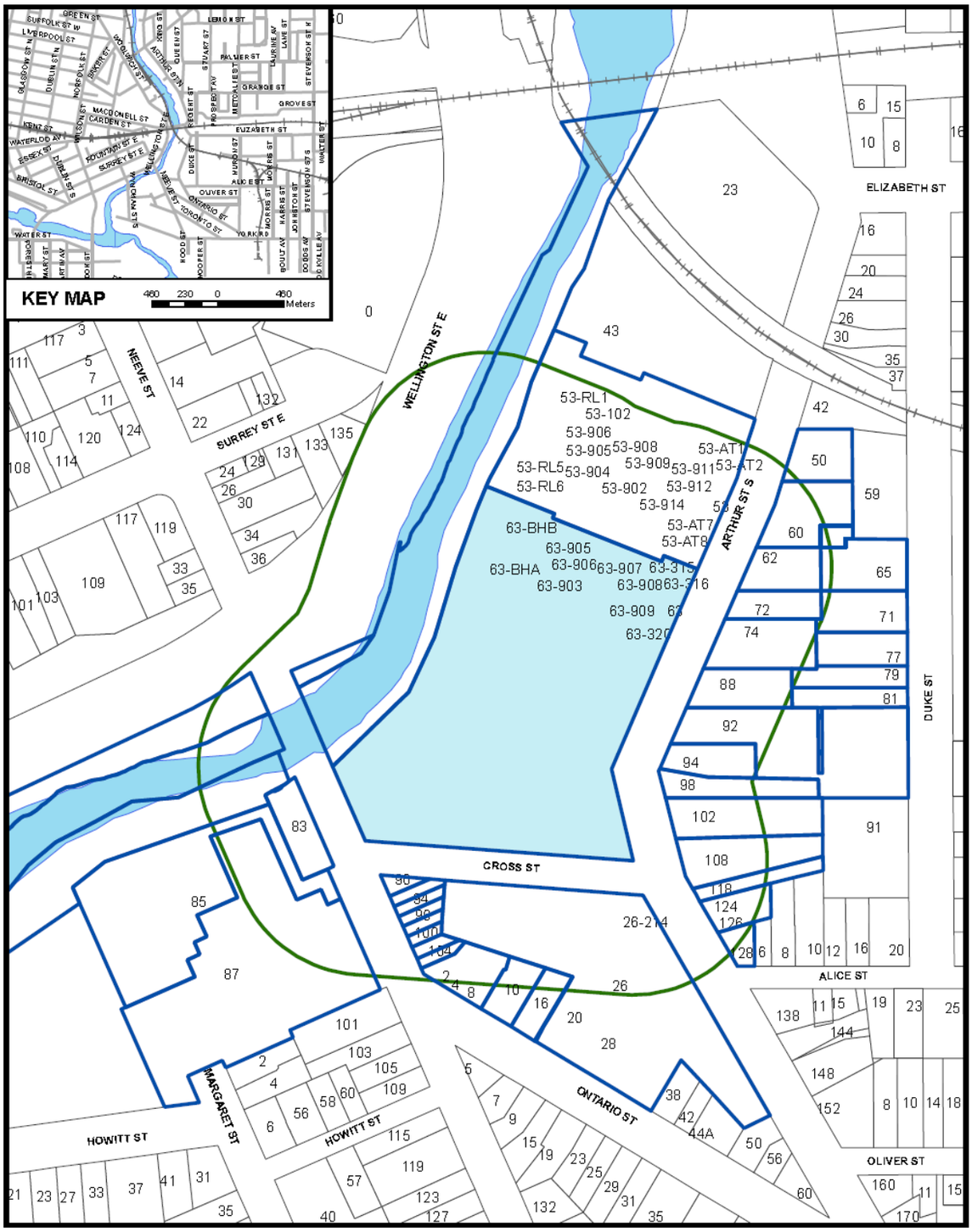
Dated this August 21, 2020.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524 cofa@guelph.ca

TTY: 519-826-9771 guelph.ca/cofa



73 and 93 Arthur Street South (B-7/20 and B-8/20)
60m Circulation Area

Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment

Date Printed: Date: Tuesday, July 21, 2020

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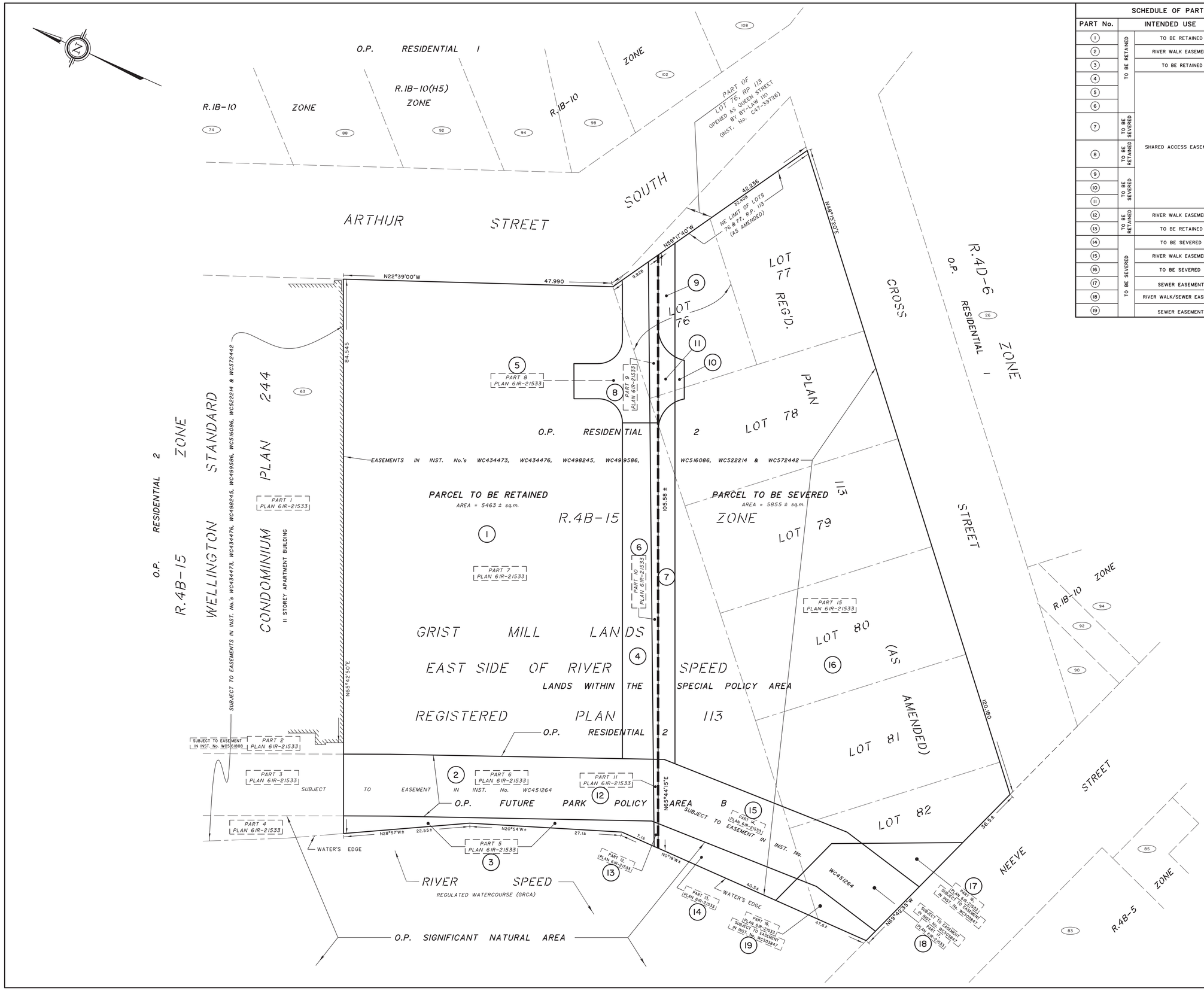
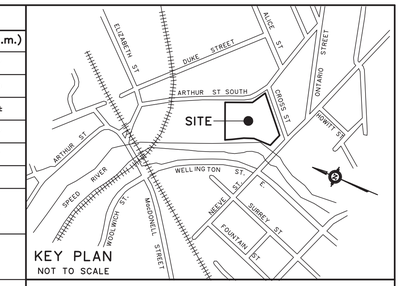
The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.



SCHEDULE OF PARTS			
PART No.		INTENDED USE	AREA (sq.m.)
1	TO BE RETAINED	TO BE RETAINED	4119.7
2	TO BE RETAINED	RIVER WALK EASEMENT	607.0
3	TO BE RETAINED	TO BE RETAINED	106.6±
4	TO BE RETAINED	SHARED ACCESS EASEMENT	310.7
5	TO BE RETAINED	SHARED ACCESS EASEMENT	190.7
6	TO BE RETAINED	SHARED ACCESS EASEMENT	69.3
7	TO BE SEVERED	SHARED ACCESS EASEMENT	187.2
8	TO BE RETAINED	SHARED ACCESS EASEMENT	46.8
9	TO BE SEVERED	SHARED ACCESS EASEMENT	53.0
10	TO BE SEVERED	SHARED ACCESS EASEMENT	12.2
11	TO BE SEVERED	SHARED ACCESS EASEMENT	33.0
12	TO BE RETAINED	RIVER WALK EASEMENT	9.1
13	TO BE RETAINED	TO BE RETAINED	3.2±
14	TO BE SEVERED	TO BE SEVERED	112.3±
15	TO BE SEVERED	RIVER WALK EASEMENT	348.2
16	TO BE SEVERED	TO BE SEVERED	4790.4
17	TO BE SEVERED	SEWER EASEMENT	70.1
18	TO BE SEVERED	RIVER WALK/SEWER EASEMENT	178.4
19	TO BE SEVERED	SEWER EASEMENT	70.7±



KEY PLAN
NOT TO SCALE

PLAN

PREPARED FOR CONSENT APPLICATION

CITY OF GUELPH

COUNTY OF WELLINGTON

SCALE 1 : 300 (0 5 10 15 20 METRES)

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

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NOTES:

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CITY OF GUELPH OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: RESIDENTIAL 2 & FUTURE PARK
SEVERED PARCEL: RESIDENTIAL 2 & FUTURE PARK
THIS PROPERTY IS SITUATED WITHIN THE GRCA FLOODPLAIN.
THIS PROPERTY IS SITUATED WITHIN WELLHEAD PROTECTION AREA B

CITY OF GUELPH ZONING DESIGNATION:

RETAINED PARCEL: R.4B-15 ZONE & LOCALLY SIGNIFICANT WETLANDS
SEVERED PARCEL: R.4B-15 ZONE & LOCALLY SIGNIFICANT WETLANDS

LEGEND:

5674 DENOTES MUNICIPAL ADDRESS

DENOTES SEVERANCE LINE

THIS PLAN WAS PREPARED FOR
2278560 ONTARIO INC.
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LEO LIU
ONTARIO LAND SURVEYOR

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DRAWN BY:	CHECKED BY:	REFERENCE NO.:
KS	LL	20-14-135-00-B
FILE: G:/20-14-135/00/20141350OB.dwg		DATED: MAY 13, 2020

CONSULTANT TEAM

13120- 5 ARTHUR STREET. Proposed Residential Development

PROPERTY OWNER:	NAME: 2278560 Ontario Inc. ADDRESS: 500 Hanlon Creek Blvd., Guelph, ON, N1C 0A1 TEL: 519 826 6700 FAX: 519 826 6701 http://www.fusionhomes.com	**LANDSCPAE ARCHITECT:**	NAME: Land Art Design Landscpae Architects Ltd. ADDRESS:52 Mimica Avenue, Toronto, ON, M8V 1R1 TEL: 416 840 0039 FAX: 416 352 1420 http://www.ladesign.ca
PROJECT ARCHITECT:	NAME: Kirkor Architects and Planners ADDRESS: 20 Martin Ross Ave., Toronto, ON, M3J 2K8 TEL: 416 665 6060 FAX: 416 665 1234 http://www.kirkorarchitects.com	**SITE SERVICING:**	NAME: Valdor Engineering Inc. ADDRESS: 741 Rowntree Dairy Road, Suite 2, Woodbridge, ON, L4L 5T9 TEL: 905 264 0054 FAX: 905 264 0069 http://www.valdor-engineering.com
STRUCTURAL ENGINEERS:	NAME: Jablonsky, Ast and Partners ADDRESS:1129 Leslie St. Toronto, ON, M3C 2K5 TEL: 416 447 7405 FAX: 416 447 2771 http://www.astlnt.on.ca	**SURVEYOR:**	NAME: BSR&D Limited ADDRESS:351 Speedvale Avenue W.,Guelph,ON, N1H 1C6 TEL: 519 822 4031 FAX: 519 822 1220 http://www.bsrd.com
MECHANICAL & ELECTRICAL:	NAME : Callidus Engineering ADDRESS:1385 North Routledge Park,London,ON, N6H 5N5 TEL: 519 472 7640 FAX: 519 471 9239 http://www.callidus.ca	**CODE CONSULTANT:**	NAME: LRI Engineering Inc. ADDRESS:170 University Avenue 3rd Floor - Box 1 - Toronto TEL: 416.515.9331 www.lrifire.com

DRAWING LIST

Sheets: Subcategory	Sheet Number	Sheet Name	Issuet1 (Jan 22,2016)	Issuet2(Mar 07, 2016)	Issuet3 (Sep 14, 2016)	Issuet4 (Issued For SPA 2018-01-31)	Issuet5 (Issued For SPA 2019-08-13)
12 SITE PLAN APPROVAL - PH 3							
A0							
A0	SP-00	Cover Sheet		■	■	■	■
A1							
A1	SP-01	Site Plan for 5 Phases, Context Plan and Site Statistics		■	■	■	■
A1	SP-02	Site Plan Phase 3 Bldg. C and Statistics	■	■	■	■	■
A2							
A2	EP-00	Unit Key Plan					
A2	EP-01	Underground Parking Level Floor Plan		■	■	■	
A2	EP-02	Level 1 Floor Plan		■	■	■	■
A2	EP-03	Level 2,3&4 Floor Plans		■	■	■	■
A2	EP-04	Levels 5-6&7 Floor Plans				■	
A2	EP-05	Levels 8-9 Floor Plans(Typ.), Level 10 & MPH				■	
A4							
A4	EP-06	West & East Elevations		■	■	■	■
A4	EP-07	North & South Elevations		■	■	■	■
A5							
A5	EP-08	Sections	■	■	■	■	
A5	EP-08a	Level 1 Patio Layout					
A6							
A6	EP-09	Perspectives		■	■	■	
A7							
A7	EP-11	Shadow Study - Summer June 21st		■	■	■	
A7	EP-12	Shadow Study - Winter December 21st		■	■	■	
A7	EP-13	Shadow Study - Fall/Spring September 21st / March 21st		■	■	■	

5 ARTHUR STREET SOUTH - RESIDENTIAL DEVELOPMENT
FUSION HOMES

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Date: August 13, 2019

ONTARIO ASSOCIATION OF ARCHITECTS
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No.:	Revision	Date
6.	Re-Issued For SPA	AUG 13, 2019
5.	Re-Issued For SPA	May 03, 2018
4.	Re-Issued For SPA	April 10, 2018
3.	Re-Issued For SPA	Jan.31, 2018
2.	Issued For SPA	Nov.13, 2017
1.	Pre-Consultation SPA	Jul. 31, 2017
No	Issued For	Date

Site Plan File Number: SP15A055

Drawing Title
Cover Sheet

Project
FUSION HOMES
500 Hanlon Creek Blvd.
Guelph, Ontario N1C 0A1
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METALWORKS
PHASE III

73 Arthur Street South, Guelph, Ontario

Scale

Drawn by: A.K.

Checked by: B.C.

Project No.: 17-008

Date: August 13, 2019

Drawing No.
SP-00

17-008 73 Author Street South, Guelph
Proposed Residential Development

Overall Project Statistics
August 13, 2018 — Project No. 17-008-12

1.0 Site Area

	acres	sq.m	sq.ft
Total Site Area	8.07	32,638.00	351,311

2.0 GFA
"Gross Floor Area" means the total floor area of a Building measured from the centre line of partition walls and the exterior face of outside walls, but does not include any floor area of a basement, cellar, Attic, Garage, Porch or any floor area Used for parking, or any floor area which does not have a clear floor to ceiling height of 2.15 metres;

2.1 **TOTAL Proposed Residential GFA** (for Zone R.4B.X.1)

	area sq.m	sq.ft
Phase1- Bldg A	13,979.56	150,464
Phase2- Bldg B	12,723.87	136,969
Phase3- Bldg C	14,026.71	150,982
Phase4	15,287.00	164,548
Phase5	9,267.75	99,767
Total Res. Proposed GFA	**65,283.89**	**702,710**

2.2 **Required Common Amenity Area**

	sq.m	sq.ft
	600.00	**6,458**

2.3 **Proposed Indoor Amenity Area**

	sq.m	sq.ft
Indoor Amenity Area Proposed	**931.70**	**10,029**
Total	**931.70**	**10,029**

2.4 **Proposed Outdoor Amenity Area**

	sq.m	sq.ft
Outdoor Amenity Area Proposed	**5,311.14**	**57,169**
Total	**5,311.14**	**57,169**

2.5 **Common Amenity Area**

	sq.m	sq.ft
Proposed Indoor Common Amenity Area	**931.70**	**10,029**
Proposed Outdoor Common Amenity Area	**5,311.14**	**57,169**
Proposed Outdoor and indoor Common Amenity Area	**6,242.84**	**67,197**

3.0 Unit Count

3.1 **Residential Unit Count (including super intendent suite but not including guest suite)**

	units
Phase1- Bldg A	133
Phase2- Bldg B	132
Phase3- Bldg C	124
Phase4	140
Phase5	118
Total Residential Units	**647**

4.0 Density (FSI)
"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 an underground or covered parking Structure and floor space located in the cellar or basement

4.1

	Total GFA	Site Area	FSI
	65,283.89	32638.00	**2.00**

5.0 Parking Count

5.1 **Parking**

5.1.1 **Parking Requirement**

	parking ratio	UNITS	Parking Spaces
Total Units In Building	1.00 / unit x	647	647
Visitor Parking	0.15 / unit x	647	97
Non-Residential Parking	1.0 Per 33 m2	2,193	66
Total Required Residential Parking			**810**

5.2 **Parking Provided**

Residential Parking Provided

	Typical	Tandem	Electric	Parking Spaces Provided
Phase1 - Bldg A	173	0	0	173
Phase2- Bldg B	171	0	0	171
Phase3- Bldg C	126	5	15	146
Phase4				226
Phase5				136
Total Residential Parking Provided				**852**
Total Residential Parking Provided Without Tandem				**847**

6.0 Lockers/Bike Racks

6.1 **Lockers** — Indoor Lockers

Phase I	177
Phase II	12
Phase III	87
Total	276

6.2 **Bike Racks** — Indoor Bike Racks

Phase II	17
Phase III	20
Total	37

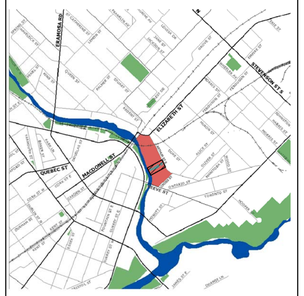
7.0 Loading
3 Loading Bays @ 3.60 m wide x 9.00 m long

8.0 Landscape Area — **10,270.46** — **31%**

Project Statistics (Overall Development) 4 SP-01
NTS

Regulations	Requirements for R.4B-15 (H) Zone (Overall)	Requirements for R.4B-15.1 (H) Zone Phase I	Provided	Conforms	Requirements for R.4B-15.2 (H) Zone Phase II	Provided	Conforms	Requirements for R.4B-15.3 (H) Zone Phase III	Provided	Conforms	Requirements for R.4B-15.4 (H) Zone Phase IV	Provided	Conforms	Requirements for R.4B-15.5 (H) Zone Phase V	Provided	Conforms	Requirements for R.4B-15.6 (H) Zone Phase VI	Provided	Conforms
Min Lot Area		650 m2	5361.07 m²	Y	650 m2	3843.67 m²	Y	650 m2	4732.36 m²	Y	650 m2	5117.27 m²	Y	650 m2	3690.51 m²	Y	650 m2	3408.62 m²	Y
Min Lot Frontage		15 m	65.43m	Y	15 m	47.46 m	Y	15 m	86.53 m	Y	15 m	34.79 m	Y	15 m	59.30 m	Y	15 m	31.43 m	Y
Max Density (uph)	No maximum uph, density limited by FSI		Refer to FSI below	Y		Refer to FSI below	Y		Refer to FSI below	Y		Refer to FSI below	Y		Refer to FSI below	Y		Refer to FSI below	Y
Min Front Yard		Arthur Street to Front Face of a Townhouse 2.5 m Arthur Street to Raised Walkway 3.20 m	5.50 m	Y	Arthur Street to Front Face of a Townhouse 2.5 m Arthur Street to Raised Walkway Or Patio 1.0 m	4.00 m 2.20 m	Y	Arthur Street to Front Face of a Townhouse 2.5 m Arthur Street to Raised Walkway Or Patio 1.0 m	2.52 m 1.00 m	Y	Beyond area defined in By-law Section 5.4.3.2.15.6.2.6.1 minimum exterior side yard (Cross St) 2.50 m	conforms 2.50 m	Y	Minimum Front Yard (Arthur Street) 3.0 m Minimum Exterior Side Yard (Elizabeth Street) 3.0 m	3.00 m 3.00 m	Y	Minimum Yards shall be as exists on the Date of Passing of Amending By-law. A Parking Area shall be set back a minimum of 3.0 metres from the Arthur Street lot line	3.00 m	Y
Max Building Height		Podium Townhouses 4 storeys Apartment Buildings 10 storeys	3 storeys 10 storeys	Y	Podium Townhouses 4 storeys Apartment Buildings 11 storeys	3 storeys 11 storeys	Y	Podium Townhouses 4 storeys Apartment Buildings 10 storeys	3 storeys 10 storeys	Y	Apartment Buildings 14 storeys	14 storeys	Y	Minimum Building Height 4 storeys Maximum Building Height 14 storeys	4 storeys 14 storeys	Y	Maximum Heights shall be as exists on the Date of Passing of Amending By-law	3 storeys	Y
Min Distance Between Buildings		Minimum Distance Between Building Face of One Apartment Building and Face of Another Apartment Building: Airbolow 6 storeys 18m Above 6 storeys 25m Minimum Distance Between Townhouse Blocks 4m	18m 25m 4.5m	Y		18m 25m 4.5m	Y		26.48m 26.48m 14.98m	Y		18m 25m N/A	Y		90m 75m N/A	Y	Minimum Distance between existing heritage Building and any other Building shall be 16 metres	16m	Y
Min Common Amenity Area		600 m2 Total	1054 m²	Y	1,000 m² Total	1451 m²	Y	700 m2 Total	726 m²	Y	1,500 m2 Total	1698.11 m²	Y	500 m2 Total	650.78 m²	Y	500 m2 Total	631.28 m²	Y
Min Landscaped Open Space		1,800 m2 Total	2,174.27 m²	Y	1,500 m² Total	1648.26 m²	Y	1,700 m2 Total	1831.06 m²	Y	2,000 m2 Total	2459.85 m²	Y	900 m2 Total	1021.41 m²	Y	1,200 m2 Total	1320.37 m²	Y
Min Off-Street Parking Spaces		Residents 1.0/Dwelling Unit Visitors 0.15/Dwelling Unit Non-Residential Uses 1.0/33 m2 of Gross Floor Area	1.15/Unit 0.15/Unit N/A	Y		1.00/Unit 0.15/Unit N/A	Y		1.00/Unit 0.15/Unit N/A	Y		1.1/Unit 0.15/Unit 1.0/33 m2	Y		1.1/Unit 0.15/Unit 1.0/33 m2	Y	Minimum 30 parking spaces	40	Y
Floor Space Index (FSI)		Maximum 2.0 FSI *Applies to R.4B(15) Zone in its entirety	0.43	Y		0.41	Y		0.44	Y		0.37	Y		0.36	Y			Y
Bicycle Parking Spaces		Residential Uses 0.65/Dwelling Unit Non-Residential Uses 0.3/100 m2 of Gross Floor Area	0.65/Unit N/A	Y		0.65/Unit N/A	Y		0.65/Unit N/A	Y		0.65/Unit 0.3/100 m2	Y		0.65/Unit 0.3/100 m2	Y			Y
Max Building Floor Plate Area		Above 6th storey - 1,200 m2 Above 8th storey - 1,000 m2	1,200.00 m² 980.62 m²	Y	Above 6th storey - 1,200 m² Above 10th storey - 800 m2	1,200.00 m² 800.00 m²	Y	Above 6th storey - 1,200 m2 Above 10th storey – 1,000 m2	1,200.00 m² 1000.00 m²	Y	Above 6th storey - 1,200 m2 Above 8th storey – 1,000 m2	1,200.00 m² 1000.00 m²	Y	Above 6th storey - 1,200 m2 Above 8th storey – 1,000 m2	1,200.00 m² 1000.00 m²	y			Y
Maximum Floor Plate Ratio (Length & Width)			No L-W Ratio		Above 10th storey – 2.5:1.0	2.50:1.0	Y	Above 10th storey – 1.5:1.0	No 11th Storey		Above 10th storey – 1.5:1.0	1.13:1.0		Above 4th storey – 2.20:1.0	2.20:1.0	Y		N/A	
Min Setback of Upper Storeys of Apartment Buildings		Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m From Easterly Edge of FL Zone 10 m	14.50 m 10.55 m	Y	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m From Easterly Edge of FL Zone 10 m	12.50 m 10.00 m	Y	Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m From Easterly Edge of FL Zone 10 m	12.97 m 11.64	Y	Minimum Tower Setback Above 5 Storeys From Arthur Street Lot Line 25 m From Cross Street Lot Line 5.5 m From Neeve Street Lot Line 35 m	25.0 m 5.5 m 40.0 m	Y	Additional Setback of Tower Portion From Podium Face at 4th Storey Facing a Public Street or the Speed River 3 m	5.0 m	y			Y
Min Setback of Underground Parking Structure		From Exterior Lot Line 0.0 m	3.00 m	Y	From Exterior Lot Line 0.0 m	1.80 m	Y	From Exterior Lot Line 0.0 m	1.00 m	Y	From Exterior Lot Line 0.0 m	N/A	Y	From Exterior Lot Line 0.0 m	N/A	y			Y

Zoning Chart (Overall Development) 3 SP-01
NTS



Context Plan 2 SP-01
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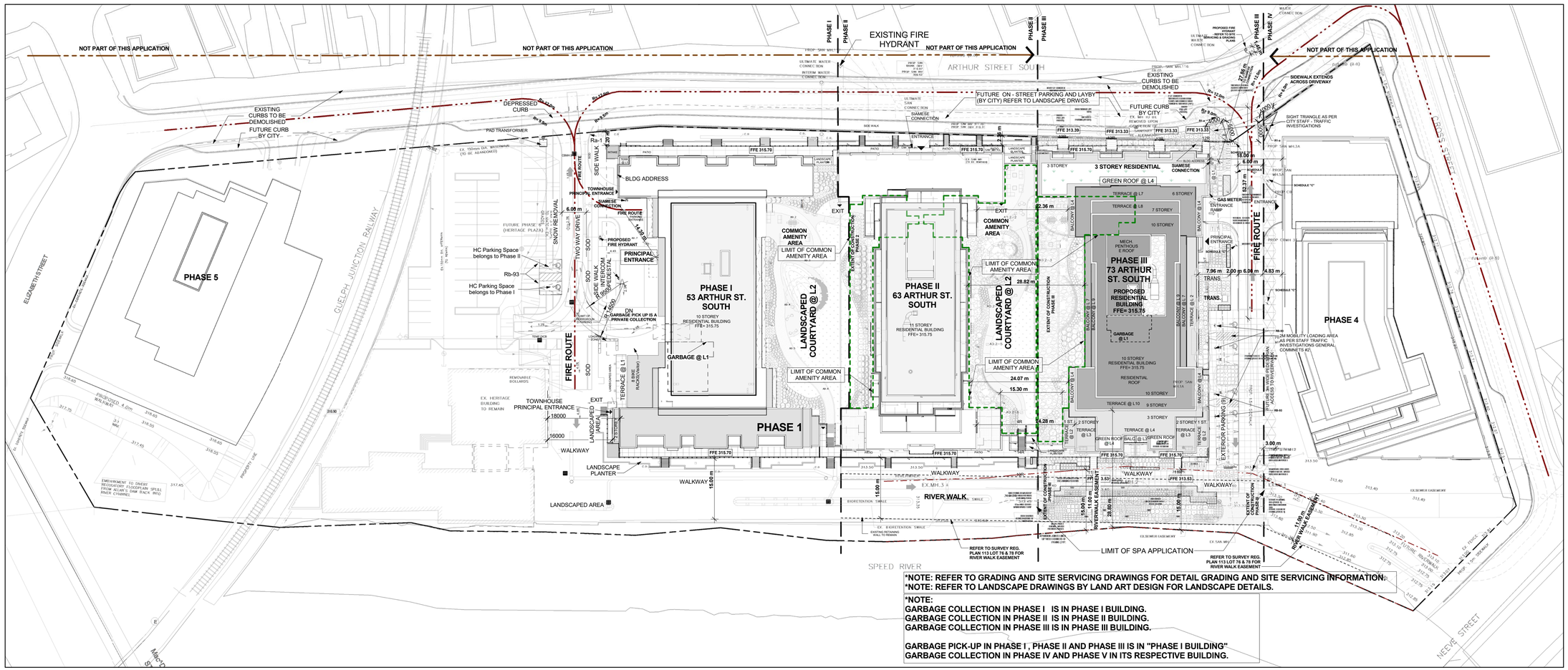

*NOTE: REFER TO GRADING AND SITE SERVICING DRAWINGS FOR DETAIL GRADING AND SITE SERVICING INFORMATION.
*NOTE: REFER TO LANDSCAPE DRAWINGS BY LAND ART DESIGN FOR LANDSCAPE DETAILS.

*NOTE:
GARBAGE COLLECTION IN PHASE I IS IN PHASE I BUILDING.
GARBAGE COLLECTION IN PHASE II IS IN PHASE II BUILDING.
GARBAGE COLLECTION IN PHASE III IS IN PHASE III BUILDING.

GARBAGE PICK-UP IN PHASE I , PHASE II AND PHASE III IS IN "PHASE I BUILDING"
GARBAGE COLLECTION IN PHASE IV AND PHASE V IN ITS RESPECTIVE BUILDING.

Site Plan 1 SP-01
Scale: 1 : 500

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No.:	Revision	Date
6.	Re-Issued For SPA	AUG 13, 2019
5.	Re-Issued For SPA	May 03, 2018
4.	Re-Issued For SPA	April 10, 2018
3.	Re-Issued For SPA	Jan.31, 2018
2.	Issued For SPA	Nov.13, 2017
1.	Pre-Consultation SPA	Jul. 31, 2017
No	Issued For	Date

Site Plan File Number: SP15A055

Drawing Title
Site Plan for 5 Phases, Context Plan and Site Statistics

Project
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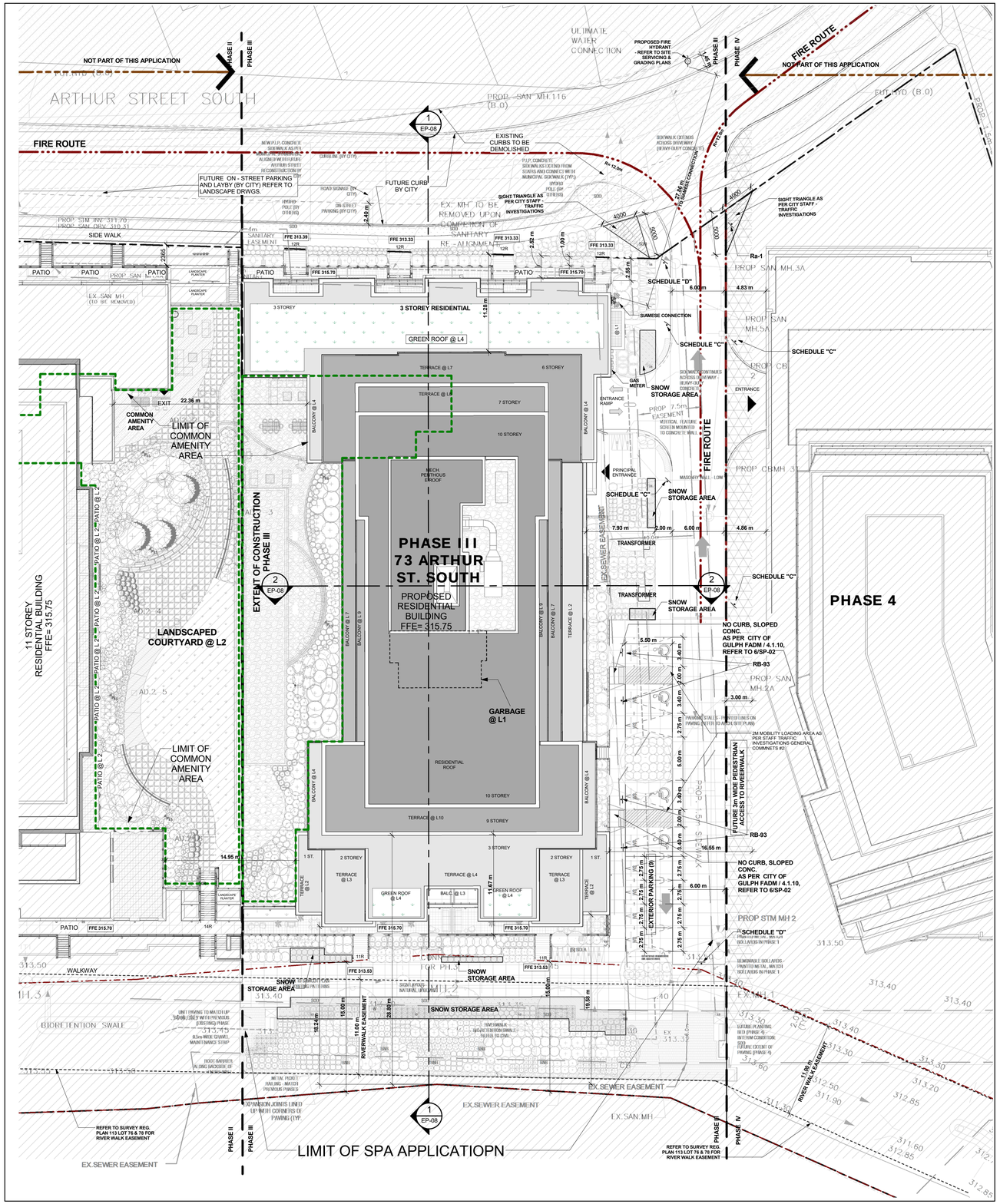
500 Hanlon Creek Blvd.
Guelph, Ontario N1C 0A1
T: 519-826-6700

METALWORKS PHASE III
73 Arthur Street South, Guelph, Ontario

Scale: As indicated
Drawn by: A.K./H.B
Checked by: B.C.
Project No.: 17-008
Date: August 12, 2019
Drawing No.: SP-01



Site Plan 5 SP-02
Scale: 1 : 250

Regulations	Requirements for R.4B-15 (H) Zone (Overall)	Requirements for R.4B-15.3 (H) Zone Phase III	Provided	Conforms
Min Lot Area		650 m2	4732.36 m²	Y
Min Lot Frontage		15 m	60.53 m	Y
Max Density (uph)	No maximum uph, density limited by FSI		Refer to FSI below	Y
Min Front Yard		Arthur Street to Front Face of a Townhouse 2.5 m Arthur Street to Raised Walkway Or Patio 1.0 m	2.52 m 1.00 m	Y
Max Building Height		Podium Townhouses 4 storeys Apartment Buildings 10 storeys	3 storeys 10 storeys	Y
Min Distance Between Buildings	Minimum Distance Between Building Face of One Apartment Building and Face of Another Apartment Building: At/below 6 storeys 18 m Above 6 storeys 25 m Minimum Distance Between Townhouse Blocks 4m		26.48m 26.48m 14.98m	Y
Min Common Amenity Area		700 m2 Total	960.37 m²	Y
Min Landscaped Open Space		1,700 m2 Total	1831.06 m²	Y
Min Off-Street Parking Spaces	Residents 1.0/Dwelling Unit Visitors 0.15/Dwelling Unit Non-Residential Uses 1.0/33 m2 of Gross Floor Area		1.00/Unit 0.15/Unit N/A	Y
Floor Space Index (FSI)	Maximum 2.0 FSI *Applies to R.4B(15) Zone in its entirety		0.44	Y
Bicycle Parking Spaces	Residential Uses 0.65/Dwelling Unit Non-Residential Uses 0.3/100 m2 of Gross Floor Area		0.65/Unit N/A	Y
Max Building Floor Plate Area		Above 6th storey - 1,200 m2 Above 10th storey – 1,000 m2	L7-L9 1,200.00 m² L10 894.90 m²	Y
Maximum Floor Plate Ratio (Length & Width)		Above 10th storey – 1.5:1.0	No 11th Storey	
Min Setback of Upper Storeys of Apartment Buildings		Minimum Setback of Tower Portion Above 4 Storeys From Arthur Street Lot Line 12 m From Easterly Edge of FL Zone 10 m	12.97 m 11.64	Y
Min Setback of Underground Parking Structure		From Exterior Lot Line 0.0 m	1.00 m	Y

Zoning Matrix - Phase 3 1 SP-02
NTS

17-008 73 Author Street South, Guelph Phase III
Proposed Residential Development

Project Statistics
August 8, 2019 — Project No. 17-008

1.0 Site Area

	acres	sq m	sq ft
Total Site Area	1.43	5,771.75	62,127

2.0 GFA

(Definition: GFA includes all above grade floor areas which include amenity and lockers area, but excluding mechanical equipment area, bike lockers and parking areas)

2.1 **Proposed Residential GFA**

	floors	area	sq m	sq ft
Level L1	1 x	1,519.10	1,519.10	16,351
Level L2	1 x	2,073.50	2,073.50	22,319
Level L3	1 x	1,961.60	1,961.60	21,114
Level L4	1 x	1,406.01	1,406.01	15,134
Level L5	1 x	1,364.72	1,364.72	14,690
Level L6	1 x	1,364.72	1,364.72	14,690
Level L7	1 x	1,200.00	1,200.00	12,917
Level L8 & L9	2 x	1,121.08	2,242.16	24,134
Level L10	1 x	894.90	894.90	9,633
Total Res. Proposed GFA			**14,026.71**	**150,982**

3.0 Amenity Area Proposed

	floors	sq m	sq ft
Level L2	1 x		
Total Indoor Amenity Area		**150.00**	1,615
Total Outdoor Amenity Area		**160.00**	1,722

4.0 Unit Count

4.1 **Residential Unit Count**

	1 BED	1B+D	2 BED	2B+D	3 BED	TOWNHI	units
Level L1	5	1	0	2	0	7	15
Level L2	2	8	3	2	0	0	15
Level L3	2	8	4	0	1	0	15
Level L4	4	10	2	2	0	0	18
Level L5	1	6	2	6	0	0	15
Level L6	1	3	4	6	0	0	14
Level L7	1	1	3	3	0	0	12
Level L8	0	0	1	7	0	0	8
Level L9	0	0	1	7	0	0	8
Level L10	0	0	0	4	0	0	4
Total Unit Count	**16**	**37**	**24**	**35**	**5**	**7**	**124**

5.0 Density

Proposed FSI (incl. amenity, locker above grade, excluding parking, mechanical area, elevator, stair structure providing access to the roof, bicycle parking area, balcony 5.1 and terrace)

Total GFA	Site Area	FSI
14,026.71	5771.75	**2.43**

6.0 Parking Count

6.1 **Parking Required**

	parking ratio	UNITS	Parking Spaces
All Units	1.00 / unit x	124	124
Visitor Parking	0.15 / unit x	124	19
Total Required Residential Parking			143

6.2 **Parking Provided**

	floors	Residential	Visitor	Tandem (Residential)	Parking Spaces
Level P1	1 x	94	1	0	95
Level L1	1 x	28	9	5	42
Level L1 (Surface)	1 x	0	9	0	9
Total Residential Parking Provided					**146**
Total Residential Parking Provided Without Tandem					**141**

*(Total 15 EV Parking Provided (Level 1)

Project Statistics- Phase 3 2 SP-02
NTS

Reserved 7 SP-02
NTS

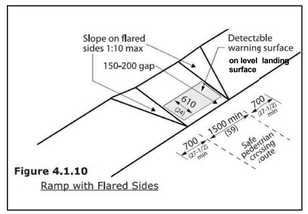


Figure 4.1.10
Ramp with Flared Sides

Ramp Details 6 SP-02
NTS

TRAFFIC SIGNS 3 SP-02
NTS

***Notes:**

- For Landscape details please refer to LANDARTDESIGN DRAWINGS
- For Site Servicing & Registered Easement details please refer to Valdor Engineering Inc. drawings
- For Survey details please refer to Black, Shoemaker, Robinson & Donaldson drawings
- For Traffic study refer to Traffic Engineers (Paradigm Transportation Solutions Limited) drawings
- For Waste management services refer to (Doug King - Metrogroupcan) report.
- Garbage to be Pricate Collection. Pick-up for Phase 3 is in "Phase 1 Building"

GRIST MILL LANDS
EAST SIDE OF RIVER SPEED REGISTERED PLAN 113
AND PART OF LOT 76
AND ALL OF LOTS 77, 78, 79, 80, 81, AND 82 REGISTERED
PLAN 113 (AS AMENDED)

Snow Storage Area

Site Info 4 SP-02
NTS

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2.	Issued For SPA	Nov.13, 2017
1.	Pre-Consultation SPA	Jul. 31, 2017

No	Issued For	Date

Site Plan File Number: SP15A055

Drawing Title
Site Plan Phase 3 Bldg. C and Statistics

Project
FUSION HOMES
500 Hanlon Creek Blvd.
Guelph, Ontario N1C 0A1
T: 519-826-6700

METALWORKS PHASE III
73 Arthur Street South, Guelph, Ontario

Scale: As indicated
Drawn by: A.K./H.B
Checked by: B.C.
Project No.: 17-008
Date: August 08, 2019
Drawing No.: SP-02

Plot Date: 8/12/2019 7:53:21 PM File Path: C:\Users\hbyun\Documents\REVIT 2015 WORKING FILES\17008P20-Model-63 Arthur Street South- Phase III - Master Site_hbyun.rvt

BikeRack.ca
park your bike

BIKE RACK MFG. & DIST. CO.
80 SAGS PRO MILLS DR.,
UNIT 24
BRAMPTON, ON L6E 0W9
PHONE: (416) 927-7499
FAX: (416) 927-7499
www.bikerack.ca

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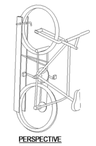
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4238-006.

FEATURES:
-SLIDING PIN
-INSTALLED 21" (533.4 MM) OR 24" (609 MM) CENTER TO CENTER
-10" (300 MM) FROM GROUND TO BOTTOM OF CHANNEL
-LAG USING 3/16" X 1 3/4" (4.7625 MM X 44.45 MM) TAP CONS THREE SECTIONS PER RACK.



PERSPECTIVE

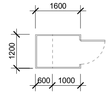
LOCK-UP BIKE RACKS
LOCK-UP 3, 16 GAUGE VERTICAL BIKE RACK

JOB: 006
PROTECTED BY COPYRIGHT REFER CADDETAILS.COM/LICE

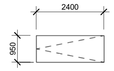
SE WEDGE BASED CANTILEVER
CADdetails.com

LOCKER c/w BIKE RACKS

1200D x 1600L x 1900H

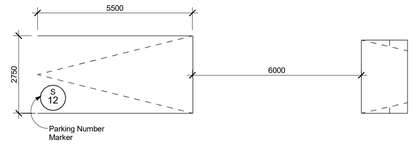


EXTRA LARGE BIKE RACKS



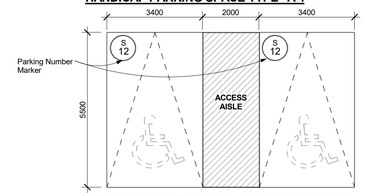
TYPICAL PARKING SPACE:

Drive Aisle @ 6m min.



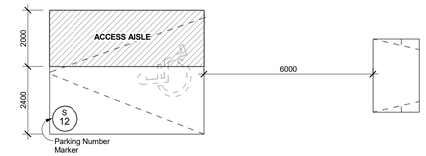
NOTE: PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

HANDICAP PARKING SPACE TYPE "A":



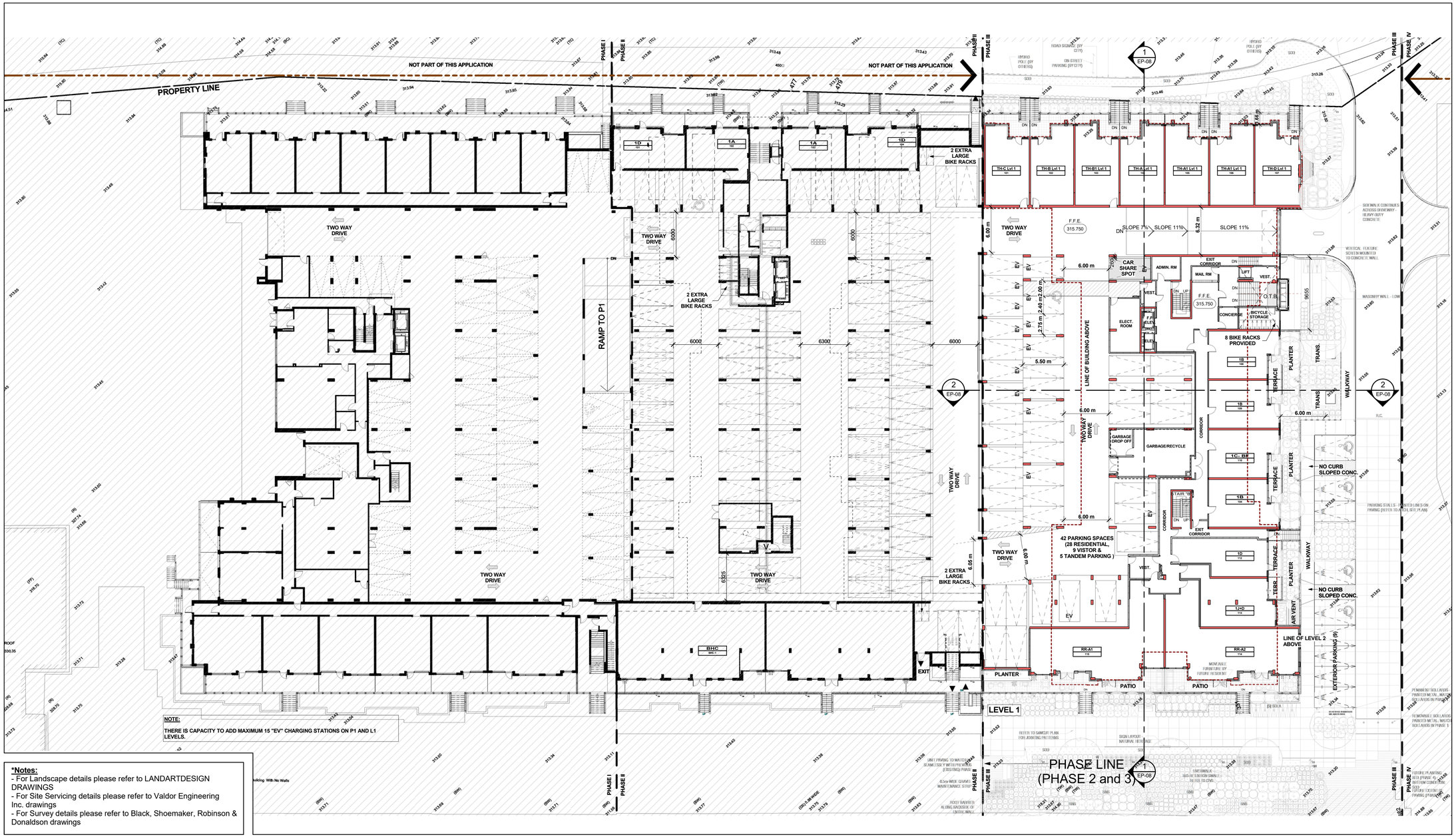
NOTE: A- PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

HANDICAP PARKING SPACE TYPE "B":



NOTE: PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

Parking Legend 2 EP-02
NTS



NOTE:
THERE IS CAPACITY TO ADD MAXIMUM 15 "EV" CHARGING STATIONS ON P1 AND L1 LEVELS.

Notes:
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- For Site Servicing details please refer to Valdor Engineering Inc. drawings
- For Survey details please refer to Black, Shoemaker, Robinson & Donaldson drawings

Level 1 Floor Plan 1 EP-02
Scale: 1 : 250

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1.	Pre-Consultation SPA	Jul. 31, 2017

No	Issued For	Date

Site Plan File Number: SP15A055

Drawing Title

Level 1 Floor Plan

Project
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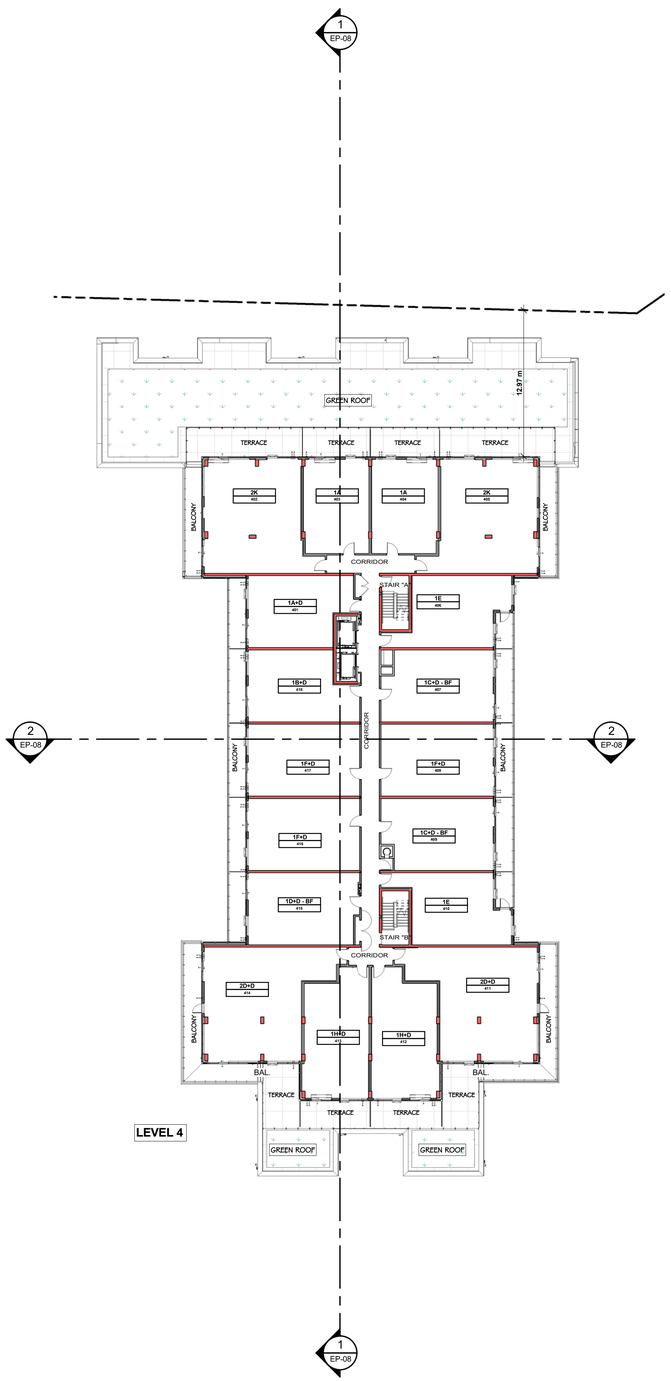
500 Hanlon Creek Blvd.
Guelph, Ontario N1C 0A1
T: 519-826-6700

METALWORKS PHASE III

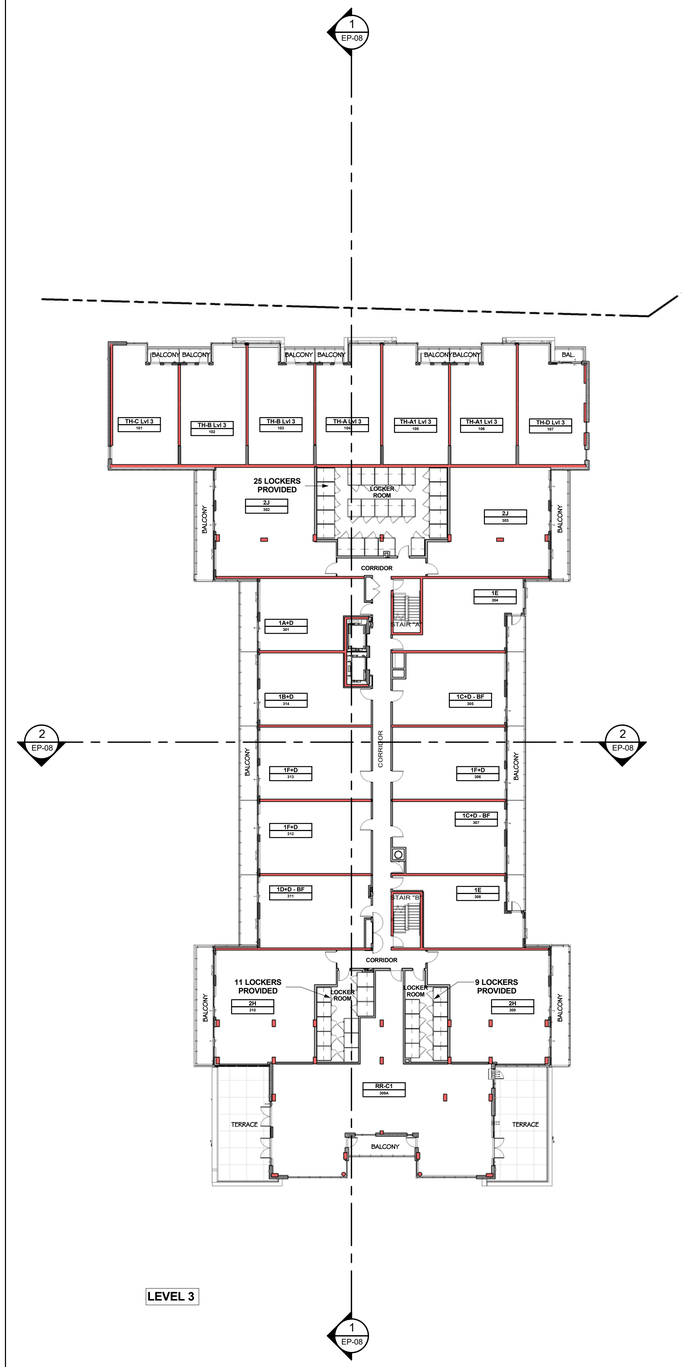
73 Arthur Street South, Guelph, Ontario

Scale: As indicated
Drawn by: A.K./H.B/J.S.
Checked by: B.C.
Project No.: 17-008
Date: August 12, 2018
Drawing No.: EP-02

Plot Date: 8/13/2019 8:39:07 AM File Path: C:\Users\hbyun\Documents\REVIT 2015 WORKING FILES\17008P20-Model-63 Arthur Street South- Phase III - Master Site_hbyun.rvt



Level 4 Floor Plan 3 EP-03
Scale: 1 : 250



Level 3 Floor Plan 2 EP-03
Scale: 1 : 250

Floor Plan Level 2 1 EP-03
Scale: 1 : 250

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Site Plan File Number: SP15A055

Drawing Title

Level 2,3&4 Floor Plans

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METALWORKS PHASE III

73 Arthur Street South, Guelph, Ontario

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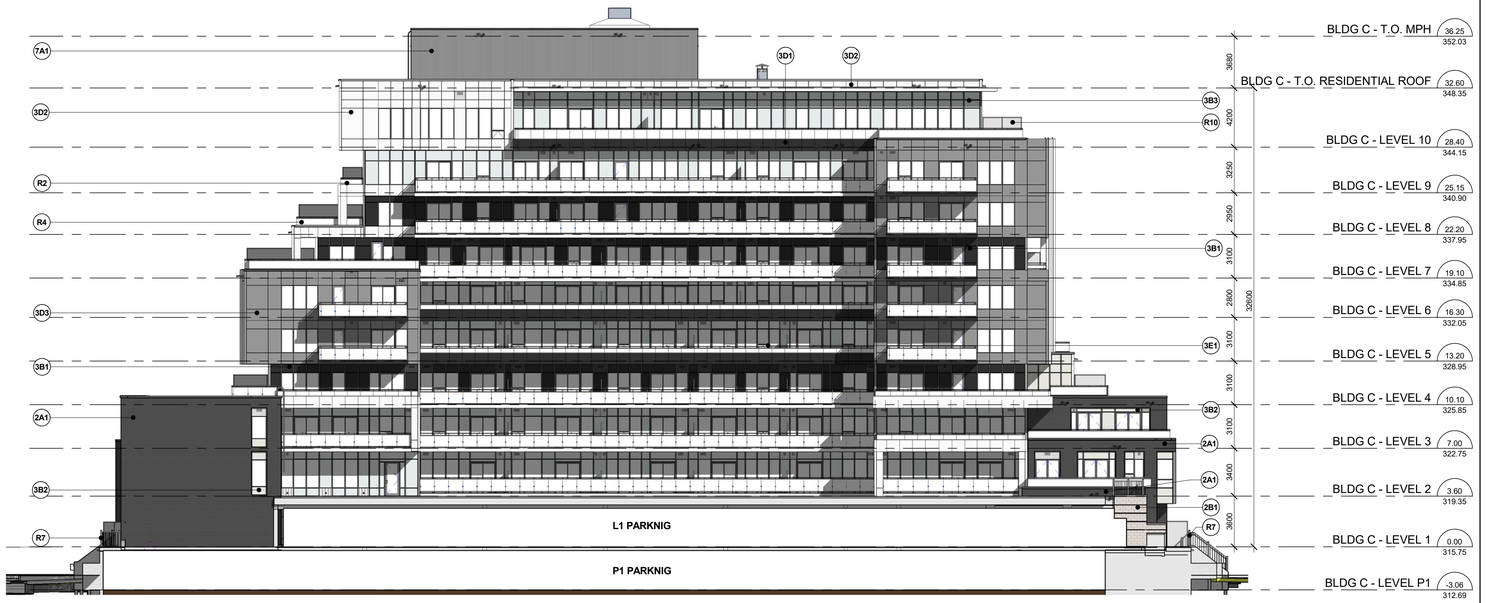
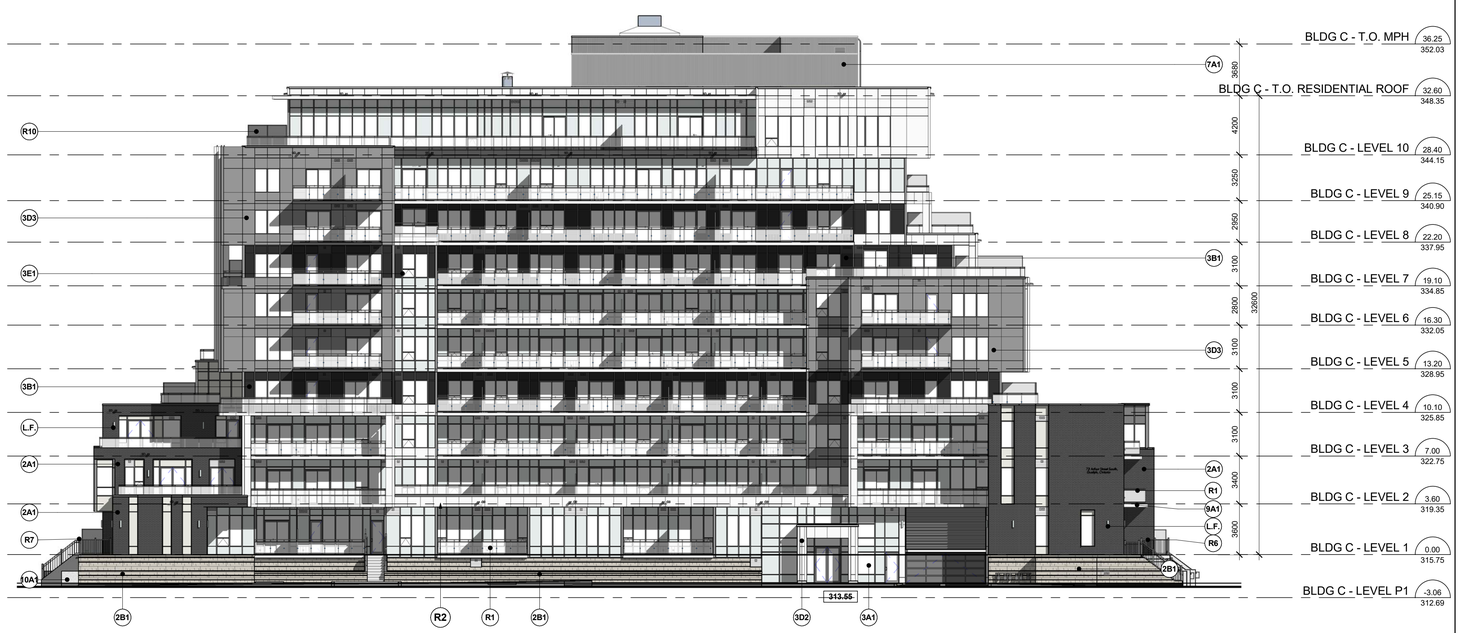


Phase III - West Elevation (2)

Scale: 1 : 200 — EP-06



Phase III - East Elevation (1)

Scale: 1 : 200 — EP-06

EXTERIOR FINISH LEGEND

17008 - 73 ARTHUR STREET SOUTH, GUELPH, ON

2A1

MASONRY - BRICK VENEER
COLOUR : MANGANESE IRONSPOT
MANUFACTURER : ENDICOTT
TEXTURE : VELOUR
MORTAR COLOUR : DARK GREY

2B1

STONE VENEER
COLOUR : WHITE
MANUFACTURER : ARRISCRAFT
TEXTURE : ROCKED/RENAISSANCE
SIZE: 200 x 600
MORTAR COLOUR : LIGHT GREY

3A1

PREFINISHED WINDOW WALL - VISION PANEL
GLASS : SUPERNEUTRAL 54 CLEAR DOUBLE GLAZING 6MM
FRAME TYPE : ALUMINUM
FRAME COLOUR : SILVER SHADOW - UC106707XL

3B1

PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 1
GLASS TYPE : OPACI-COAT 300
GLASS COLOUR : #3-1107 TROUT GRAY 6mm PPG CLEAR
FRAME TYPE : ALUMINUM
FRAME COLOUR : SILVER SHADOW - UC106707XL

3B2

PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 2
GLASS TYPE : OPACI-COAT 300
GLAS COLOUR : #3-3078 MISTY GRAY (LI) 6mm PPG STARPHIRE
FRAME TYPE : ALUMINUM
FRAME COLOUR : SILVER SHADOW - UC106707XL

3B3

PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 3
GLASS TYPE : OPACI-COAT 300
GLASS COLOUR : #6-1259 HARBOR HAZE 6mm PPG CLEAR
FRAME TYPE : ALUMINUM
FRAME COLOUR : SILVER SHADOW - UC106707XL

3D1

PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 1
METAL TYPE : ALUMINUM
METAL COLOUR : GRAPHITE GRAY - UCFX11029
COATING : ACRYNAR
MANUFACTURER : PPG

3D2

PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 2
METAL TYPE : ALUMINUM
METAL COLOUR : SIMPLY WHITE - UC1115163
COATING : DURANAR
MANUFACTURER : PPG

3D3

PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 3
METAL TYPE : ALUMINUM
METAL COLOUR : SILVERSTORM - UC106685F
COATING : DURANAR SUNSTORM
MANUFACTURER : PPG

3D4

PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 1
METAL TYPE : ALUMINUM
METAL COLOUR : GRAPHITE GRAY - UCFX11029
COATING : ACRYNAR
MANUFACTURER : PPG

3D5

PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 2
METAL TYPE : ALUMINUM
METAL COLOUR : SIMPLY WHITE - UC115163
COATING : DURANAR
MANUFACTURER : PPG

3D6

PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 3
METAL TYPE : ALUMINUM
METAL COLOUR : SILVERSTORM - UC106685F
COATING : DURANAR SUNSTORM
MANUFACTURER : PPG

3D7

PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 4
METAL TYPE : TO MATCH "HARBOR HAZE"
METAL COLOUR : TO MATCH "HARBOR HAZE"
COATING : TO MATCH "HARBOR HAZE"
MANUFACTURER : PPG

3E1

PREFINISHED WINDOW WALL - VISION PANEL - AWNING
GLASS : SUPERNEUTRAL 54 CLEAR DOUBLE GLAZING 6MM
FRAME TYPE : ALUMINUM
FRAME COLOUR : SILVER SHADOW - UC106707XL

3G1

PREFINISHED METAL LOUVER 1
METAL TYPE : ALUMINUM
METAL COLOUR : GRAPHITE GRAY - UCFX11029
FRAMING : ALUMINUM
FRAMING COLOUR : SILVER SHADOW - UC106707XL

3G2

PREFINISHED METAL LOUVER 2
METAL TYPE : ALUMINUM
METAL COLOUR : SIMPLY WHITE - UC115163
FRAMING : ALUMINUM
FRAMING COLOUR : SILVER SHADOW - UC106707XL

3G3

PREFINISHED METAL LOUVER 3
METAL TYPE : ALUMINUM
METAL COLOUR : SILVERSTORM - UC106685F
FRAMING : ALUMINUM
FRAMING COLOUR : SILVER SHADOW - UC106707XL

3H1

ARCHITECTURAL LOUVER
METAL TYPE : ALUMINUM
METAL COLOUR : SIMPLY WHITE - UC115163
FRAMING : ALUMINUM
FRAMING COLOUR : SILVER SHADOW - UC106707XL

3J1

MECHANICAL EQUIPMENT - SUITE HVAC LOUVER
METAL TYPE : ALUMINUM
METAL COLOUR : TO MATCH METAL PANEL COLOUR

7A1

PREFINISHED STEEL SIDING
COLOUR : SILVERSTORM - UC106685F
METAL PANEL : ALUMINUM
MANUFACTURER : VICWEST
STYLE : VERTICAL

9A1

SLAB COVER
METAL PANEL : ALUMINUM
COLOUR : MATCH "SIMPLY WHITE" METAL PANEL

10A1

PLANTER WALL
MATERIAL : CONCRETE
COLOUR : MID GRAY
FINISH : MEDIUM SANDBLAST

10B1

EXPOSED CONCRETE
MATERIAL : CONCRETE
COLOUR : CONCRETE

11A1

EIFS (EXTERIOR INSULATED FINISH SYSTEM)
COLOUR : TO MATCH "SIMPLY WHITE"
TEXTURE : SMOOTH

R1

BALCONY RAILING - TEMPERED GLASS WITH SLAB COVER
GLASS : TEMPERED
COLOUR : CLEAR
SLAB COVER : ALUMINUM
SLAB COLOUR : SIMPLY WHITE - UC115163

R2

BALCONY RAILING - TEMPERED GLASS & RAISED METAL PANEL
GLASS : TEMPERED
COLOUR : CLEAR
METAL TYPE : ALUMINUM
METAL COLOUR : SIMPLY WHITE - UC115163

R5

BALCONY RAILING - TEMPERED GLASS (PARAPET SIDE MOUNTED)
GLASS : TEMPERED
COLOUR : CLEAR
RAILING: : ALUMINUM
RAILING COLOUR : BLACK - UCFX10053

R6

BALCONY RAILING - POST & RAIL (GUARD)
METAL : ALUMINUM
RAILING COLOUR : BLACK - UCFX10053

R7

BALCONY RAILING - POST & RAIL (GUARD WITH HANDRAIL)
METAL : ALUMINUM
RAILING COLOUR : BLACK - UCFX10053

R8

BALCONY RAILING - TEMPERED GLASS
GLASS : TEMPERED
COLOUR : CLEAR
METAL : ALUMINUM

R9

BALCONY / TERRACE - DIVIDER
GLASS : TEMPERED
COLOUR : TRANSLUCENT, ACID ETCHED
METAL : ALUMINUM
METAL COLOUR : MATCH "SIMPLY WHITE" METAL PANEL

L.F.

LIGHT FIXTURE
SEE ELECT. DWGS.

EXTERIOR FINISH LEGEND (3)

NTS — EP-06

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T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

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3.	Re-Issued For SPA	Jan.31, 2018
2.	Issued For SPA	Nov.13, 2017
1.	Pre-Consultation SPA	Jul. 31, 2017
No	Issued For	Date

Site Plan File Number: SP15A055

Drawing Title

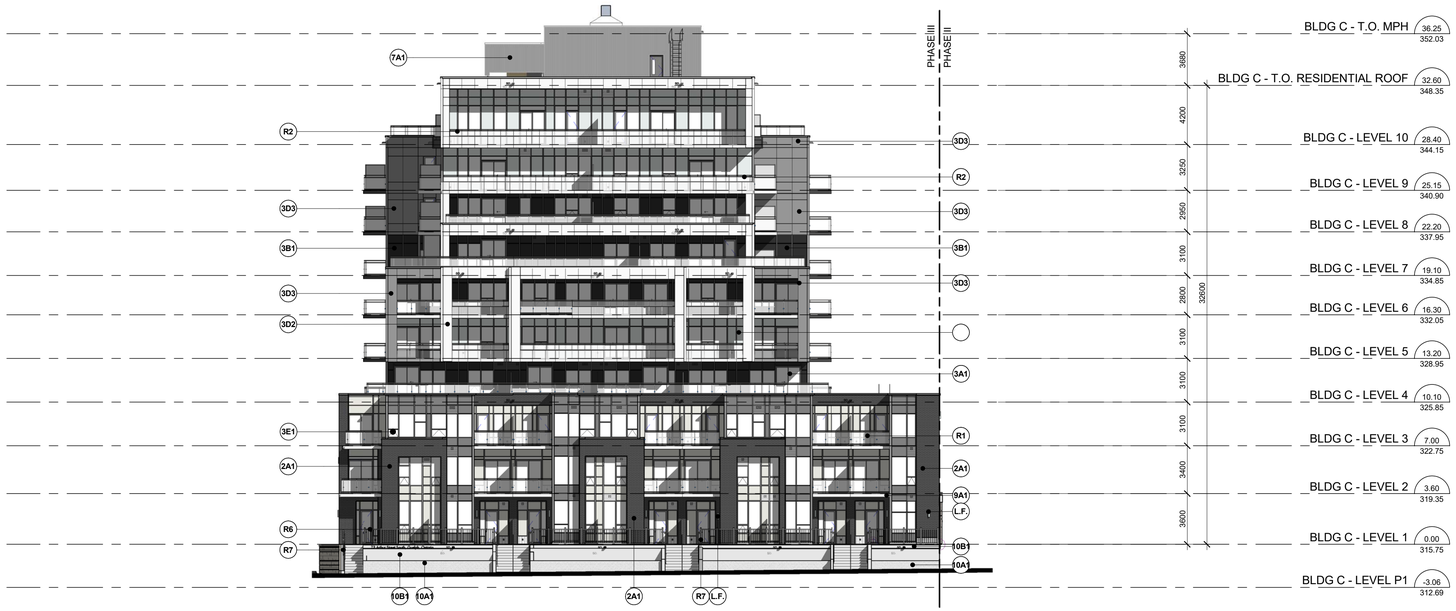
West & East Elevations

Project
FUSION HOMES
500 Hanlon Creek Blvd.
Guelph, Ontario N1C 0A1
T: 519-826-6700

METALWORKS PHASE III

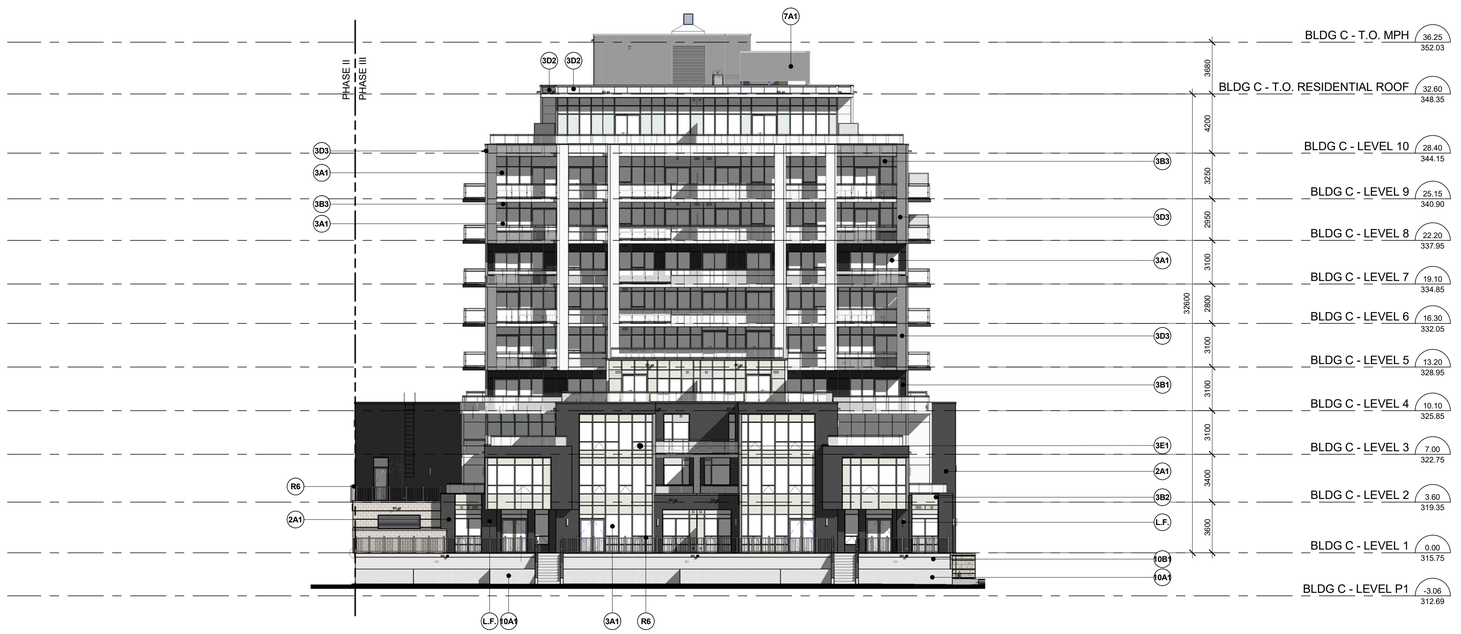
73 Arthur Street South, Guelph, Ontario

Scale: 1 : 200
Drawn by: A.K./H.B/J.S.
Checked by: B.C.
Project No.: 17-008
Date: August 12, 2018
Drawing No.: EP-06



Phase III - North Elevation 2 EP-07

Scale: 1 : 200



Phase III - South Elevation 1 EP-07

Scale: 1 : 200

EXTERIOR FINISH LEGEND

17008 - 73 ARTHUR STREET SOUTH, GUELPH, ON

2A1

MASONRY - BRICK VENEER
COLOUR : MANGANESE IRONSPOT
MANUFACTURER : ENDICOTT
TEXTURE : VELOUR
MORTAR COLOUR : DARK GREY

2B1

STONE VENEER
COLOUR : WHITE
MANUFACTURER : ARRISCRAFT
TEXTURE : ROCKED/RENAISSANCE
SIZE: 200 x 600
MORTAR COLOUR : LIGHT GREY

3A1

PREFINISHED WINDOW WALL - VISION PANEL
GLASS : SUPERNEUTRAL 54 CLEAR
DOUBLE GLAZING 6MM
FRAME TYPE : ALUMINUM
FRAME COLOUR : SILVER SHADOW - UC106707XL

3B1

PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 1
GLASS TYPE : OPACI-COAT 300
GLASS COLOUR : #3-1107 TROUT GRAY
6mm PPG CLEAR
FRAME TYPE : ALUMINUM
FRAME COLOUR : SILVER SHADOW - UC106707XL

3B2

PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 2
GLASS TYPE : OPACI-COAT 300
GLAS COLOUR : #3-3078 MISTY GRAY (LI)
6mm PPG STARPHIRE
FRAME TYPE : ALUMINUM
FRAME COLOUR : SILVER SHADOW - UC106707XL

3B3

PREFINISHED WINDOW WALL - GLASS SPANDREL PANEL 3
GLASS TYPE : OPACI-COAT 300
GLASS COLOUR : #6-1259 HARBOR HAZE
6mm PPG CLEAR
FRAME TYPE : ALUMINUM
FRAME COLOUR : SILVER SHADOW - UC106707XL

3D1

PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 1
METAL TYPE : ALUMINUM
METAL COLOUR : GRAPHITE GRAY - UCFX11029
COATING : ACRYNAR
MANUFACTURER : PPG

3D2

PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 2
METAL TYPE : ALUMINUM
METAL COLOUR : SIMPLY WHITE - UC115163
COATING : DURANAR
MANUFACTURER : PPG

3D3

PREFINISHED WINDOW WALL SYSTEM (RAISED METAL PANEL) 3
METAL TYPE : ALUMINUM
METAL COLOUR : SILVERSTORM - UC106685F
COATING : DURANAR SUNSTORM
MANUFACTURER : PPG

3D4

PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 1
METAL TYPE : ALUMINUM
METAL COLOUR : GRAPHITE GRAY - UCFX11029
COATING : ACRYNAR
MANUFACTURER : PPG

3D5

PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 2
METAL TYPE : ALUMINUM
METAL COLOUR : SIMPLY WHITE - UC115163
COATING : DURANAR
MANUFACTURER : PPG

3D6

PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 3
METAL TYPE : ALUMINUM
METAL COLOUR : SILVERSTORM - UC106685F
COATING : DURANAR SUNSTORM
MANUFACTURER : PPG

3D7

PREFINISHED WINDOW WALL SYSTEM - METAL PANEL 4
METAL TYPE : TO MATCH "HARBOR HAZE"
METAL COLOUR : TO MATCH "HARBOR HAZE"
COATING : TO MATCH "HARBOR HAZE"
MANUFACTURER : PPG

3E1

PREFINISHED WINDOW WALL - VISION PANEL - AWNING
GLASS : SUPERNEUTRAL 54 CLEAR
DOUBLE GLAZING 6MM
FRAME TYPE : ALUMINUM
FRAME COLOUR : SILVER SHADOW - UC106707XL

3G1

PREFINISHED METAL LOUVER 1
METAL TYPE : ALUMINUM
METAL COLOUR : GRAPHITE GRAY - UCFX11029
FRAMING : ALUMINUM
FRAMING COLOUR : SILVER SHADOW - UC106707XL

3G2

PREFINISHED METAL LOUVER 2
METAL TYPE : ALUMINUM
METAL COLOUR : SIMPLY WHITE - UC115163
FRAMING : ALUMINUM
FRAMING COLOUR : SILVER SHADOW - UC106707XL

3G3

PREFINISHED METAL LOUVER 3
METAL TYPE : ALUMINUM
METAL COLOUR : SILVERSTORM - UC106685F
FRAMING : ALUMINUM
FRAMING COLOUR : SILVER SHADOW - UC106707XL

3H1

ARCHITECTURAL LOUVER
METAL TYPE : ALUMINUM
METAL COLOUR : SIMPLY WHITE - UC115163
FRAMING : ALUMINUM
FRAMING COLOUR : SILVER SHADOW - UC106707XL

3J1

MECHANICAL EQUIPMENT - SUITE HVAC LOUVER
METAL TYPE : ALUMINUM
METAL COLOUR : TO MATCH
METAL PANEL COLOUR

7A1

PREFINISHED STEEL SIDING
COLOUR : SILVERSTORM - UC106685F
METAL PANEL : ALUMINUM
MANUFACTURER : VICWEST
STYLE : VERTICAL

9A1

SLAB COVER
METAL PANEL : ALUMINUM
COLOUR : MATCH "SIMPLY WHITE" METAL PANEL

10A1

PLANTER WALL
MATERIAL : CONCRETE
COLOUR : MID GRAY
FINISH : MEDIUM SANDBLAST

10B1

EXPOSED CONCRETE
MATERIAL : CONCRETE
COLOUR : CONCRETE

11A1

EIFS (EXTERIOR INSULATED FINISH SYSTEM)
COLOUR : TO MATCH "SIMPLY WHITE"
TEXTURE : SMOOTH

R1

BALCONY RAILING - TEMPERED GLASS WITH SLAB COVER
GLASS : TEMPERED
COLOUR : CLEAR
SLAB COVER : ALUMINUM
SLAB COLOUR : SIMPLY WHITE - UC115163

R2

BALCONY RAILING - TEMPERED GLASS & RAISED METAL PANEL
GLASS : TEMPERED
COLOUR : CLEAR
METAL TYPE : ALUMINUM
METAL COLOUR : SIMPLY WHITE - UC115163

R5

BALCONY RAILING - TEMPERED GLASS (PARAPET SIDE MOUNTED)
GLASS : TEMPERED
COLOUR : CLEAR
RAILING: : ALUMINUM
RAILING COLOUR : BLACK - UCFX10053

R6

BALCONY RAILING - POST & RAIL (GUARD)
METAL : ALUMINUM
RAILING COLOUR : BLACK - UCFX10053

R7

BALCONY RAILING - POST & RAIL (GUARD WITH HANDRAIL)
METAL : ALUMINUM
RAILING COLOUR : BLACK - UCFX10053

R8

BALCONY RAILING - TEMPERED GLASS
GLASS : TEMPERED
COLOUR : CLEAR
METAL : ALUMINUM

R9

BALCONY / TERRACE - DIVIDER
GLASS : TEMPERED
COLOUR : TRANSLUCENT, ACID ETCHED
METAL : ALUMINUM
METAL COLOUR : MATCH "SIMPLY WHITE" METAL PANEL

L.F.

LIGHT FIXTURE
SEE ELECT. DWGS.

EXTERIOR FINISH LEGEND 3 EP-07

NTS

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date: August 12, 2019

ONTARIO ASSOCIATION OF ARCHITECTS
STEVEN A. KIRKOR
LICENCE 2982

SEAL MUST BE SIGNED TO BE VALID

KIRKOR ARCHITECTS + PLANNERS
20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No.:	Revision	Date
6.	Re-Issued For SPA	AUG 13, 2019
5.	Re-Issued For SPA	May 03, 2018
4.	Re-Issued For SPA	April 10, 2018
3.	Re-Issued For SPA	Jan.31, 2018
2.	Issued For SPA	Nov.13, 2017
1.	Pre-Consultation SPA	Jul. 31, 2017
No	Issued For	Date

Site Plan File Number: SP15A055

Drawing Title

North & South Elevations

Project

FUSION HOMES
500 Hanlon Creek Blvd.
Guelph, Ontario N1C 0A1
T: 519-826-6700

METALWORKS PHASE III

73 Arthur Street South, Guelph, Ontario

Scale: 1 : 200

Drawn by: A.K./H.B/J.S.

Checked by: B.C.

Project No.: 17-008

Date: August 12, 2019

Drawing No.: EP-07

Committee of Adjustment Application for Consent

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: **July 14, 2020**	Application #: **B-7/20**
	Application deemed complete: ☒ Yes ☐ No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes** ☐ **No** ☑

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 73 Arthur Street S.

Legal description of property (registered plan number and lot number or other legal description):

See Schedule A (attached)

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? ☐ No ☑ Yes

If yes, describe: Public easement between Phase 3 and Phase 4 lands to access Riverwalk. See attached sketch

Are the lands subject to any mortgages, easements, right-of-ways or other charges: ☐ No ☑ Yes

If yes, explain: Charge on the land by the lender: Laurentian Bank, 10 Duke Street West, Suite 100, Kitchener, ON, N2H 3W4

REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)

Name:	2278560 Ontario Inc.		
Mailing Address:	500 Hanlon Creek Blvd		
City:	Guelph	Postal Code:	N1C 0A1
Home Phone:		Work Phone:	(519)-826-6700
Fax:		Email:	

AGENT INFORMATION (If Any)

Name:	Charlotte Balluch		
Company:	Fusion Homes		
Mailing Address:	500 Hanlon Creek Blvd		
City:	Guelph	Postal Code:	N1C 0A1
Home Phone:		Work Phone:	(519)-826-6700 x242
Fax:		Email:	cballuch@fusionhomes.com

PURPOSE OF APPLICATION (please check appropriate space):

[ ] Creation of a New Lot
[✓] Easement
[ ] Right-of-Way
[ ] Charge / Discharge
[ ] Correction of Title
[ ] Lease
[ ] Addition to a Lot (submit deed for the lands to which the parcel will be added)
[ ] Other: Explain

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:

2278560 Ontario Inc

DESCRIPTION OF LAND INTENDED TO BE SEVERED Easements in favour of Phase 4 lands				
Frontage / Width: (m) 9.828	Depth (m) 84.545	Area: (m²) 501.4	Existing Use: vacant	Proposed Use: easement for residential
Existing Buildings/Structures: N/A			Proposed Buildings / Structures: Road	
Use of Existing Buildings/Structures (specify): N/A			Proposed Use of Buildings/Structures (specify): Residential	
DESCRIPTION OF LAND INTENDED TO BE RETAINED Phase 3 lands				
Frontage / Width: (m) 57.818	Depth (m) 84.545	Area: (m²) 4732.36	Existing Use: vacant	Proposed Use: residential
Existing Buildings/Structures: N/A			Proposed Buildings / Structures: condominium	
Use of Existing Buildings/Structures (specify): N/A			Proposed Use of Buildings/Structures (specify): residential	

TYPE OF ACCESS TO THE RETAINED LANDS	**TYPE OF ACCESS TO THE SEVERED LANDS**
☐ Provincial Highway ✓ Municipal Road	☐ Provincial Highway ✓ Municipal Road
☐ Private Road ☐ Right-of-Way	☐ Private Road ☐ Right-of-Way
☐ Other (Specify)	☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS	**TYPE OF WATER SUPPLY TO THE SEVERED LANDS**
✓ Municipally owned and operated ☐ Privately Owned Well	✓ Municipally owned and operated ☐ Privately Owned Well
☐ Other (Specify)	☐ Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS	**TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS**
✓ Municipally owned and operated ☐ Septic Tank	✓ Municipally owned and operated ☐ Septic Tank
☐ Other (Explain)	☐ Other (Explain)

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?	Is any portion of the land to be severed or retained located within a floodplain?
☑ No ☐ Yes	☐ No ☑ Yes

LAND USE

What is the current official plan designation of the subject lands:

Residential 2 within the Downtown Secondary Plan

Does the proposal conform with the City of Guelph Official Plan? ☑ YES ☐ NO

If yes, provide an explanation of how the application conforms with the City of Guelph Official Plan:

Permits the construction of multiple residential buildings in conformity with the Official Plan

If no, has an application for an Official Plan Amendment been submitted? ☐ YES ☑ NO

File No.: _____ Status: _____

What is the current zoning designation of the subject lands:

R.4B 15.4(H)

Does the proposal for the subject lands conform to the existing zoning? ☑ YES ☐ NO

If no, has an application for a minor variance or rezoning been submitted? ☐ YES ☐ NO

File No.: _____ Status: _____

PROVINCIAL POLICY

Is this application consistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*? ☑ YES ☐ NO

Provide explanation:

The proposed development provides new residential units within the urban boundary contributing to the efficient use of land and increased housing supply

Does this application conform to the Growth Plan for the Greater Golden Horseshoe? ☑ YES ☐ NO

Provide explanation:

The proposed development provides new residential units within a Delineated Built-up Area in the City of Guelph where residential growth is targeted.

Is the subject land within an area of land designated under any other provincial plan or plans? ☐ YES ☑ NO

If yes, indicate which plan(s) and provide explanation:

HISTORY OF SUBJECT LAND

Has the subject land ever been the subject of:

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? ☐ YES ☑ NO

If yes, provide the following:
File No.: _____ Status: _____

b) An application for Consent under section 53 of the *Planning Act*? ☐ YES ☑ NO

If yes, provide the following:
File No.: _____ Status: _____

Is this application a resubmission of a previous application? ☐ YES ☑ NO
If yes, please provide previous file number and describe how this application has changed from the original application:

_____

_____

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☑ YES ☐ NO
If yes, provide transferee's name(s), date of transfer, and uses of the severed land:
2590339 Ontario Inc; 43 Arthur Street South LP, 02/02/2018, Heritage Building

_____

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	✓		
Zoning By-law Amendment	✓		
Plan of Subdivision	✓		
Site Plan		✓	SP47-048
Building Permit		✓	Folder # 19 005677 PA
Minor Variance	✓		
Previous Minor Variance Application	✓		

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent), hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 ext. 2349.

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of fourteen (14) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (14) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Charlotte Balluch, of the City/Town of Guelph in County/Regional Municipality of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

CBalluch
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me ~~at the~~ via video conference

City/Town of **Guelph** in the County/Regional Municipality of

Wellington this **14** day of **July**, 20**20**.

Commissioner of Oaths

JUAN ANTONIO da SILVA CABRAL
A Commissioner etc. Province of Ontario for
The Corporation of the City of Guelph
Expires July 19, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

2278560 Ontario Inc

[Organization name / property owner's name(s)]

being the registered property owner(s) of

73 Arthur Street S

(Legal description and/or municipal address)

hereby authorize Charlotte Balluch

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 13 day of July 20 20 .

(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

FUSION HOMES

Schedule A

PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113; PART LOT 76, AND LOTS 77, 78, 79, 80, 81 AND 82, PLAN 113, PARTS 5 TO 18 PLAN 61R21533 TOGETHER WITH AN EASEMENT OVER PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 1, 2, 3, 4, 13 AND 14 PLAN 61R21139 AS IN WC516085 TOGETHER WITH AN EASEMENT OVER PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 2 AND 4 PLAN 61R21139 IN FAVOUR OF PARTS 5, 6, 7 AND 8 PLAN 61R21533 AS IN WC512657 TOGETHER WITH AN EASEMENT OVER PART 17 PLAN 61R11955 AS IN WC212993 SUBJECT TO AN EASEMENT IN FAVOUR OF WELLINGTON STANDARD CONDOMINIUM PLAN NO. 244 AS IN WC522214 TOGETHER WITH AN EASEMENT OVER WELLINGTON STANDARD CONDOMINIUM PLAN NO. 244 AS IN WC522214 TOGETHER WITH AN EASEMENT OVER WELLINGTON STANDARD CONDOMINIUM PLAN NO. 244 IN FAVOUR OF PARTS 5, 6, 7 AND 8 PLAN 61R21533 AS IN WC522214 SUBJECT TO AN EASEMENT IN GROSS AS IN WC434473 SUBJECT TO AN EASEMENT AS IN WC434476 SUBJECT TO AN EASEMENT AS IN WC498245 SUBJECT TO AN EASEMENT IN GROSS AS IN WC499586 SUBJECT TO AN EASEMENT IN FAVOUR OF PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 1, 2, 3, 4, 13 AND 14 PLAN 61R21139 AS IN WC516086 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 16, 17 AND 18 PLAN 61R21533 AS IN WC503847 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 6, 11, 14 AND 17 PLAN 61R21533 AS IN WC451264 SUBJECT TO AN EASEMENT IN FAVOUR OF PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 1, 2, 3 AND 4 PLAN 61R21533 AS IN WC572442 SUBJECT TO AN EASEMENT OVER PARTS 5 TO 12 PLAN 61R21533 IN FAVOUR OF PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 1, 2, 3 AND 4 PLAN 61R21533 AS IN WC572442 TOGETHER WITH AN EASEMENT OVER PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 1, 2, 3 AND 4 PLAN 61R21533 IN FAVOUR OF PARTS 5, 6, 7 AND 8 PLAN 61R21533 AS IN WC572442 CITY OF GUELPH

Committee of Adjustment Application for Consent

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: **July 14, 2020**	Application #: **B-8/20**
	Application deemed complete: ☒ Yes ☐ No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes** ☐ **No** ☑

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 73 Arthur Street S.

Legal description of property (registered plan number and lot number or other legal description):

See Schedule A (attached)

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? ☐ No ☑ Yes

If yes, describe: Public easement between Phase 3 and Phase 4 lands to access Riverwalk. See attached sketch

Are the lands subject to any mortgages, easements, right-of-ways or other charges: ☐ No ☑ Yes

If yes, explain: Charge on the land by the lender: Laurentian Bank, 10 Duke Street West, Suite 100, Kitchener, ON, N2H 3W4

REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)

Name:	2278560 Ontario Inc		
Mailing Address:	500 Hanlon Creek Blvd		
City:	Guelph	Postal Code:	N1C 0A1
Home Phone:		Work Phone:	(519) 826-6700
Fax:		Email:	

AGENT INFORMATION (If Any)

Name:	Charlotte Balluch		
Company:	Fusion Homes		
Mailing Address:	500 Hanlon Creek Blvd		
City:	Guelph	Postal Code:	N1C 0A1
Home Phone:		Work Phone:	(519) 826-6700 x 242
Fax:		Email:	cballuch@fusionhomes.com

PURPOSE OF APPLICATION (please check appropriate space):

[✓] Creation of a New Lot
[✓] Easement
[ ] Right-of-Way
[ ] Charge / Discharge
[ ] Correction of Title
[ ] Lease
[ ] Addition to a Lot (submit deed for the lands to which the parcel will be added)
[ ] Other: Explain

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:
2278560 ONTARIO INC

DESCRIPTION OF LAND INTENDED TO BE SEVERED Phase 4 lands				
Frontage / Width: (m) 32.41	Depth (m) 120.18	Area: (m²) 5117.27	Existing Use: vacant	Proposed Use: residential
Existing Buildings/Structures: N/A			Proposed Buildings / Structures: condominium	
Use of Existing Buildings/Structures (specify): N/A			Proposed Use of Buildings/Structures (specify): residential	
DESCRIPTION OF LAND INTENDED TO BE RETAINED Phase 3 lands				
Frontage / Width: (m) 57.818	Depth (m) 84.545	Area: (m²) 4732.36	Existing Use: vacant	Proposed Use: residential
Existing Buildings/Structures: N/A			Proposed Buildings / Structures: condominium	
Use of Existing Buildings/Structures (specify): N/A			Proposed Use of Buildings/Structures (specify): residential	

TYPE OF ACCESS TO THE RETAINED LANDS	TYPE OF ACCESS TO THE SEVERED LANDS
☐ Provincial Highway ✓ Municipal Road	☐ Provincial Highway ✓ Municipal Road
☐ Private Road ☐ Right-of-Way	☐ Private Road ☐ Right-of-Way
☐ Other (Specify)	☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS	TYPE OF WATER SUPPLY TO THE SEVERED LANDS
✓ Municipally owned and operated ☐ Privately Owned Well	✓ Municipally owned and operated ☐ Privately Owned Well
☐ Other (Specify)	☐ Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS	TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS
✓ Municipally owned and operated ☐ Septic Tank	✓ Municipally owned and operated ☐ Septic Tank
☐ Other (Explain)	☐ Other (Explain)

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?	Is any portion of the land to be severed or retained located within a floodplain?
☑ No ☐ Yes	☐ No ☑ Yes

LAND USE

What is the current official plan designation of the subject lands:

Residential 2 within the Downtown Secondary Plan

Does the proposal conform with the City of Guelph Official Plan? ☑ YES ☐ NO

If yes, provide an explanation of how the application conforms with the City of Guelph Official Plan:

Permits the construction of multiple residential buildings in conformity with the Official Plan

If no, has an application for an Official Plan Amendment been submitted? ☐ YES ☐ NO

File No.: _____ Status: _____

What is the current zoning designation of the subject lands:

R.4B 15.4 (H)

Does the proposal for the subject lands conform to the existing zoning? ☑ YES ☐ NO

If no, has an application for a minor variance or rezoning been submitted? ☐ YES ☐ NO

File No.: _____ Status: _____

PROVINCIAL POLICY

Is this application consistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*? ☑ YES ☐ NO

Provide explanation:

The proposed development provides new residential units within the urban boundary contributing to the efficient use of land and increased housing supply.

Does this application conform to the Growth Plan for the Greater Golden Horseshoe? ☑ YES ☐ NO

Provide explanation:

The proposed development provides new residential units within a Delineated Built-up Area in the City of Guelph where residential growth is targeted.

Is the subject land within an area of land designated under any other provincial plan or plans? ☐ YES ☑ NO

If yes, indicate which plan(s) and provide explanation:

_____

_____

HISTORY OF SUBJECT LAND

Has the subject land ever been the subject of:

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? ☐ YES ☑ NO

If yes, provide the following:
File No.: _____ Status: _____

b) An application for Consent under section 53 of the *Planning Act*? ☐ YES ☑ NO

If yes, provide the following:
File No.: _____ Status: _____

Is this application a resubmission of a previous application? ☐ YES ☑ NO
If yes, please provide previous file number and describe how this application has changed from the original application:

_____

_____

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☑ YES ☐ NO
If yes, provide transferee's name(s), date of transfer, and uses of the severed land:
2590339 Ontario Inc; 43 Arthur Street South LP, 02/02/2018, Heritage Building

_____

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	✓		
Zoning By-law Amendment	✓		
Plan of Subdivision	✓		
Site Plan		✓	SP47-048
Building Permit		✓	Folder # 19 005677 PA
Minor Variance	✓		
Previous Minor Variance Application	✓		

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent), hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 ext. 2349.

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of fourteen (14) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (14) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Charlotte Balluch, of the City/Town of Guelph in County/Regional Municipality of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

CBalluch

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me ~~at the~~ via video conference

City/Town of **Guelph** in the County/Regional Municipality of

Wellington this **14** day of **July**, 20**20**.

Commissioner of Oaths

JUAN ANTONIO da SILVA CABRAL
A Commissioner etc. Province of Ontario for
The Corporation of the City of Guelph
Expires July 19, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

2278560 Ontario Inc

[Organization name / property owner's name(s)]

being the registered property owner(s) of

73 Arthur Street S.

(Legal description and/or municipal address)

hereby authorize Charlotte Balluch

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 3rd day of July 2020.

(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

FUSION HOMES

Schedule A

PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113; PART LOT 76, AND LOTS 77, 78, 79, 80, 81 AND 82, PLAN 113, PARTS 5 TO 18 PLAN 61R21533 TOGETHER WITH AN EASEMENT OVER PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 1, 2, 3, 4, 13 AND 14 PLAN 61R21139 AS IN WC516085 TOGETHER WITH AN EASEMENT OVER PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 2 AND 4 PLAN 61R21139 IN FAVOUR OF PARTS 5, 6, 7 AND 8 PLAN 61R21533 AS IN WC512657 TOGETHER WITH AN EASEMENT OVER PART 17 PLAN 61R11955 AS IN WC212993 SUBJECT TO AN EASEMENT IN FAVOUR OF WELLINGTON STANDARD CONDOMINIUM PLAN NO. 244 AS IN WC522214 TOGETHER WITH AN EASEMENT OVER WELLINGTON STANDARD CONDOMINIUM PLAN NO. 244 AS IN WC522214 TOGETHER WITH AN EASEMENT OVER WELLINGTON STANDARD CONDOMINIUM PLAN NO. 244 IN FAVOUR OF PARTS 5, 6, 7 AND 8 PLAN 61R21533 AS IN WC522214 SUBJECT TO AN EASEMENT IN GROSS AS IN WC434473 SUBJECT TO AN EASEMENT AS IN WC434476 SUBJECT TO AN EASEMENT AS IN WC498245 SUBJECT TO AN EASEMENT IN GROSS AS IN WC499586 SUBJECT TO AN EASEMENT IN FAVOUR OF PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 1, 2, 3, 4, 13 AND 14 PLAN 61R21139 AS IN WC516086 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 16, 17 AND 18 PLAN 61R21533 AS IN WC503847 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 6, 11, 14 AND 17 PLAN 61R21533 AS IN WC451264 SUBJECT TO AN EASEMENT IN FAVOUR OF PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 1, 2, 3 AND 4 PLAN 61R21533 AS IN WC572442 SUBJECT TO AN EASEMENT OVER PARTS 5 TO 12 PLAN 61R21533 IN FAVOUR OF PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 1, 2, 3 AND 4 PLAN 61R21533 AS IN WC572442 TOGETHER WITH AN EASEMENT OVER PART OF GRIST MILL LANDS, EAST SIDE OF RIVER SPEED, PLAN 113, PARTS 1, 2, 3 AND 4 PLAN 61R21533 IN FAVOUR OF PARTS 5, 6, 7 AND 8 PLAN 61R21533 AS IN WC572442 CITY OF GUELPH

FUSION HOMES

Committee of Adjustment
City of Guelph
City Hall, 1 Carden Street
Guelph, Ontario, N1H 3A1
519-822-1260 x 2524

July 3, 2020

Dear Committee of Adjustment,

Re: Submission of Consent Application for Metalworks Phase 4

Fusion Homes is pleased to submit a Consent application for the above noted development. Fusion Homes is requesting to severe the phase 4 Metalworks lands from the phase 3 lands including necessary easements. The site is located at 93 Arthur Street within the multi-phase Metalworks development. The parcel being severed is Phase 4 of the Metalworks development located at 93 Arthur St. and the parcel being retained is Phase 3 of the Metalworks development, 73 Arthur St S. Within the severance, several easements are requested as part of the application in order to provide driveway and loading access between the two condominium corporations. This letter aims to provide an overview of the proposed development and a description of the easements required.

Proposed Consent and Easements

As part of the application, Fusion Homes requests the following changes to the land:

- Phase 3 lands to be retained, (PART 1 to 6, 8, 12 and 13) as shown in the sketch.
- Phase 4 lands to be severed, (PART 7, 9, 10, 11, 14 to 19) as shown in the sketch.
- An easement in favour of the Phase 4 lands to be put in place for the private road required for fire route, loading access and turning radius for Phase 4 lands, (PART 4, 5, 6 and 8) as shown in the sketch.
- An easement in favour of the Phase 3 lands for turning radius allowance (PART 10 and 11) as shown in the sketch.

With this letter, we are also enclosing the following:

- The completed application form
- Digital copy of the sketch

Please note, due to City Hall being closed to accept physical payment of application fees, a cheque in the amount of $1,896.00 will be mailed to City Hall under the attention of Randy Harris.

If you have any questions regarding this application, please do not hesitate to contact us.

Your sincerely,

Charlotte Balluch
Planning and Development Analyst

DECISION

Committee of Adjustment
Applications B-7/20 and B-8/20

Moved, seconded and carried:

That consent applications B-7/20 and B-8/20 for 73 and 93 Arthur Street South, be **deferred** to the September 10, 2020 hearing, and that the deferral fee be paid prior to reconsideration of the applications.

Reasons:

These applications are deferred at the request of the applicant to allow the applicant additional time to consult with staff.

Members of the Committee of Adjustment concurring in the decision:

K. Ash	S. Dykstra	D. Gundrum
L. Janis	Absent D. Kendrick	K. Meads
J. Smith		

I, Trista Di Lullo, Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a hearing held on August 13, 2020.

Dated: August 18, 2020 **Signed:**

Committee of Adjustment
T 519-822-1260 x2524
E cofa@guelph.ca
guelph.ca/cofa

DECISION

COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER A-55/17

CITY OF Guelph
Making a Difference

The Committee, having considered whether or not the variance(s) are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, passed the following resolution:

THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 5.4.3.2.15.5.1.7 of Zoning By-law (1995)-14864, as amended, for 73 Arthur Street South, to permit a maximum building height of 12 storeys, when the By-law permits a maximum building height of 10 storeys for apartment buildings, be **REFUSED.**

REASONS:

This application is refused, as it is the opinion of the Committee that this application does not meet all four tests under Section 45(1) of the Planning Act, specifically being the reasons outlined in the staff comments that the requested variance does not meet the intent and purpose of the Zoning By-law, as site-specific zoning was approved by City Council on August 25, 2014. The Committee is of the opinion that this request is beyond the scope of a minor variance and this request would be more appropriately considered through a Zoning By-law Amendment.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Members of Committee Concurring in this Decision

I, Trista Di Lullo, Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a meeting held on August 10, 2017.

Dated: August 15, 2017 **Signed:**

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is August 30, 2017.

Committee of Adjustment

T 519-822-1260 x2524
F 519-763-1269
E cofa@guelph.ca

Committee of Adjustment Notice of Public Hearing

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

Application Details

Location:

42 Arrow Road

Proposal:

The applicant is proposing to maintain the existing industrial building addition located in the rear yard and interior side yard of the property. The Committee of Adjustment previously granted approval in 2014 (file A-5/14) and 2016 (file A-39/16) to permit similar minor variances, however, the past approvals are no longer valid due to non-fulfillment of conditions required as part of these approvals.

By-Law Requirements:

The property is located in the Industrial (B.4) Zone. Variances from Table 7.3 Rows 4 and 5 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

a) a minimum side yard setback of one-half the building height [8.2 metres] to a maximum of 9 metres, but not less than 3 metres [4.1 metres would be required]; and

b) a minimum rear yard setback of 6 metres.

Request:

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

a) a minimum right side yard setback of 2.5 metres for the existing addition to the existing industrial building; and

b) a minimum rear yard setback of 3.58 metres for the existing addition to the existing industrial building.

Hearing Details

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

Date:	**Thursday, September 10, 2020**
Time:	**4:00 p.m.**
Location:	**Remote Committee of Adjustment hearing live streamed at guelph.ca/live**
Application Number:	**A-39/20**

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may watch the remote public hearing on guelph.ca/live and participate by submitting written comments and/or speaking to the application. Alternate meeting formats are available upon request.

You may submit your written comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **September 3 at 12:00 p.m**. will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **12:00 p.m. on the day of the hearing.** Please indicate your name, phone number and the application number or address of the

property you wish to speak to. When we receive your request, we will send you confirmation and instructions for participating in the remote public hearing. Instructions will also be provided during the hearing to ensure those watching the remote public hearing are given the opportunity to speak.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 extension 2349.

Additional Information

Agendas and comments related to this application will be available online at guelph.ca/cofa. Alternative document formats are available upon request. Additional information related to this application may be obtained by contacting Committee of Adjustment staff 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 by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

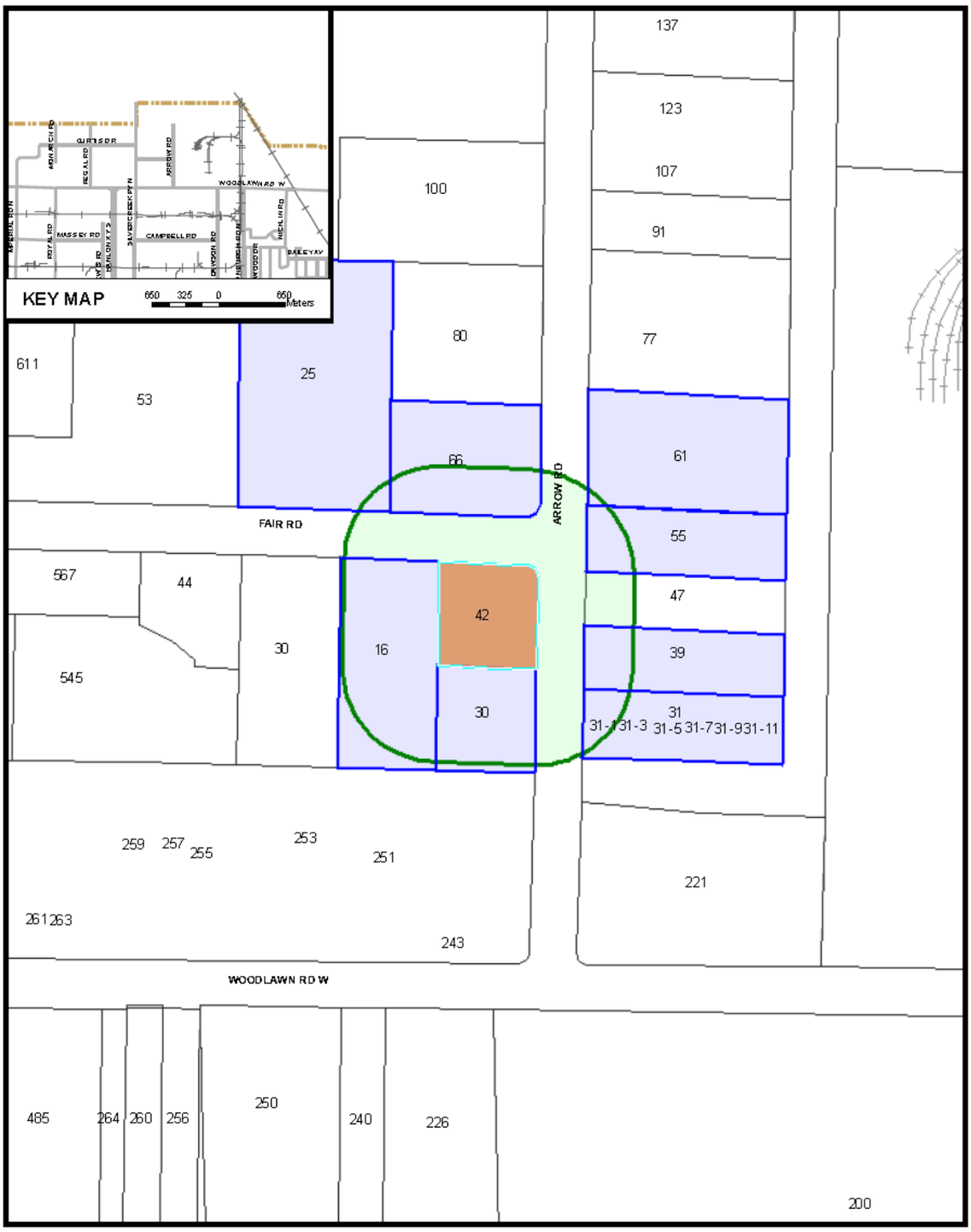
Dated August 21, 2020.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524 cofa@guelph.ca

TTY: 519-826-9771 guelph.ca/cofa



Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment
Date Printed: Date: August-19-20

42 Arrow Road (A-39/20)
60m Circulation Area

80 40 0 80 160 m

N

The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

PLAN OF SURVEY

OF PART OF

LOT 11
REGISTERED PLAN 797

(Also Known as Part 1, Plan 61R-5102)

CITY OF GUELPH
COUNTY OF WELLINGTON

IAN D. ROBINSON – Ontario Land Surveyor

2015

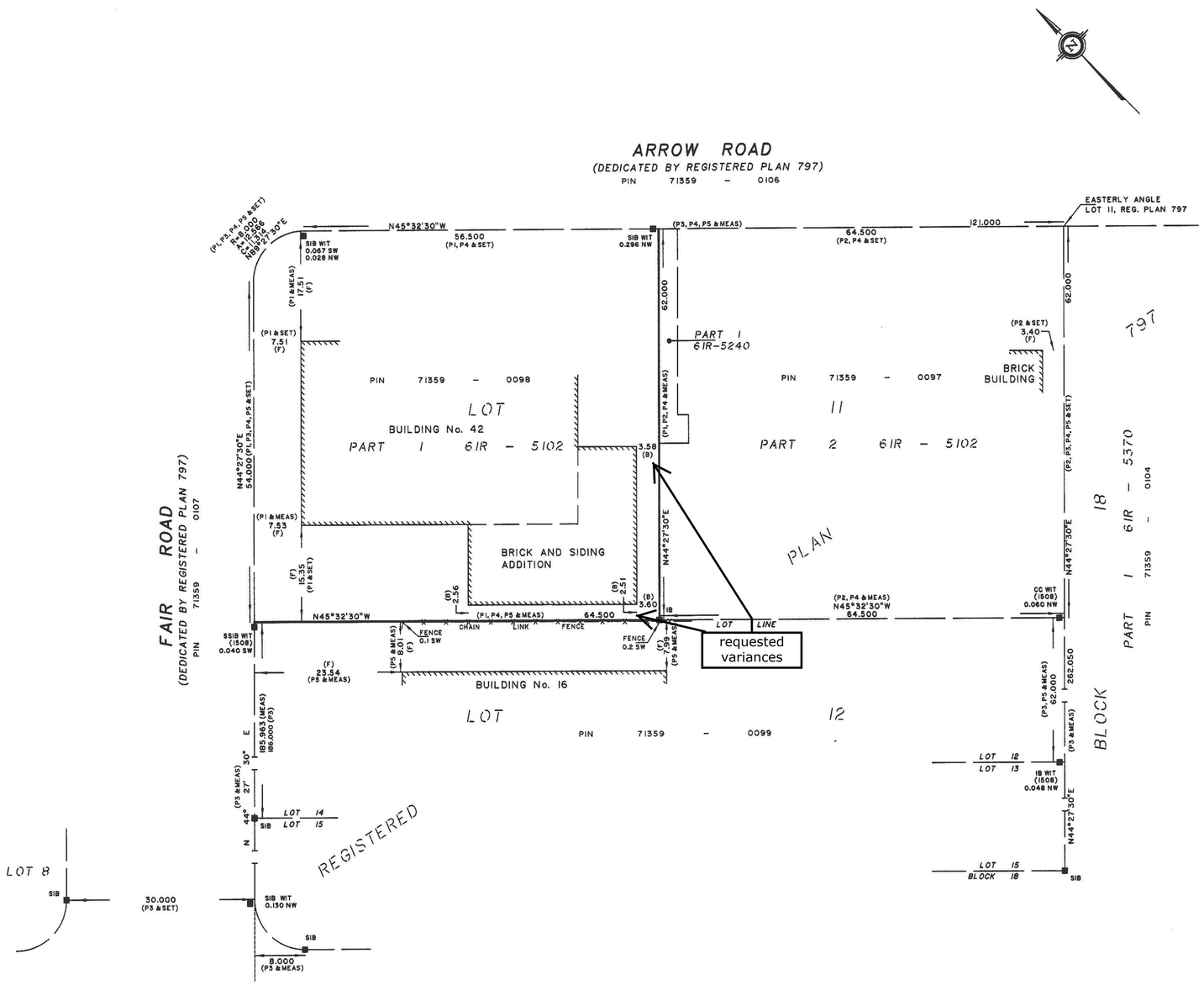
SCALE 1 : 500

0 10 20 30 40 METRES

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

BEARINGS ARE UTM GRID, DERIVED BY REAL TIME NETWORK (RTN) OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).

FOR BEARING COMPARISONS, A ROTATION OF 0°29'30" COUNTERCLOCKWISE CAN BE APPLIED TO BEARINGS ON P1, P2, P3, P4 & P5 TO CONVERT TO UTM GRID BEARINGS.



ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1948543
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12th DAY OF NOVEMBER, 2015.

NOV. 26, 2015
DATE

IAN D. ROBINSON
ONTARIO LAND SURVEYOR

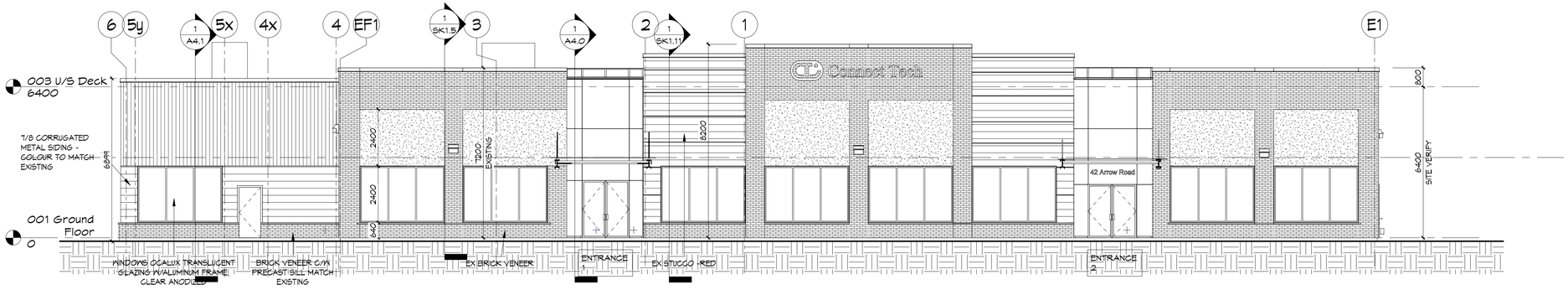
—□—	DENOTES SURVEY MONUMENT PLANTED
—■—	DENOTES SURVEY MONUMENT FOUND
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
CC	DENOTES CUT CROSS
IB	DENOTES IRON BAR
375	DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED O.L.S.'s
WIT	DENOTES WITNESS
(F)	DENOTES BUILDING TIE TAKEN TO CONCRETE FOUNDATION
(B)	DENOTES BUILDING TIE TAKEN TO BRICK
P1	DENOTES PLAN BY 375, PROJECT No. 92-8302, DATED APRIL 28/92
P2	DENOTES PLAN BY 375, PROJECT No. 90-7473, DATED SEPT. 5/90
P3	DENOTES REGISTERED PLAN 797
P4	DENOTES DEPOSITED PLAN 61R-5102
P5	DENOTES PLAN BY 1508, FILE No. 14-079, PLAN No. AB-3724, DATED APRIL 15/15

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

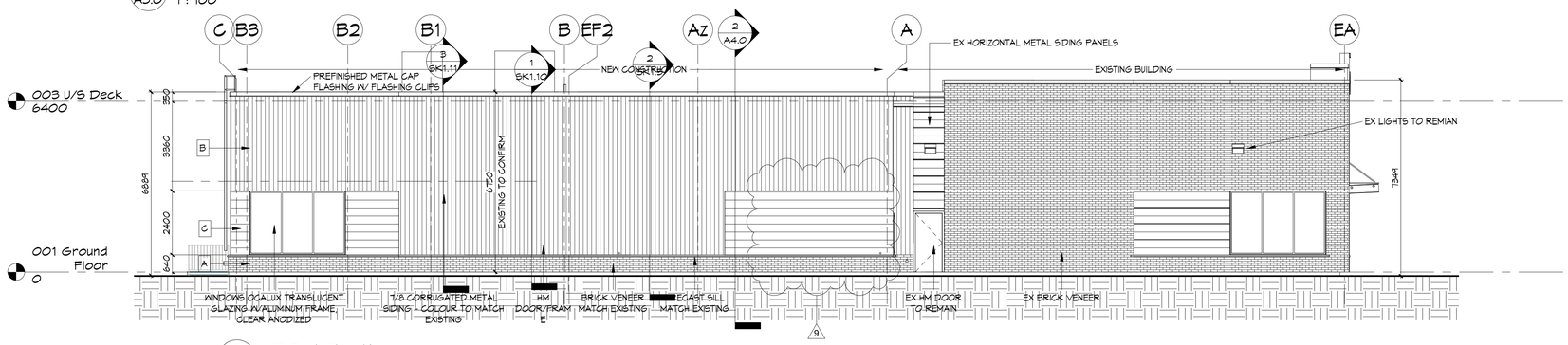
BSR&D Ontario Land Surveyors Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6
FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: NOV. 26, 2015
DRAWN BY: DM
PROJECT 15-0175



2 A3.0 WD North Elevation
1 : 100



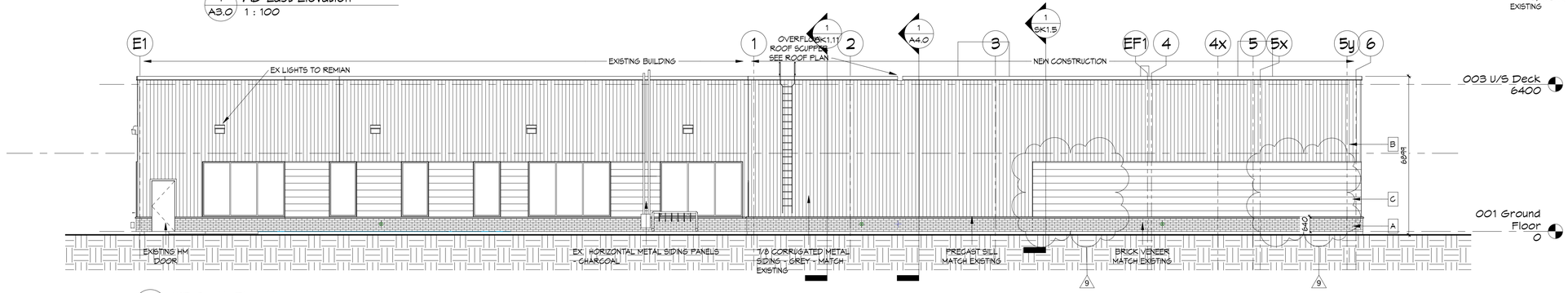
1 A3.0 WD East Elevation
1 : 100

MATERIAL COLOUR LEGEND

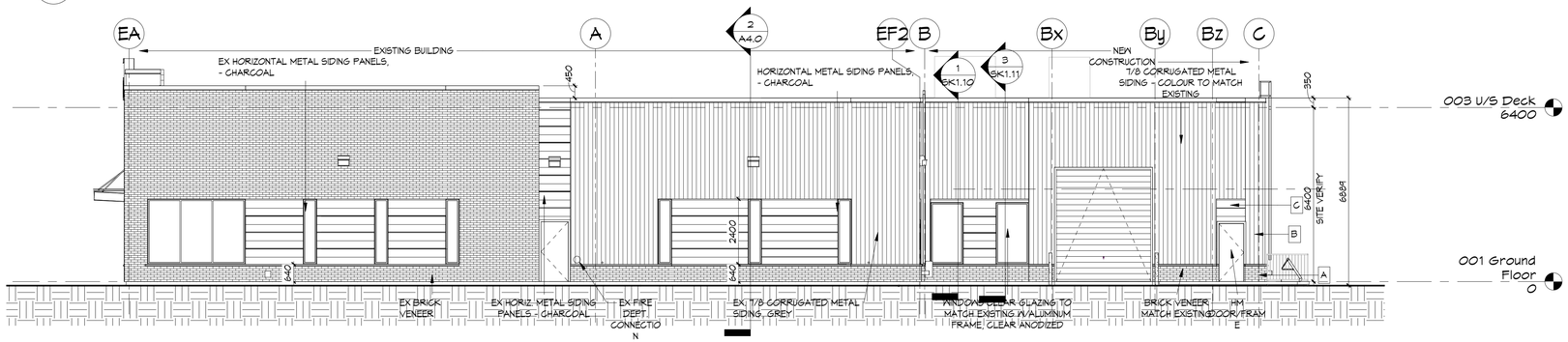
A	BRICK - BELDEN BRICK - KINGSPORT MATCH EXISTING, C/W PRE-CAST SILL @ T/O MASONRY TO MATCH EXISTING.
B	METAL SIDING - VERTICAL - 7/8" CORRUGATED MATCH EXISTING
C	
D	METAL SIDING - HORIZONTAL - 1 1/2" HF12 HIDDEN FASTENER PANEL - #10 PANGAKE SELF DRILL SCREWS MATCH EXISTING
E	WINDOWS OCALUX TRANSLUCENT GLAZING W/ALUMINUM FRAME, CLEAR ANODIZED

Material Colour Legend
1 : 10

WINDOWS CLEAR GLAZING W/ALUMINUM FRAME, CLEAR ANODIZED TO MATCH EXISTING



3 A3.0 WD South Elevation
1 : 100



4 A3.0 WD West Elevation
1 : 100

REVISIONS	DATE
9 Permit Revisions	JAN 29 2015
6 Issued for Building Permit	DEC 15 2014
5 Issued for Tender	DEC 4 2014

JAMES FRYETT ARCHITECT INC.
115 Metcalfe Street
Elora, Ontario N0B 1S0
www.fryettarchitect.com
Tel: 519-846-2201
Fax: 519-846-0343

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND ENGINEERS AND ALL INSTRUMENTS OF HIS SERVICE AND ARE THE PROPERTY OF THE ARCHITECT.
DO NOT SCALE DRAWINGS.

© COPYRIGHT

SEAL

PROJECT TITLE
Connect Tech Inc - Addition
42 Arrow Road, Guelph, ON
Building Elevations

STATUS	COFA
PROJECT #	19045
CHKD	Checker
DRAWN	DJL
SCALE	As indicated
DATE DWN	Jun. 16/14
ISSUED	2020 08 19

PROJECT NORTH

SHEET #
A3.0

8/19/2020 10:02:58 AM

COMMITTEE OF ADJUSTMENT
APPLICATION FOR MINOR VARIANCE

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: **July 20, 2020**	Folder #:
	Application deemed complete: ☒ Yes ☐ No	Application #: **A-39/20**

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes ☐ No ☒

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 42 Arrow Road

Legal description of property (registered plan number and lot number or other legal description):

Lot 11, Registered Plan 797, City of Guelph, County of Wellington

OWNER(S) INFORMATION:

Name:	Connect Tech Inc.		
Mailing Address:	42 Arrow Road		
City:	Guelph	Postal Code:	N1K 1R7
Home Phone:		Work Phone:	519 836 1291
Fax:	519 837 4878	Email:	djw@connecttech.com

AGENT INFORMATION (If Any)

Company:	Fryett Turner Architects Inc.		
Name:	Jim Fryett		
Mailing Address:	115 Metcalfe St.		
City:	Elora	Postal Code	N0B 1S0
Home Phone:		Work Phone:	519 846 2201 x222
Fax:	519 846 0343	Email:	james@fryettarchitect.com

Official Plan Designation: Industrial	Current Zoning Designation: B4

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

Whereas Table 7.3 4 Minimum Side Yard requires 'One-half the Building Height but not less than 6 metres and in accordance with Section 7.3.1', the building has been constructed with a Side Yard of 2.51 m.

Whereas Table 7.3. 5 Minimum Rear Yard requires 6 metres and in accordance with Section 7.3.1, the building has been contructed with a Rear Yard of 3.5

Why is it not possible to comply with the provision of the by-law? (your explanation)

Original land survey improperly located building on property, discrepancy not discovered until after construction completed.

PROPERTY INFORMATION

Date property was purchased:	April 30, 1999	Date property was first built on:	1990 approximately
Date of proposed construction on property:	Fall 2010	Length of time the existing uses of the subject property have continued:	Continuous

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Industrial

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Industrial

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 62.0 m (Fair Road) - Front Yard Depth: 64.5 m Area: 3985.3 m2

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	1274.92 + 460 = 1734.92		Gross Floor Area:	1274.92 + 460 = 1734.92	
Height of building:	6.9		Height of building:	6.9	
Garage/Carport (if applicable)			Garage/Carport (if applicable)		
Attached □	Detached □		Attached □	Detached □	
Width:			Width:		
Length:			Length:		
Driveway Width:			Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: Existing one storey 7.5 m			Describe details, including height: Existing one storey 7.5 m		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	7.5 M		Front Yard Setback:	7.5 M	
Exterior Side Yard (corner lots only)	17.5 existing M		Exterior Side Yard (corner lots only)	17.5 existing M	
Side Yard Setback:	Left: M	Right: 6.0 M	Side Yard Setback:	Left: M	Right: 2.5 M
Rear Yard Setback	6.0 M		Rear Yard Setback	3.5 M	

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway □ Municipal Road x□ Private Road □ Water □ Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water x□ Sanitary Sewer x□ Storm Sewer x□

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	no		
Zoning By-law Amendment	no		
Plan of Subdivision	no		
Site Plan	no		
Building Permit	no		
Consent	no		
Previous Minor Variance Application		yes	A-5/14 A-39/16

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Fryett Turner Architects Inc, of the Township of (town, city) Centre Wellingtton in County/~~Regional Municipality~~ of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The Signature of applicant or authorized agent must be witnessed by a Commissioner

Declared before me at the

Township (city or town) of Centre Wellington in the County/~~Regional Municipality~~ of

Wellington this 20 day of July, 20 20.

Commissioner of Oaths

SARAH SHANNON, B.A., LL.B.
BARRISTER, SOLICITOR, NOTARY PUBLIC
149 GEDDES ST.
ELORA, ONTARIO
N0B 1S0
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

Connect Tech Inc.

[Organization name / property owner's name(s)]

of Lot 11, Registered Plan 797, City of Guelph, County of Wellington

(Legal description and/or municipal address)

hereby authorize Fryett Turner Architects Inc

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 20th day of July 2020.

(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

DECISION

COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER A-39/16

CITY OF Guelph
Making a Difference

The Committee, having considered whether or not the variance(s) are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, passed the following resolution:

THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 7.3 Rows 4 and 5 of Zoning By-law (1995)-14864, as amended, for 42 Arrow Road, to permit a right side yard of 2.5 metres, when the By-law requires that the minimum side yard is one-half the building height [7.2 metres] to a maximum of 9 metres, but not less than 3 metres [a minimum side yard of 3.6 metres would be required], be **APPROVED**, subject to the following conditions:

1. That the applicant receives approval for an amendment to the approved site plan (SP14B028) under section 41 of the Planning Act.

2. That the applicant has a 12-month time period from the day of Committee's final decision to submit and obtain an amendment to the approved site plan (SP14B028) or the variance shall be rendered null and void.

3. That the variance only applies to the right side yard as shown in the Public Notice.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Members of Committee Concurring in this Decision

I, Dylan McMahon, Acting Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a meeting held on June 9, 2016.

Dated: June 14, 2016 **Signed:**

Committee of Adjustment

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is June 29, 2016.

T 519-822-1260 x2524
F 519-763-1269
E cofa@guelph.ca

DECISION

COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER A-5/14

CITY OF Guelph
Making a Difference

The Committee, having considered whether or not the variance(s) are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, passed the following resolution:

"THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 7.3 Rows 4 and 5 of Zoning By-law (1995)-14864, as amended, for 42 Arrow Road, to construct a 461 square metre addition to the rear of the existing building, and

a) to permit a right side yard setback of 3 metres (9.84 feet) when the By-law requires that the minimum side yard is one-half the building height [3.6 metres (11.81 feet)] to a maximum of 9 metres (29.52 feet) but not less than 3 metres (9.84 feet), and

b) to permit a rear yard setback of 3 metres (9.84 feet) when the By-law requires that the minimum rear yard is 6 metres (19.68 feet),

be approved, subject to the following conditions:

1. That the setbacks be approved in accordance with the drawings submitted in the public notice.

2. The Owner agrees to submit and receive approval from the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan indicating the location of the building, building design, landscaping, parking, circulation, access, lighting, grading and drainage and servicing to the satisfaction of the General Manager of Planning Services and the General Manager/City Engineer, and enter into a site plan control agreement registered on title, prior to the issuance of a building permit."

Members of Committee Concurring in this Decision

I, Minna Bunnett, Acting Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a meeting held on January 16, 2014.

Dated: January 21, 2014 **Signed:**

Committee of Adjustment

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is February 3, 2014.

T 519-837-5615
F 519-822-4632
E cofa@guelph.ca

Committee of Adjustment Notice of Public Hearing

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

Application Details

Location:

117 Queen Street

Proposal:

The applicant is proposing to remove and replace the existing roofed porch at the front of the existing dwelling.

By-Law Requirements:

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

The By-law requires:

a) that for an open, roofed porch not exceeding 1 storey in height the maximum projection into the required front yard is 2.4 metres [the required front yard is 6 metres]; and

b) that the stairs associated with an open, roofed porch are permitted to have a minimum setback of 2 metres from the front lot line.

Request:

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

a) to permit the proposed open, roofed porch to have a maximum projection of 3.8 metres into the required front yard; and

b) to permit the stairs associated with the proposed open, roofed porch to have a minimum setback of 1.6 metres from the front lot line.

Hearing Details

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

Date:	**Thursday, September 10, 2020**
Time:	**4:00 p.m.**
Location:	**Remote Committee of Adjustment hearing live streamed at guelph.ca/live**
Application Number:	**A-40/20**

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may watch the remote public hearing on guelph.ca/live and participate by submitting written comments and/or speaking to the application. Alternate meeting formats are available upon request.

You may submit your written comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **September 3, 2020 at 12:00 p.m**. will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **12:00 p.m. on the day of the hearing.** Please indicate your name, phone number and the application number or address of the property you wish to speak to. When we receive your request, we will send you

confirmation and instructions for participating in the remote public hearing. Instructions will also be provided during the hearing to ensure those watching the remote public hearing are given the opportunity to speak.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 extension 2349.

Additional Information

Agendas and comments related to this application will be available online at guelph.ca/cofa. Alternative document formats are available upon request. Additional information related to this application may be obtained by contacting Committee of Adjustment staff 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 by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

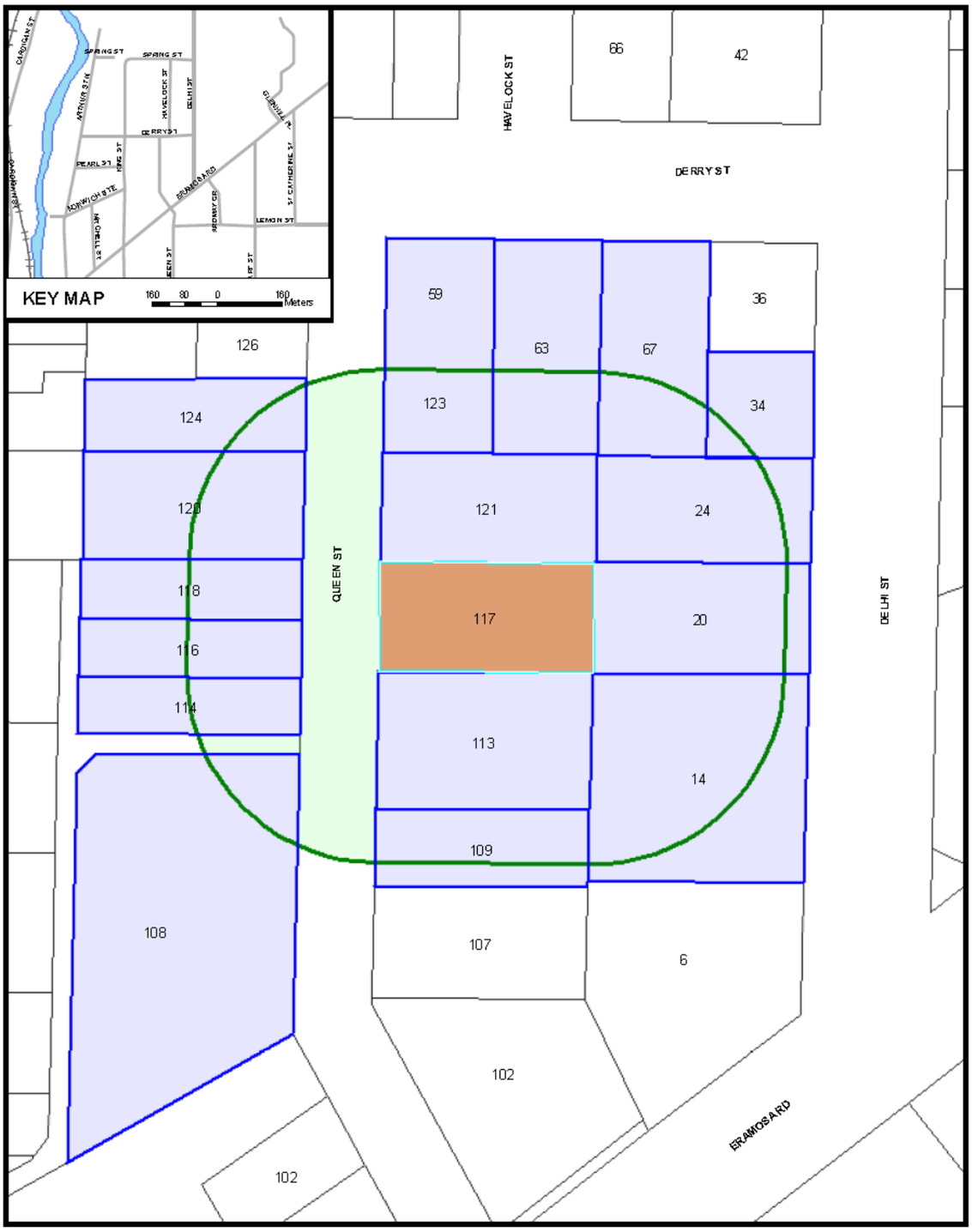
Dated August 21, 2020.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524 cofa@guelph.ca

TTY: 519-826-9771 guelph.ca/cofa



Guelph

Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment
Date Printed: Date: August-18-20

117 Queen Street (A-40/20)
30m Circulation Area

20 10 0 20 40 m

N

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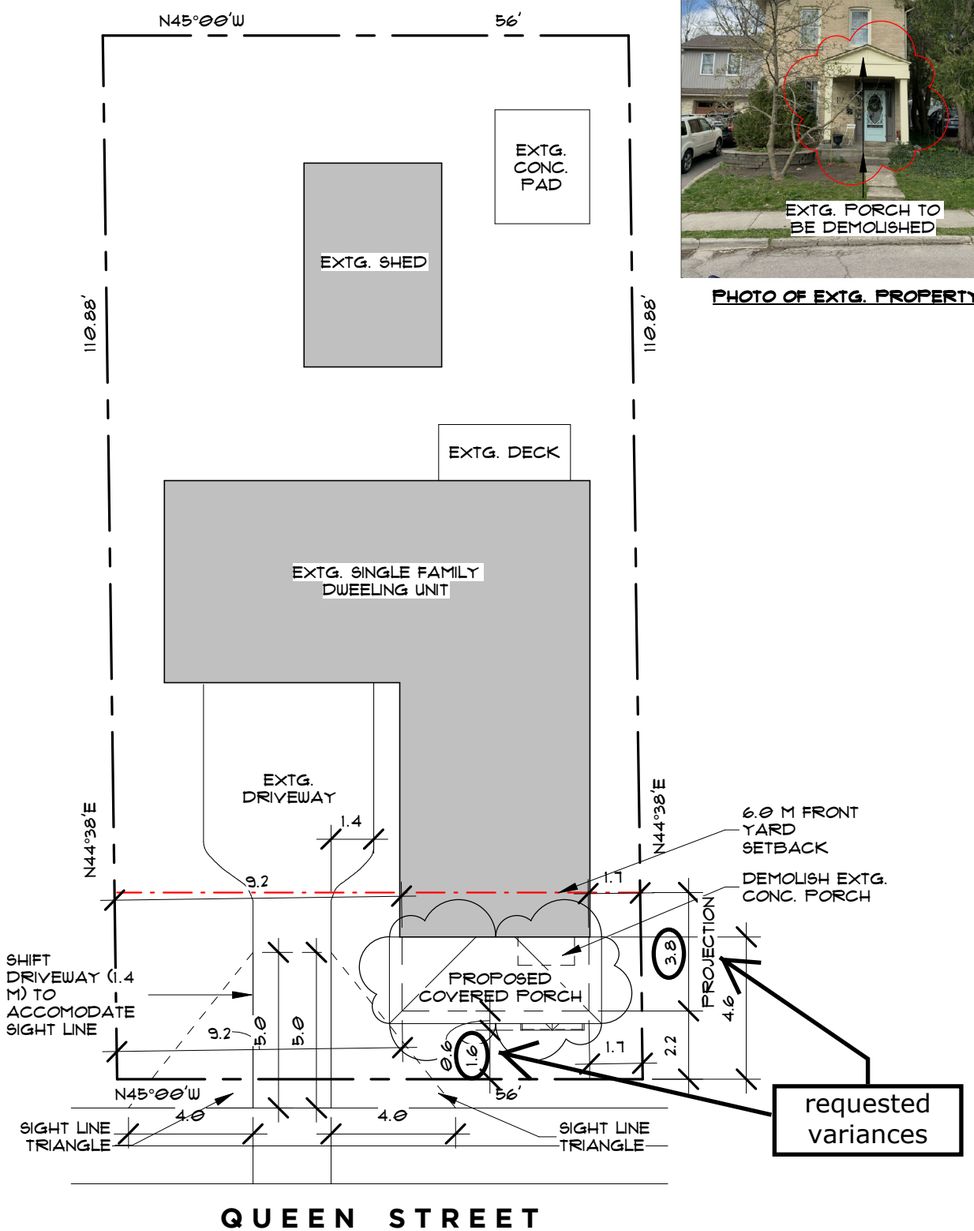
FORBES RESIDENCE
COVERED FRONT PORCH

PHOTO OF EXTG. PROPERTY



SITE PLAN BASED OFF PREVIOUS SITE PLAN PREPARED BY PATERSON DESIGN INC. ON AUGUST 11TH, 2012

1 Site Plan
1 : 192

SCOPE OF WORK:

1. REMOVE & DISPOSE OF EXTG. FRONT PORCH
2. CONSTRUCT NEW FRONT COVERED PORCH ON HELICAL PILES (SEE ENGINEERING ATTACHED)
3. CONSTRUCT IS ACCORDANCE WITH DRAWINGS
4. REPORT ANY DISCREPENCIES DISCOVERED ON SITE TO DESIGNER
5. THERE IS NO PROPOSED CHANGES TO THE INTERIOR OF THE SUBJECT PROPERTY
6. THERE IS NO PROPOSED ADDED SPACES THAT ARE HEATED TO SUBJECT PROPERTY
7. ALL GRADES ARE EXTG. TO REMAIN UNAFFECTED BY PROPOSED WORK.

CONTACTS:

MR. & MRS. FORBES
PHONE:416-938-4030
EMAIL:MFORBES@HARBRIDGEANDCROSS.COM

FRONTIERS DESIGN BUILD
CONTACT: JAMES SAVOIE
PHONE: 519-400-8010
EMAIL: JAMES.FRONTIERS@GMAIL.COM

BM ARCHITECTURAL DESIGN
CONTACT: BENJAMIN MCFADGEN
PHONE: 519-721-4866
EMAIL:
BENJAMIN@BMARCHITECTURALDESIGN.COM

2 Exterior Perspective

NO.	DATE	REVISION
1	Date 1	Revision 1

Ministry of Municipal Affairs and Housing

Qualification Information
The Undersigned has reviewed and takes responsibility for this design and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a Designer.

Require Unless Design in Exempt Under 2.17.5.1. & 2.17.4.1. of the O.B.C.

Name	BCIN
Benjamin McFadgen	102786
BM Architectural Design	108614

PROJECT
Covered Porch
Forbes Residence

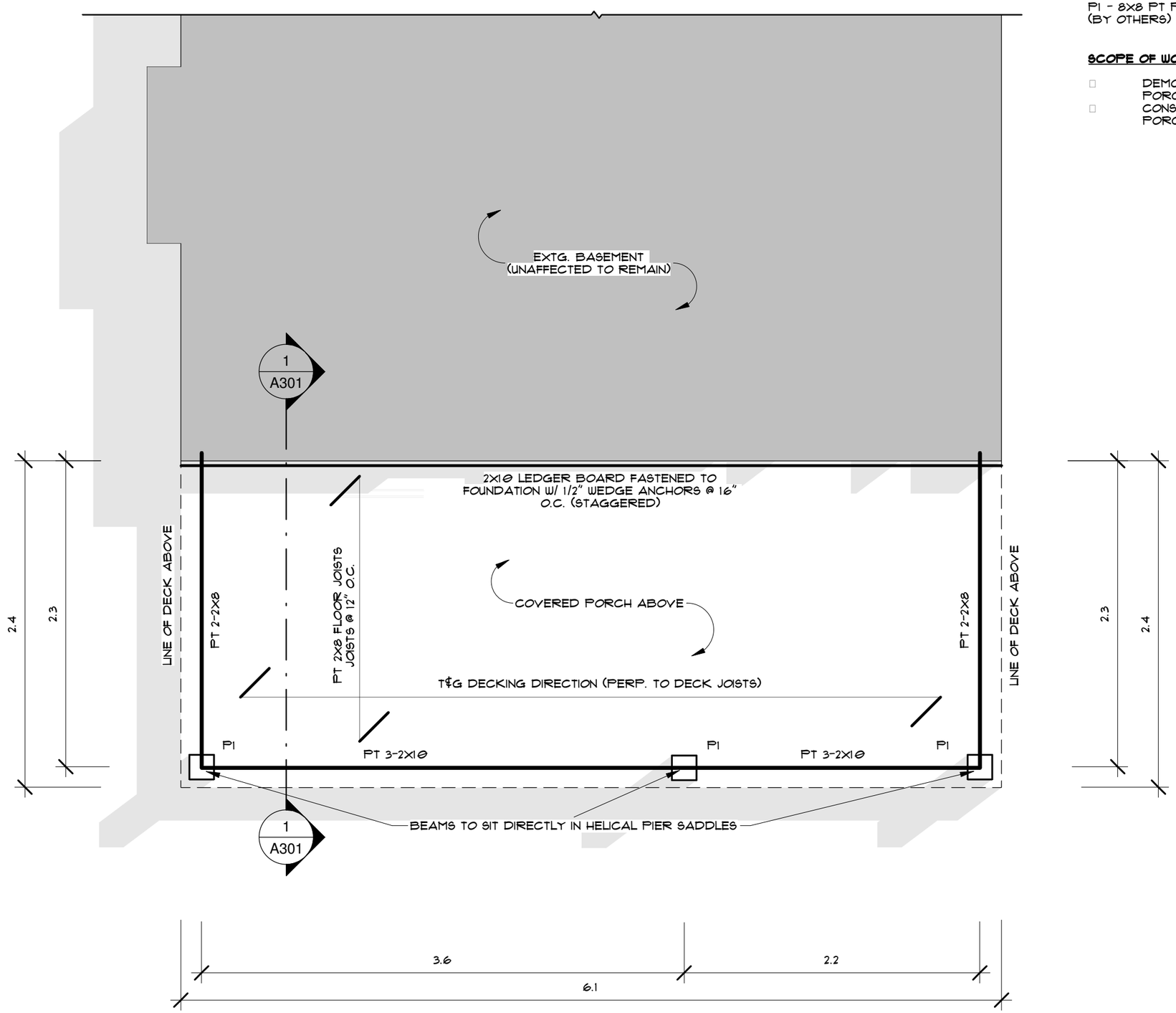
117 Queen Street — Guelph, Ontario

DRAWING NAME
Site Plan & Notes

PLOT DATE	CHECKED BY	
2020-08-19 1:02:49 PM		
SCALE 1 : 192	PM BM	DRAWING NO.
FILE FORBES	PROJECT NO. FORBES	A001

BM ARCHITECTURAL DESIGN

EMAIL
BENJAMIN.MCFADGEN@GMAIL.COM
PHONE
519.721.4866



1 Foundation Plan
1 : 32

STRUCTURAL LEGEND

P1 - 8X8 PT POST ON HELICAL PIER
(BY OTHERS)

SCOPE OF WORK:

- DEMOLISH EXTG. COVERED PORCH
- CONSTRUCT NEW COVERED PORCH AS PER FLOOR PLANS

NO.	DATE	REVISION

Ministry of Municipal Affairs and Housing

Qualification Information
The Undersigned has reviewed and takes responsibility for this design and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a Designer.

Require Unless Design in Exempt Under 2.17.5.1. & 2.17.4.1. of the O.B.C.

Name	BCIN
Benjamin McFadgen	102786
BM Architectural Design	108614

PROJECT
Covered Porch
Forbes Residence

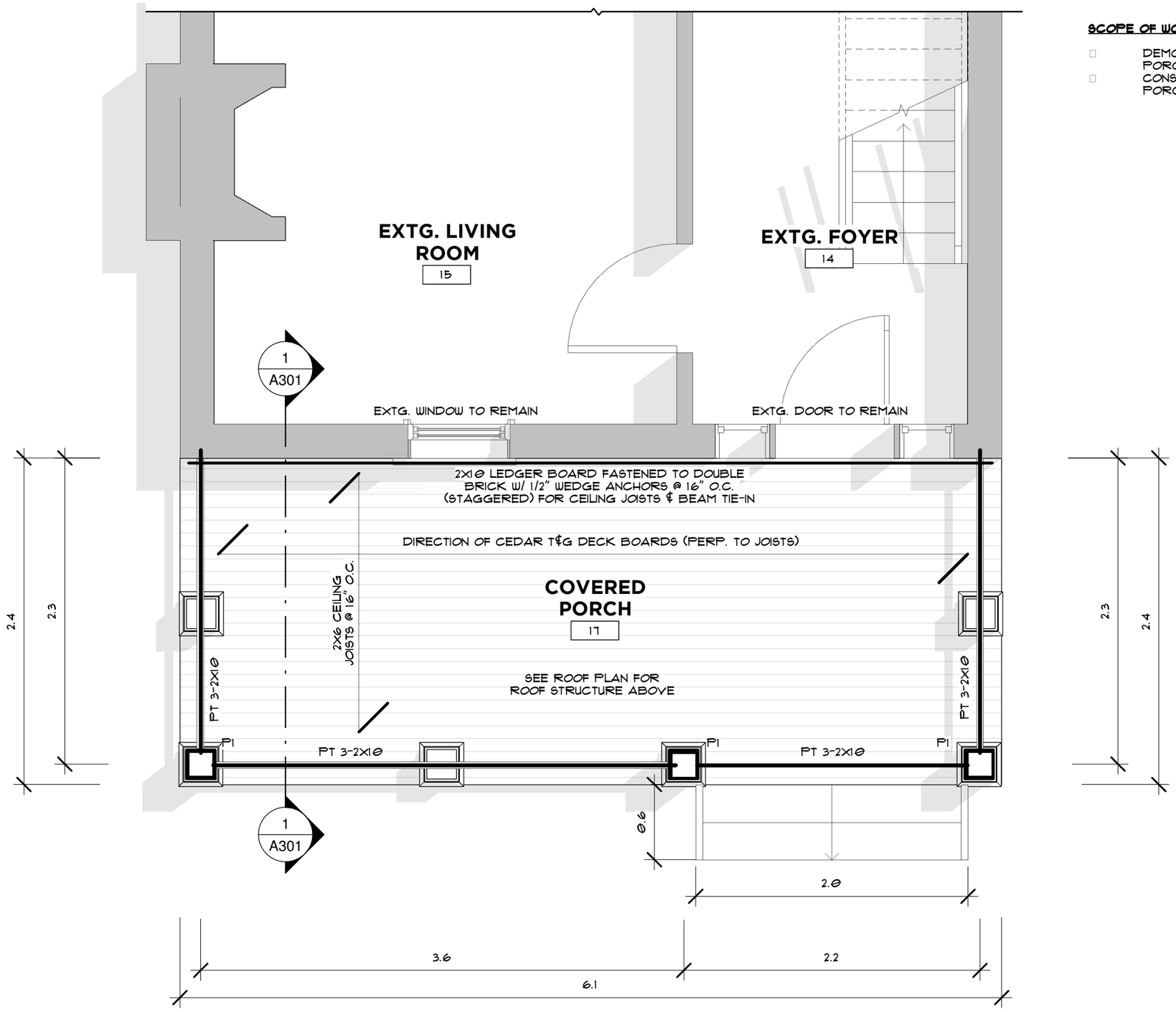
117 Queen Street — Guelph, Ontario

DRAWING NAME
Foundation Plan

PLOT DATE 2020-08-19 1:02:50 PM	CHECKED BY	
SCALE 1 : 32	PM BM	DRAWING NO. A101
FILE FORBES	PROJECT NO. FORBES	

BM ARCHITECTURAL DESIGN

EMAIL
BENJAMIN.MCFADGEN@GMAIL.COM
PHONE
519.721.4866



1 Main Floor Plan
1 : 32

STRUCTURAL LEGEND

P1 - 8X8 PT POST ON HELICAL PIER (BY OTHERS)

SCOPE OF WORK:

- DEMOLISH EXTG. COVERED PORCH
- CONSTRUCT NEW COVERED PORCH AS PER FLOOR PLANS

NO.	DATE	REVISION

Ministry of Municipal Affairs and Housing

Qualification Information
The Undersigned has reviewed and takes responsibility for this design and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a Designer.

Require Unless Design in Exempt Under 2.17.5.1. & 2.17.4.1. of the O.B.C.

Name	BCIN
Benjamin McFadgen	102786
BM Architectural Design	108614

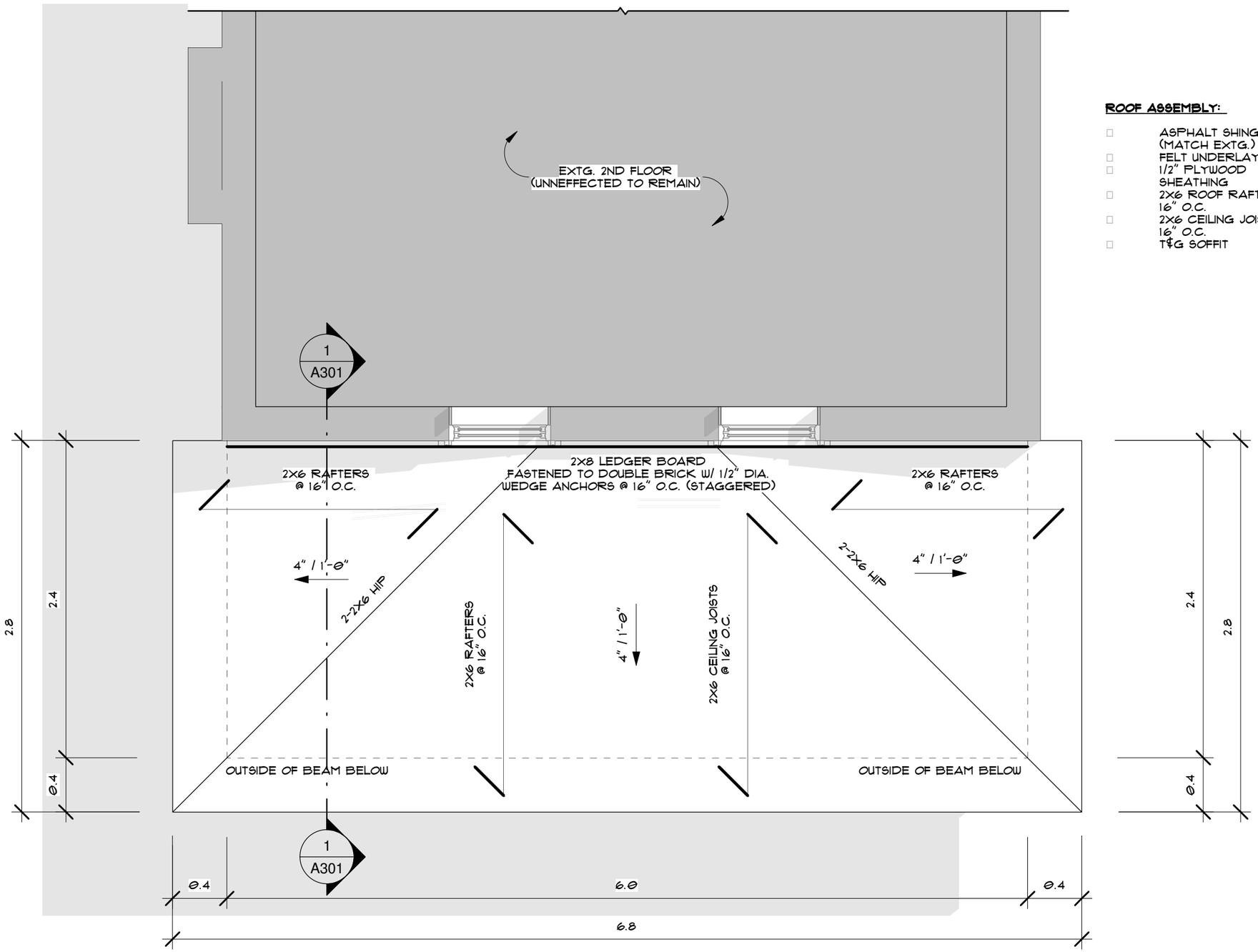
PROJECT
Covered Porch
Forbes Residence

117 Queen Street — Guelph, Ontario

DRAWING NAME
Main Floor Plan

PLOT DATE	CHECKED BY	
2020-08-19 1:02:52 PM		
SCALE 1 : 32	PM BM	DRAWING NO. A102
FILE FORBES	PROJECT NO. FORBES	

BM ARCHITECTURAL DESIGN
EMAIL
BENJAMIN.MCFADGEN@GMAIL.COM
PHONE
519.721.4866



1 Roof Plan
1 : 32

ROOF ASSEMBLY:

- ASPHALT SHINGLES (MATCH EXTG.)
- FELT UNDERLAYMENT
- 1/2" PLYWOOD SHEATHING
- 2X6 ROOF RAFTERS @ 16" O.C.
- 2X6 CEILING JOISTS @ 16" O.C.
- T&G SOFFIT

NO.	DATE	REVISION

Ministry of Municipal Affairs and Housing

Qualification Information
The Undersigned has reviewed and takes responsibility for this design and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a Designer.

Require Unless Design in Exempt Under 2.17.5.1. & 2.17.4.1. of the O.B.C.

Name	BCIN
Benjamin McFadgen	102786
BM Architectural Design	108614

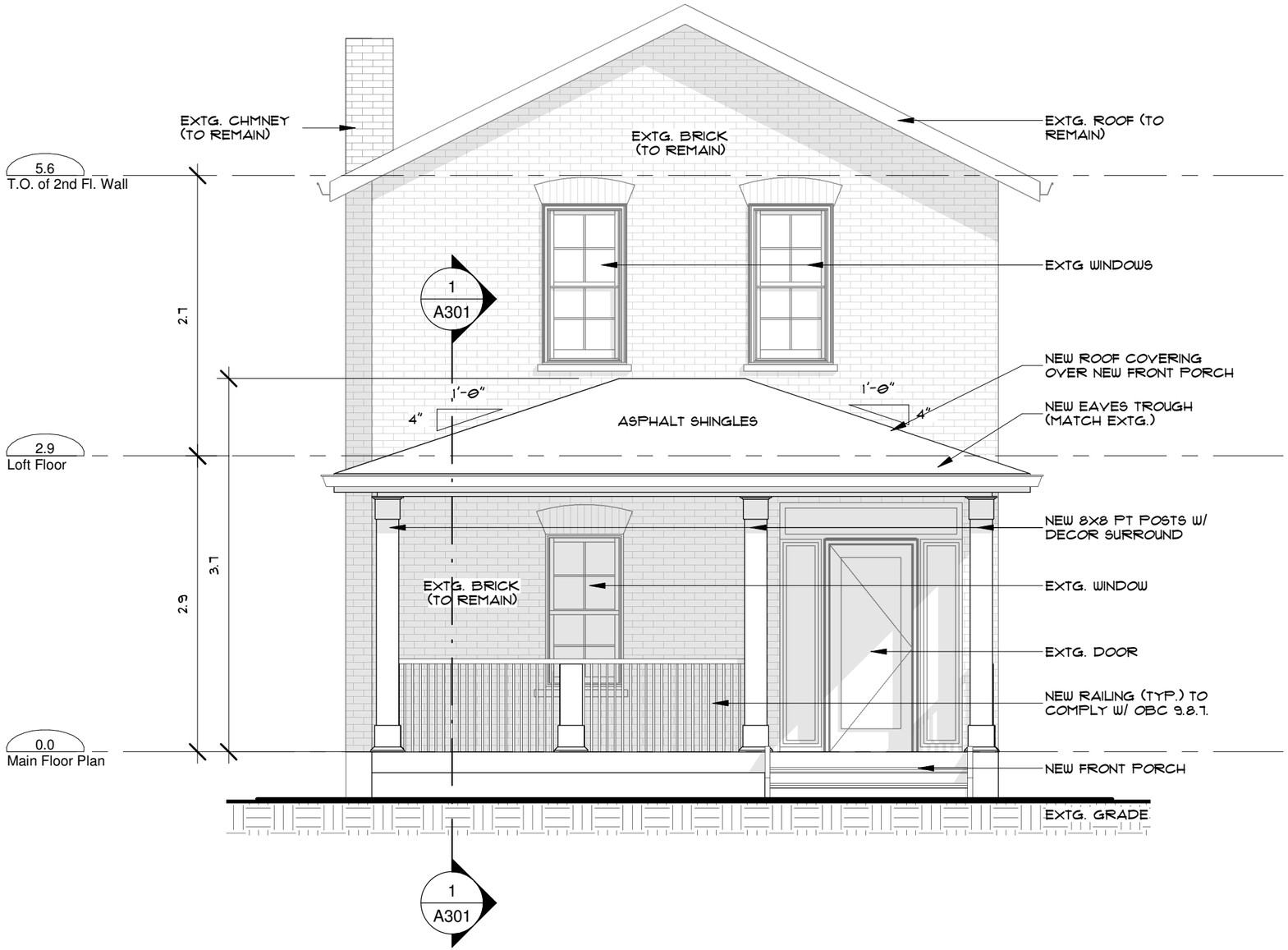
PROJECT
Covered Porch
Forbes Residence

117 Queen Street — Guelph, Ontario

DRAWING NAME
Roof Plan

PLOT DATE 2020-08-19 1:02:53 PM	CHECKED BY	
SCALE 1 : 32	PM BM	DRAWING NO. A103
FILE FORBES	PROJECT NO. FORBES	

BM ARCHITECTURAL DESIGN
EMAIL
BENJAMIN.MCFADGEN@GMAIL.COM
PHONE
519.721.4866



1 South Elevation
1 : 48

NO.	DATE	REVISION

Ministry of Municipal Affairs and Housing

Qualification Information

The Undersigned has reviewed and takes responsibility for this design and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a Designer.

Require Unless Design in Exempt Under 2.17.5.1. & 2.17.4.1. of the O.B.C.

Name	BCIN
Benjamin McFadgen	102786
BM Architectural Design	108614

PROJECT

Covered Porch

Forbes Residence

117 Queen Street — Guelph, Ontario

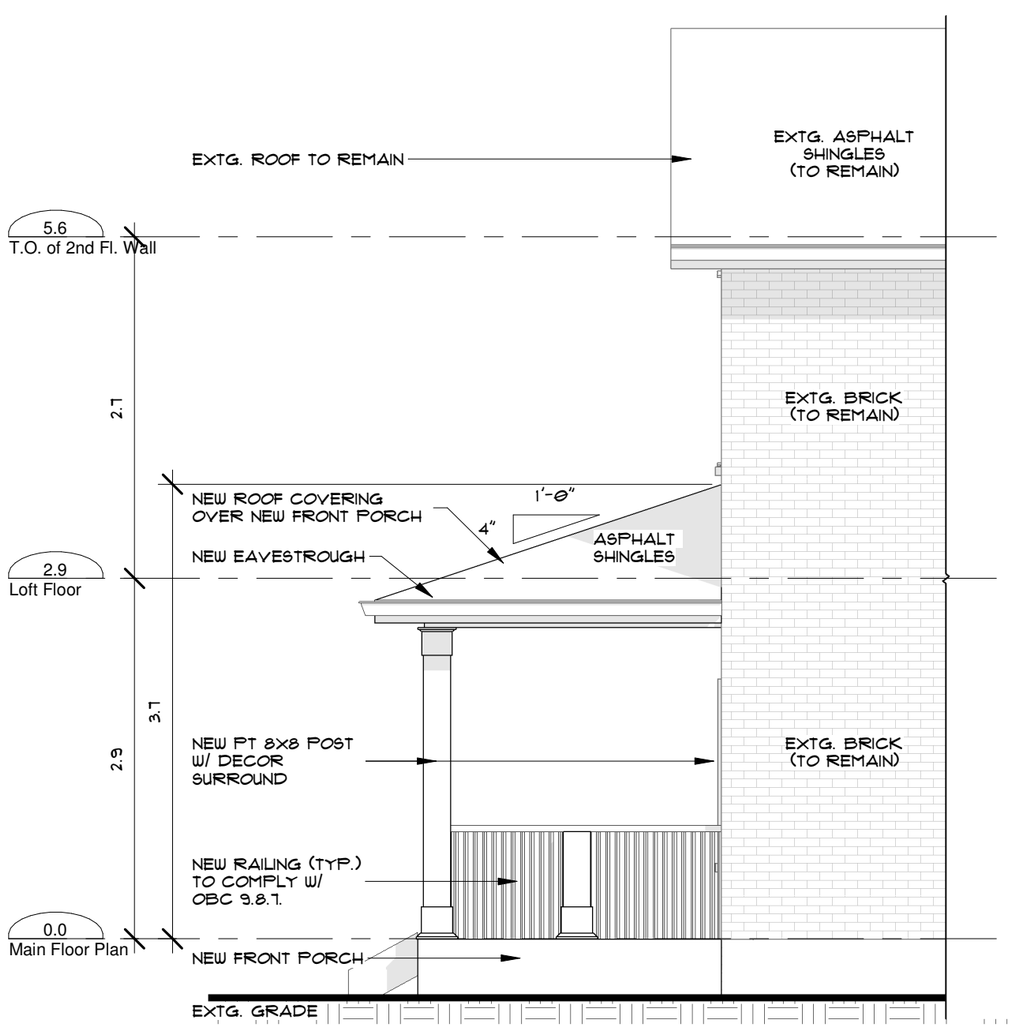
DRAWING NAME

South Elevation

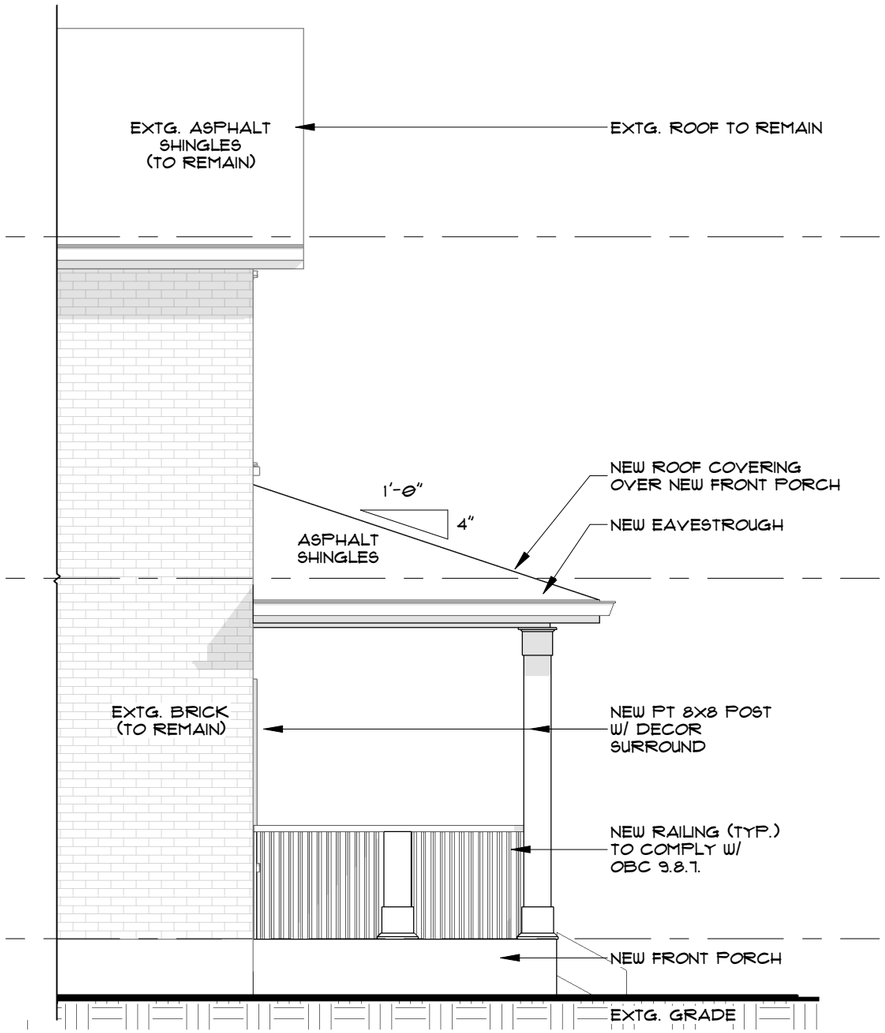
PLOT DATE	CHECKED BY	
2020-08-19 1:02:54 PM		
SCALE 1 : 48	PM BM	DRAWING NO.
FILE FORBES	PROJECT NO. FORBES	A201

BM ARCHITECTURAL DESIGN

EMAIL
BENJAMIN.MCFADGEN@GMAIL.COM
PHONE
519.721.4866



1 East Elevation
1 : 48



2 West Elevation
1 : 48

NO.	DATE	REVISION

Ministry of Municipal Affairs and Housing

Qualification Information

The Undersigned has reviewed and takes responsibility for this design and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a Designer.

Require Unless Design in Exempt Under 2.17.5.1. & 2.17.4.1. of the O.B.C.

Name	BCIN
Benjamin McFadgen	102786
BM Architectural Design	108614

PROJECT

Covered Porch

Forbes Residence

117 Queen Street — Guelph, Ontario

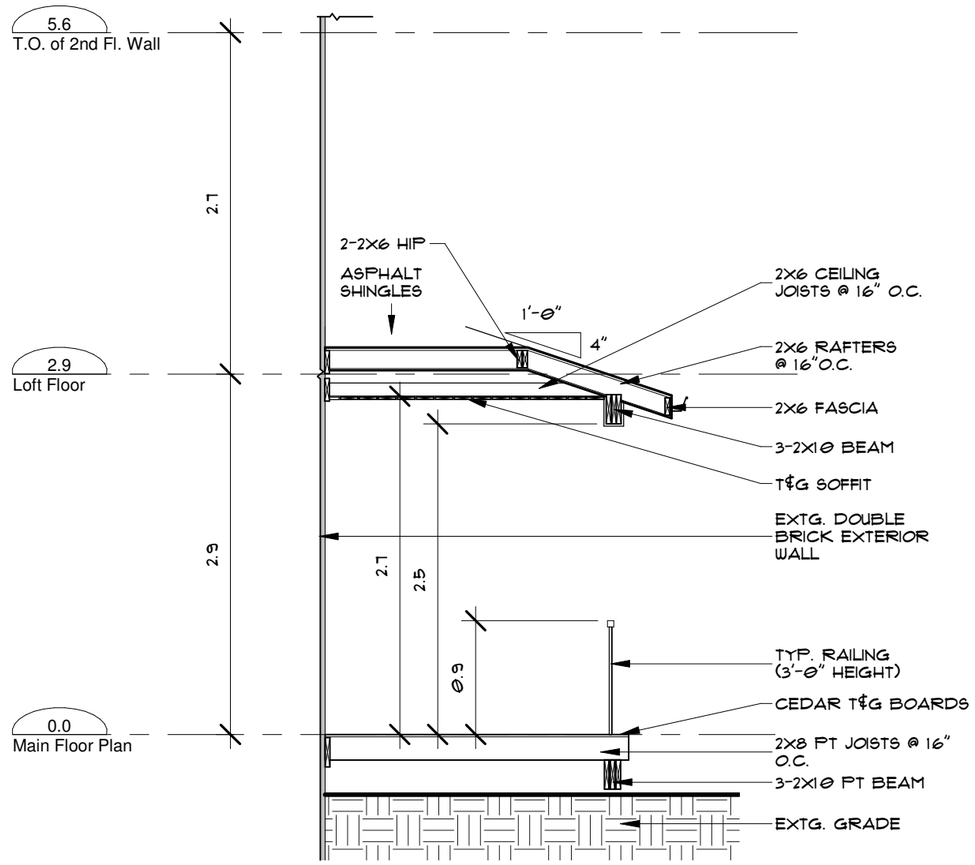
DRAWING NAME

Elevations

PLOT DATE	CHECKED BY	
2020-08-19 1:02:55 PM		
SCALE 1 : 48	PM BM	DRAWING NO. A202
FILE FORBES	PROJECT NO. FORBES	

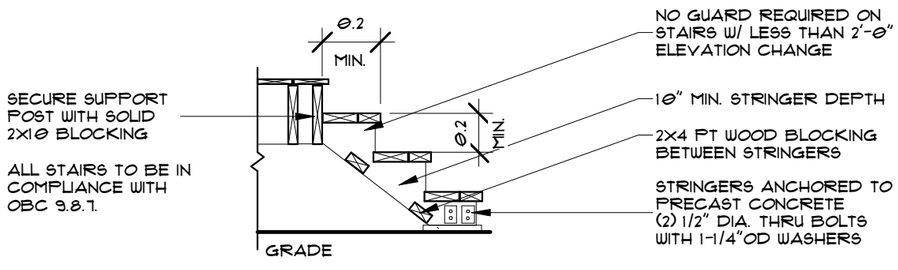
BM ARCHITECTURAL DESIGN

EMAIL
BENJAMIN.MCFADGEN@GMAIL.COM
PHONE
519.721.4866



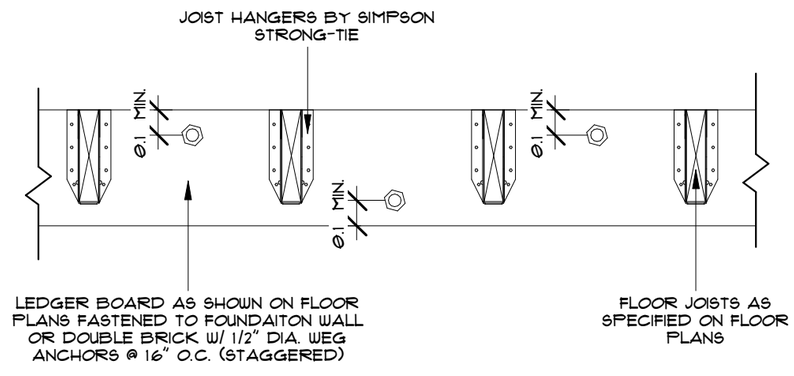
1 Section 1

1 : 48



2 Typical Stair Detail

1 : 24



3 Typical Ledger Board Detail

1 : 12

NO.	DATE	REVISION

Ministry of Municipal Affairs and Housing

Qualification Information

The Undersigned has reviewed and takes responsibility for this design and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a Designer.

Require Unless Design in Exempt Under 2.17.5.1. & 2.17.4.1. of the O.B.C.

Name	BCIN
Benjamin McFadgen	102786
BM Architectural Design	108614

PROJECT

Covered Porch

Forbes Residence

117 Queen Street — Guelph, Ontario

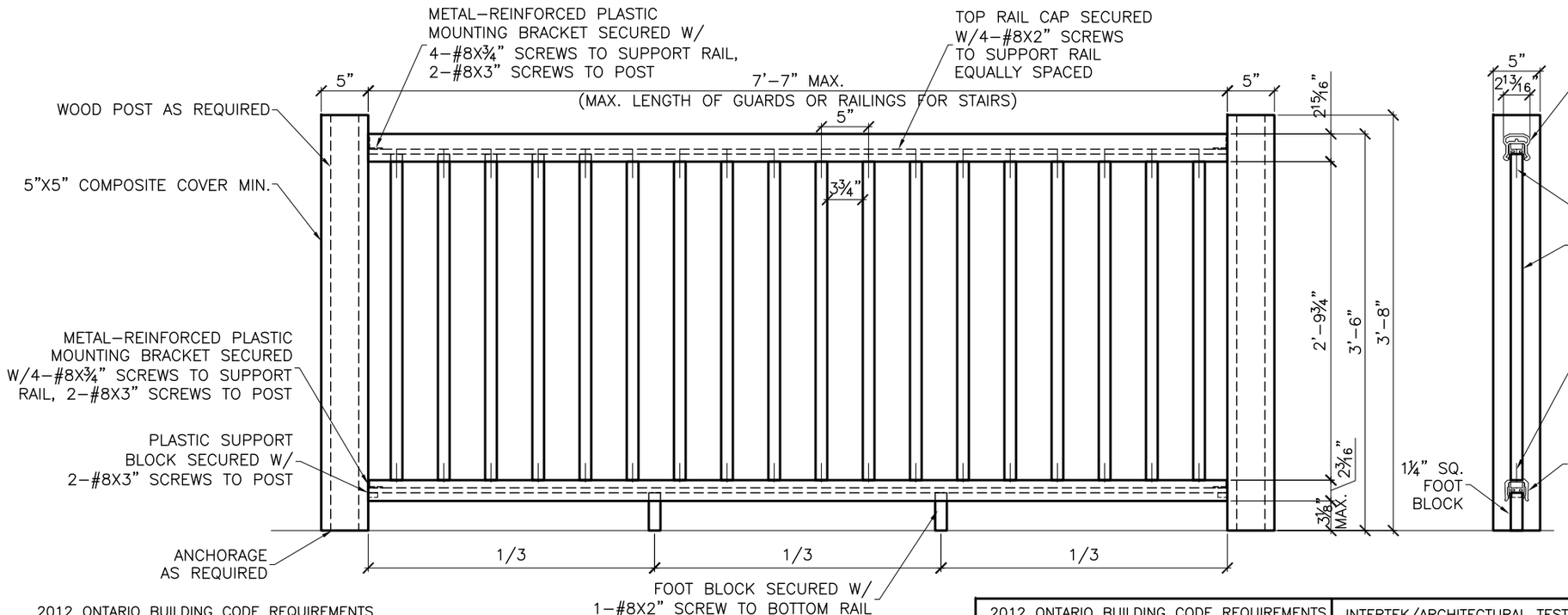
DRAWING NAME

Section & Details

PLOT DATE	CHECKED BY	
2020-08-19 1:02:56 PM		
SCALE: As indicated	PM: BM	DRAWING NO. A301
FILE: FORBES	PROJECT NO. FORBES	

BM ARCHITECTURAL DESIGN

EMAIL
BENJAMIN.MCFADGEN@GMAIL.COM
PHONE
519.721.4866



2012 ONTARIO BUILDING CODE REQUIREMENTS

9.8.8.3 Height of Guards

1) Except as provided in Sentences (2) to (4), all guards shall be not less than 1070MM (3ft 6 in) high.

(2) All guards within dwelling units shall be not less than 900 mm (2 ft 11 7/16 in) high.

(3) Exterior guards serving not more than one dwelling unit shall be not less than 900 mm (2 ft 11 7/16 in) high where the walking surface served by the guard is not more than 1800 mm (5 ft 11 in) above the finished ground level.

(4) Guards for flights of steps, except in required exit stairs, shall be not less than 900 mm (2 ft 11 7/16 in) high.

(5) The height of guards for flights of steps shall be measured vertically from a line drawn through the leading edge of the treads served by the guard.

9.8.8.5. Openings In Guards

(1) Except as provided in Sentence (2), openings through any guard that is required by Article 9.8.8.1. shall be of a size that will prevent the passage of a spherical object having a diameter of 100 mm (4 in) unless it can be shown that the location and size of openings that exceed this limit do not represent a hazard.

Refer to TimberTech/AZEK Installation Guide for additional installation information.

This document is valid for one year from issue date. It may be renewable on an annual basis. Our OBC compliance evaluations compared data obtained from: Intertek/Architectural Testing Reports No.65314.01–119–19 dated APR.10–2008 and No.79283.01–119–19 dated APR.09–2008 and No.E1957.01–119–19 dated MARCH 27–2015.

2012 ONTARIO BUILDING CODE REQUIREMENTS PART 9 – RESIDENTIAL USE (FROM Table 9.8.8.2 Specified Loads for Guards)	INTERTEK/ARCHITECTURAL TESTING COMPLIANCE REFERENCE (Test Series No. & Test No.)
Horizontal Load Applied Inward or Outward at any Point at the Top of the Guard: 0.75 kN/m (52 lb/ft) or concentrated load of 1.0 kN (224 lb) applied at any point	2008 Test Series No.1 – Test No.3 Test Series No.3 – Test No.5 2015 Test Series No.1 – Test No.10
Horizontal Load Applied Inward or Outward on Elements Within the Guard, Including Solid Panels and Pickets: Concentrated load of 0.5 kN (112 lb) applied at any point on individual elements	2008 Test Series No.3 – Test No.1 & 2 2015 Test Series No.1 – Test No.10
Evenly Distributed Vertical Load Applied at the Top of the Guard: 1.5 kN/m (103 lb/ft)	2008 Test Series No.3 – Test No.4 2015 Test Series No.1 – Test No.10

AZEK Rail & Radiance Rail System

¾"=1'–0"

REVISION	DATE	DESCRIPTION
1	SEPT.20/17	RENEWAL
0	SEPT.21/15	ISSUED FOR O.B.C. COMPLIANCE

CLIENT: CPG BUILDING PRODUCTS
894 PRARIE AVENUE
WILMINGTON, OHIO 45177

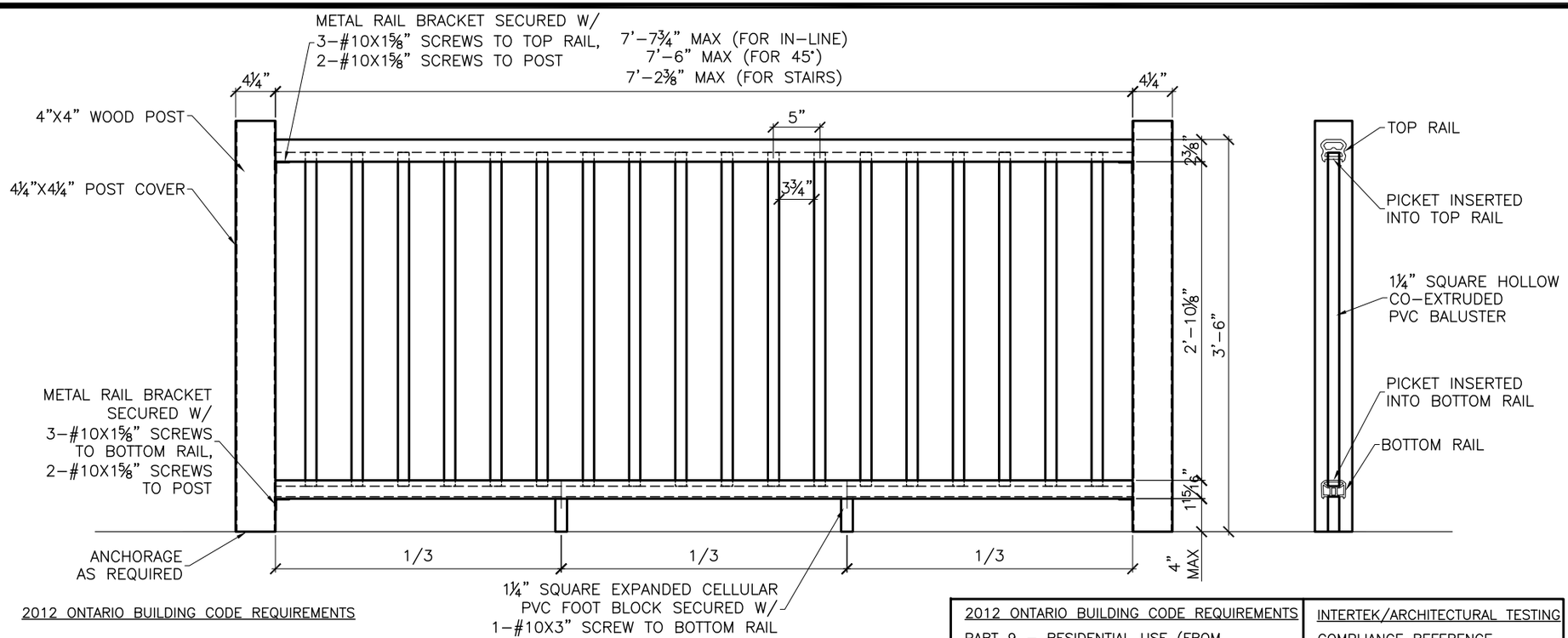
NOM DU PROJET: / PROJECT NAME: INTERTEK/ARCHITECTURAL TESTING 2012 ONTARIO BUILDING CODE COMPLIANCE

TITRE: / TITLE: TIMBERTECH RADIANCE RAIL & AZEK RAIL COMPOSITE GUARDRAIL SYSTEM

BY: / PAR:	CHECKED: / VERIFIER:	SCALE: / ÉCHELLE:	DATE:
N.L.	J.S.	AS NOTED	SEPT.8/15

PROJET NO.: / PROJECT NO.: BD2015-09-08 BD-TT-RR-01

Bryte Designs
51A UNDERHILL DRIVE, SUITE # 210
TORONTO, ON M3A 2J8
TEL: 416–638–1932
FAX: 416–638–7305



NOTES FOR STAIR CONDITION:

USE SUPPLIED ACUTE ANGLE BRACKET
AT TOP OF STAIR RUN WITH
2–#10X1⅝" SCREWS TO RAIL, AND
2–#10X1⅝" SCREWS TO POST.

USE SUPPLIED OBTUSE ANGLE BRACKET
AT BOTTOM OF STAIR RUN WITH
2–#10X1" SCREWS TO RAIL, AND
2–#10X1⅝" SCREWS TO POST.

2012 ONTARIO BUILDING CODE REQUIREMENTS

9.8.8.3 Height of Guards

1) Except as provided in Sentences (2) to (4), all guards shall be not less than 1070MM (3ft 6 in) high.

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Refer to TimberTech/AZEK Installation Guide for additional installation information.

This document is valid for one year from issue date. It may be renewable on an annual basis. Our OBC compliance evaluations compared data obtained from: Intertek/Architectural Testing Reports No.A9084.01–119–19 dated OCT.07–20011

2012 ONTARIO BUILDING CODE REQUIREMENTS PART 9 – RESIDENTIAL USE (FROM Table 9.8.8.2 Specified Loads for Guards)	INTERTEK/ARCHITECTURAL TESTING COMPLIANCE REFERENCE (Test Series No. & Test No.)
Horizontal Load Applied Inward or Outward at any Point at the Top of the Guard: 0.75 kN/m (52 lb/ft) or concentrated load of 1.0 kN (224 lb) applied at any point	Test Series No.1 (In–Line Condition) Test Series No.2 (45° Condition) Test Series No.3 (Stair Condition)
Horizontal Load Applied Inward or Outward on Elements Within the Guard, Including Solid Panels and Pickets: Concentrated load of 0.5 kN (112 lb) applied at any point on individual elements	Test Series No.1 (In–Line Condition) Test Series No.2 (45° Condition) Test Series No.3 (Stair Condition)
Evenly Distributed Vertical Load Applied at the Top of the Guard: 1.5 kN/m (103 lb/ft)	Test Series No.1 (In–Line Condition) Test Series No.2 (45° Condition) Test Series No.3 (Stair Condition)

Radiance Rail Express System

¾"=1'–0"

REVISION	DATE	DESCRIPTION
3	SEPT.20/17	RENEWAL
2	SEPT.21/15	RENEWAL
1	SEPT.08/15	2012/2013
0	MAR.02/15	ISSUED FOR O.B.C. COMPLIANCE

CLIENT: CPG BUILDING PRODUCTS
894 PRARIE AVENUE
WILMINGTON, OHIO 45177

NOM DU PROJET: / PROJECT NAME: INTERTEK/ARCHITECTURAL TESTING
2012 ONTARIO BUILDING CODE COMPLIANCE

TITRE: / TITLE: RADIANCE RAIL EXPRESS SYSTEM

PAR:	CHECKED: / VERIFIER:	SCALE: / ÉCHELLE:	DATE:
N.L.	J.S.	AS NOTED	FEB.29/12

PROJET NO.: / PROJECT NO.: BD2015-09-08 | BD-TT-RRE-01

Bryte Designs
51A UNDERHILL DRIVE, SUITE # 210
TORONTO, ON M3A 2J8
TEL: 416–638–1932
FAX: 416–638–7305

Committee of Adjustment
Application for Minor Variance

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: **July 20, 2020**	Folder #: **A-40/20**
	Application deemed complete: ☒ Yes ☐ No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes** ☑ **No** ☐

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 117 QUEEN STREET

Legal description of property (registered plan number and lot number or other legal description):

LOT 84, PLAN 243

REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)

Name: MICHAEL THOMAS FORBES, SARAH CATHERINE HAWTHORN
Mailing Address: 117 QUEEN STREET
City: GUELPH, ON
Postal Code: N1G 4S2
Home Phone: 519-821-6457
Work Phone: 416-213-7165
Fax:
Email: MIKE.T.FORBES@GMAIL.COM

AGENT INFORMATION (If Any)

Company: BM ARCHITECTURAL DESIGN
Name: BENJAMIN McFADGEN
Mailing Address: 58 HACKNEY RIDGE
City: BRANTFORD
Postal Code N3P 1T2
Work Phone: 519-721-4866
Mobile Phone: 519-721-4866
Fax: –
Email: BENJAMIN@BMARCHITECTURALDESIGN.COM

Official Plan Designation: LOW DENSITY RESIDENTIAL	Current Zoning Designation: ZONE R.1B

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

There are two minor variances required from Table 4.7 Row 3:

1. To permit the proposed open, roofed porch to have a maximum projection of 3.8 metres into the required front yard, whereas the By-law requires that for an open, roofed porch not exceeding 1 storey in height the maximum projection into the required front yard is 2.4 metres; and

2. To permit the stairs associated with the proposed open, roofed porch to have a minimum setback of 1.6 metres from the front lot line, whereas the By-law requires that the stairs associated with an open, roofed porch are permitted to have a minimum setback of 2 metres from the front lot line.

Why is it not possible to comply with the provision of the by-law? (your explanation)

THE FRONT YARD SETBACK DOES NOT ALLOW FOR A REASONABLE SIZE COVERED PORCH TO PROVIDE SHELTER TO THE ENTRANCE OF THE SUBJECT PROPERTY.

The existing property already encroaches on the front yard setback (extg. 4.6 m front yard setback when it is required ot be 6.0 m)

PROPERTY INFORMATION

Date property was purchased:	APRIL 17, 2015	Date property was first built on:	1885
Date of proposed construction on property:	AUGUST 2020	Length of time the existing uses of the subject property have continued:	135 YEARS

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):

RESIDENTIAL

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):

RESIDENTIAL

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 17.07m Depth: 33.80m Area: 576.97 m^2

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)

EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			**Main Building**		
Gross Floor Area:	140.7 m²		Gross Floor Area:	140.7 m²	
Height of building:	7.8 m		Height of building:	7.8 m	
Garage/Carport (if applicable)			**Garage/Carport (if applicable)**		
Attached ☐	Detached ☑		Attached ☐	Detached ☑	
Width:	4.530 m		Width:	4.530 m	
Length:	6.600 m		Length:	6.600 m	
Driveway Width:	3.130 m		Driveway Width:	3.130 m	
Accessory Structures (Shed, Gazebo, Pool, Deck)			**Accessory Structures (Shed, Gazebo, Pool, Deck)**		
Describe details, including height:			**Describe details, including height:** FRONT COVERED PORCH 6.13m (WIDTH) x 2.43m (DEPTH) x 3.65m (HEIGHT)		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND

EXISTING			PROPOSED		
Front Yard Setback:	4.6 m	M	Front Yard Setback:	2.2 m	M
Exterior Side Yard (corner lots only)		M	Exterior Side Yard (corner lots only)		M
Side Yard Setback:	Left: M 9.2 m	Right: M 1.7 m	Side Yard Setback:	Left: M 9.2	Right: M 1.7
Rear Yard Setback	N/A	M	Rear Yard Setback	N/A	M

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway ☐ Municipal Road ☑ Private Road ☐ Water ☐ Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water ☑ Sanitary Sewer ☑ Storm Sewer ☐

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	✓		
Zoning By-law Amendment		✓	
Plan of Subdivision	✓		
Site Plan	✓		
Building Permit		✓	20 002781 RR
Consent	✓		
Previous Minor Variance Application	✓		

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 ext. 2349.

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent	Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, MICHAEL FORBES / SARAH HAWTHORN, of the City/Town of GUELPH in County/Regional Municipality of WELLINGTON, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of POINT CLARK in the County/Regional Municipality of HURON-KINLOSS this 11TH day of JULY, 20 20.

Commissioner of Oaths
KYLE DANIEL CLEAVER
LSO # 59654F

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

MICHAEL FORBES / SARAH HAWTHORN
[Organization name / property owner's name(s)]

of 117 QUEEN STREET
(Legal description and/or municipal address)

hereby authorize BENJAMIN McFADGEN
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 7th day of JULY 2020.

(Signature of the property owner) (Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

City Planning Division
City of Guelph
2 Wyndham St N, Guelph, ON N1H 4E3

RE: 117 Queen Street, Minor Variance Application

City Planners & Committee of Adjustment Members,

I am writing as a resident of 117 Queen St, to request a Minor Variance to be granted for the commencement of the construction of a covered front porch to our property (Single Family Dwelling Unit). We are proposing to construct a new front covered porch because our current front covered porch is not functional and is not visually appealing. We do wish to remove the existing front porch and improve our home by constructing a new more functional and visually appealing front porch (please refer to drawings provided).

The proposed front covered porch (please refer to drawings provided) does encroach on the property front yard setback (2.2 m setback proposed instead of the required 3.7 m); which is the reason for the minor variance requested. However, the existing home at 117 Queen St. already does not currently meet the minimum front yard setback (4.5 m instead of 6.0 m) which already makes it impossible for us to meet the minimum front yard setback. In addition, there is an existing front covered porch, and it is our request to replace this porch with a larger, more functional, and more visual appealing covered porch. Although the proposed front porch is larger than the existing front porch, it is still a minor extension that is an open structure.

Thank you for accepting our application, we do look forward to your comments and feedback. Due to the existing conditions our home in relation to the front yard setback, and the nature of our project being a minor extension of an open structure, we request your leniency in allowing us to proceed with the construction of our proposed front covered porch to improve our homes functionality and curb appeal.

Thank you for your considerations,

Mr. Mike Forbes

Committee of Adjustment Notice of Public Hearing

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

Application Details

Location:

67 Kirkby Court

Proposal:

The applicant is proposing to construct a two-storey security booth, a two-storey industrial office building, a one-storey truck repair shop, and a one-storey warehouse to support the existing trucking operation. The total ground floor area for all proposed industrial buildings is 2,166.44 square metres. The property has a lot area of 3.06 hectares (7.57 acres or 30,658 square metres). The Committee of Adjustment previously refused a minor variance application (file A-25/20) to permit a minimum building size of 0.61 percent of the lot area in June 2020.

By-Law Requirements:

The property is located in the Industrial (B.1) Zone. A variance from Section 7.3.5.1 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires a minimum building size of 15 percent of the lot area for lots between 3 to 10 acres.

Request:

The applicant is seeking relief from the By-Law requirements to permit a minimum building size of 7 percent of the lot area for the proposed two (2) industrial buildings.

Hearing Details

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

Date:	**Thursday, September 10, 2020**
Time:	**4:00 p.m.**
Location:	**Remote Committee of Adjustment hearing live streamed at guelph.ca/live**
Application Number:	**A-41/20**

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may watch the remote public hearing on guelph.ca/live and participate by submitting written comments and/or speaking to the application. Alternate meeting formats are available upon request.

You may submit your written comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **September 3, 2020 at 12:00 p.m**. will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **12:00 p.m. on the day of the hearing.** Please indicate your name, phone number and the application number or address of the property you wish to speak to. When we receive your request, we will send you confirmation and instructions for participating in the remote public hearing. Instructions will also be provided during the hearing to ensure those watching the remote public hearing are given the opportunity to speak.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 extension 2349.

Additional Information

Agendas and comments related to this application will be available online at guelph.ca/cofa. Alternative document formats are available upon request. Additional information related to this application may be obtained by contacting Committee of Adjustment staff 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 by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

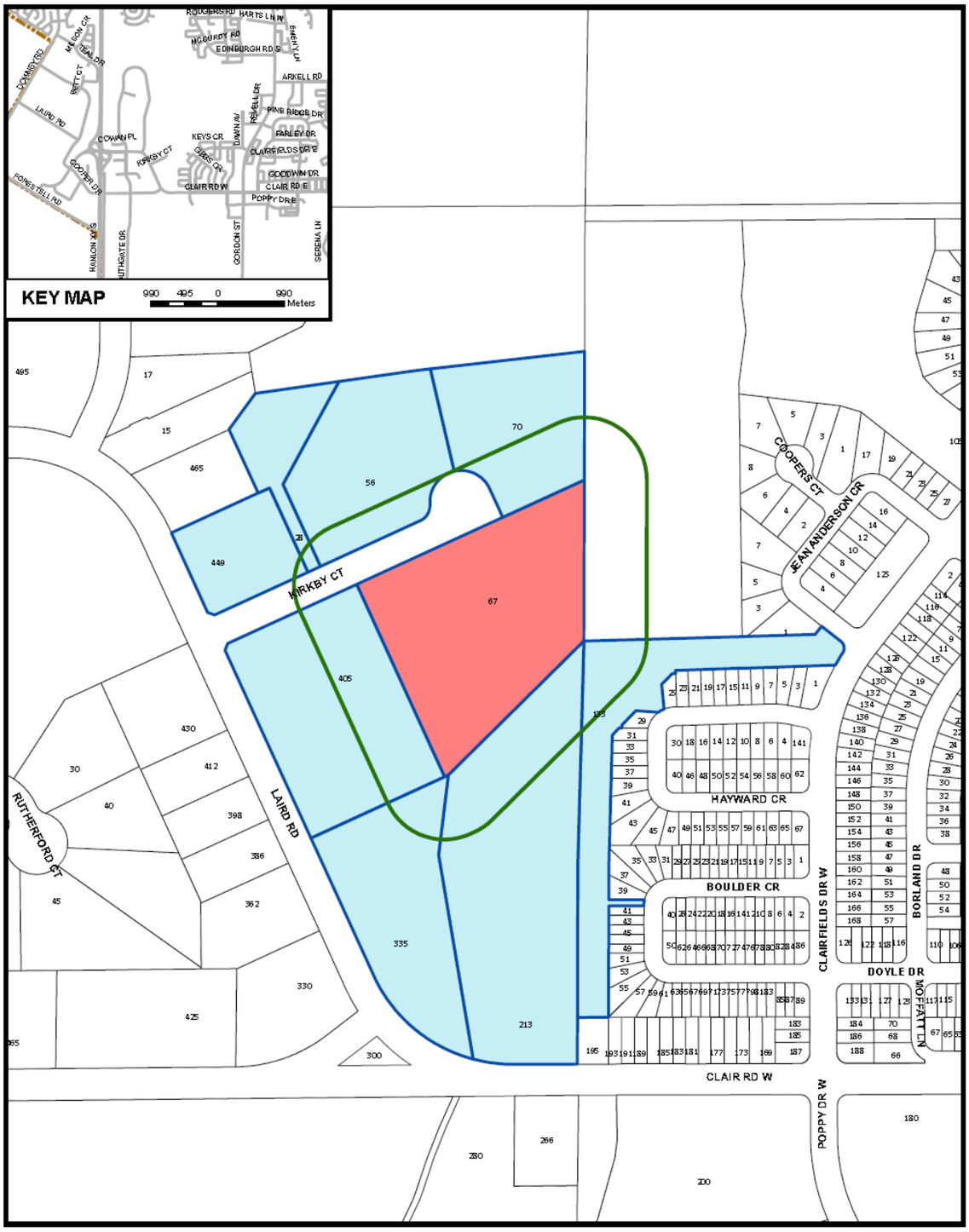
Dated August 21, 2020.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524 cofa@guelph.ca

TTY: 519-826-9771 guelph.ca/cofa



Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment

Date Printed: Date: May 20, 2020

67 Kirkby Court (A-25/20)
60m Circulation Area

90 45 0 90 180 Meters

N

The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

SITE PLAN
1:1000

PROPOSED NEW BUILDING
FOR
67 KIRKBY COURT
GUELPH, ONTARIO

KEY PLAN
N.T.S.

SITE STATISTICS

NOTES:
1. ALL DIMENSIONS AND AREAS ARE APPROXIMATE & MUST BE VERIFIED

SITE AREA	(±30,658.70 sm)	±7.57 ACRES
SECURITY BOOTH BUILDING AREA		
GROUND FLOOR AREA	± 61.17 sm	± 658 sf
SECOND FLOOR AREA	± 45.70 sm	± 492 sf
GROUND FLOOR AREA	±106.87 sm	±1,150 sf
MAIN BUILDING AREA		
SECOND FLOOR OFFICE	±381.80 sm	±4,110 sf
GROUND FLOOR OFFICE	±559.11 sm	±6,018 sf
REPAIR SHOP	±791.56 sm	±8,520 sf
WAREHOUSE	±754.60 sm	±8,122 sf
TOTAL MAIN BUILDING AREA	±2,487.07 sm	±26,770 sf
TOTAL BUILDING AREA	±2,593.94 sm	±27,920 sf
TOTAL GROUND FLOOR AREA	±2,166.44 sm	±23,318 sf
PERCENT COVERAGE	= ±7.07%	
MIN. BUILDING AREA REQ'D (Based on Industrial B.1 Zone City of Guelph By-law 1995-14864)	= 15% OF LOT AREA BETWEEN 3-10 ACRES IN SIZE	

PARKING REQUIRED

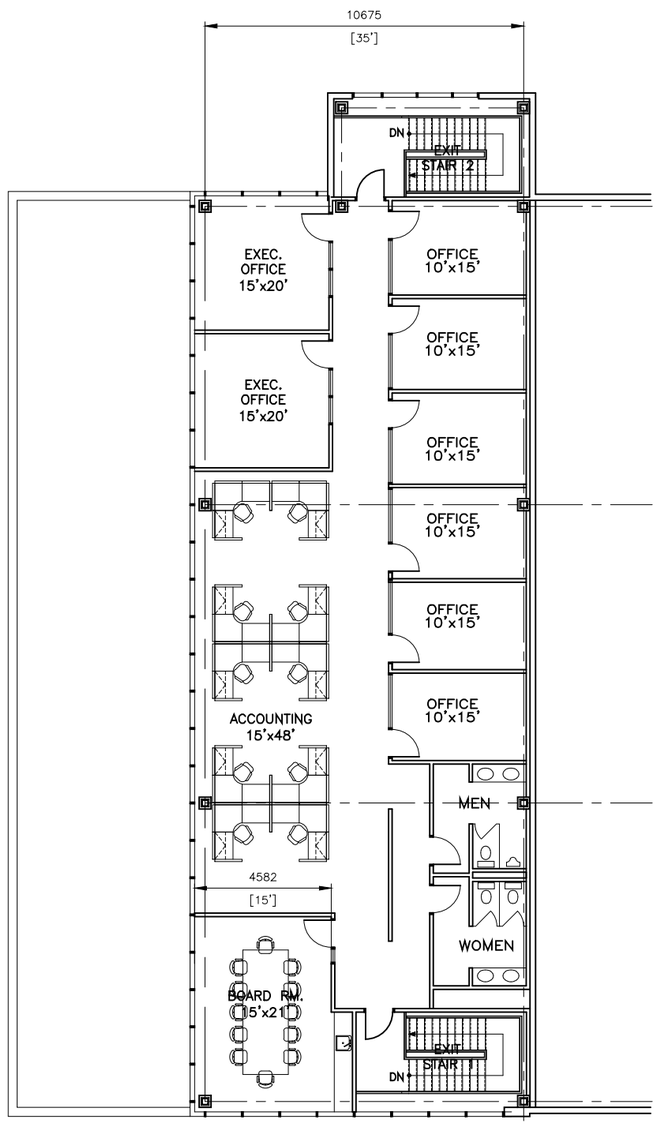
TRUCKING OPERATION USE		
1.0 SPACE/50sm G.F.A.	=	52 SPACES
PARKING PROVIDED	=	55 SPACES

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

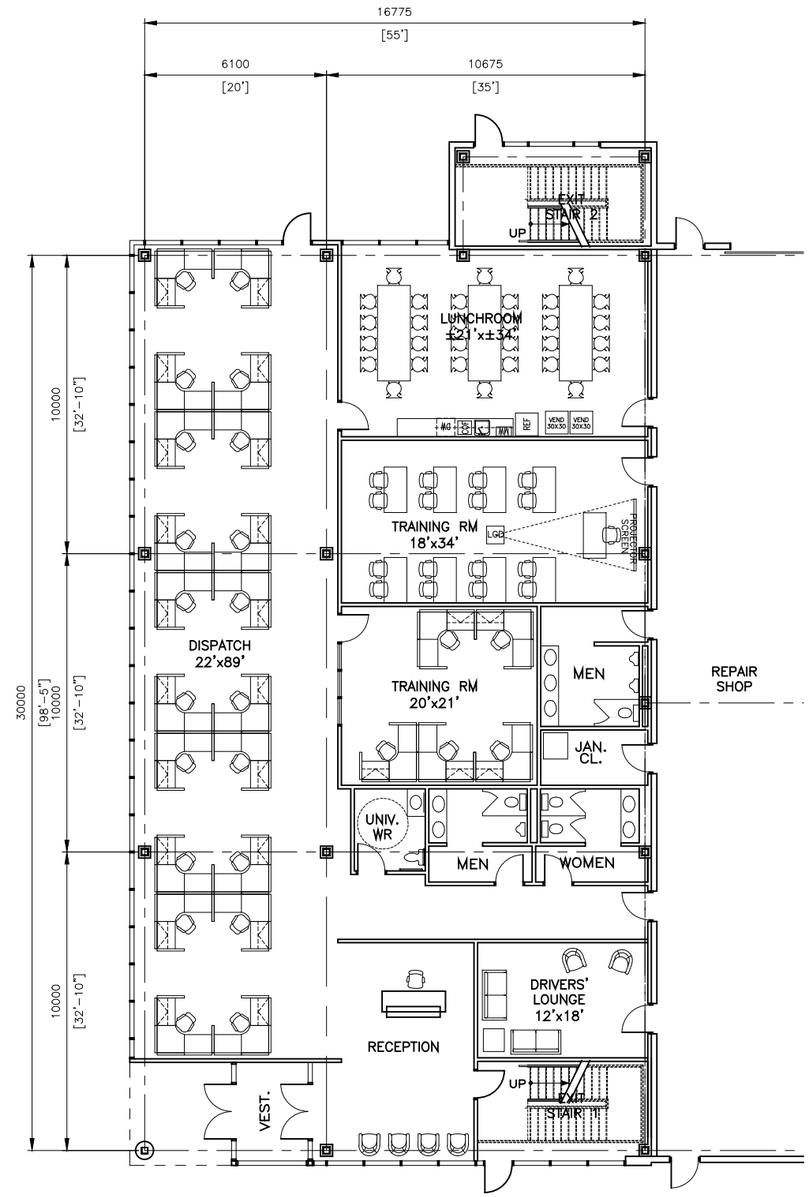
LEESWOOD CONSTRUCTION

PDS Design Studio

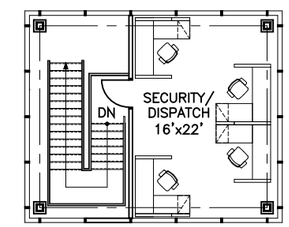
PROPOSED NEW BUILDING
FOR
67 KIRKBY COURT
GUELPH, ONTARIO



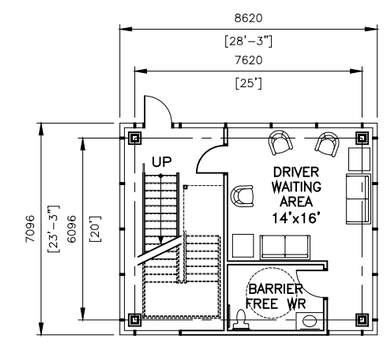
SECOND FLOOR OFFICE PLAN
1:200



GROUND FLOOR OFFICE PLAN
1:200



SECOND FLOOR SECURITY BOOTH
1:200



GROUND FLOOR SECURITY BOOTH
1:200

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

LEESWOOD CONSTRUCTION

PDS Design Studio

Committee of Adjustment
Application for Minor Variance

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: August 10, 2020	Folder #: **A-41/20**
	Application deemed complete: ☒ Yes ☐ No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes X** **No**

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 67 Kirkby Court, Guelph, Ontario

Legal description of property (registered plan number and lot number or other legal description):
PART LOT 4, PLAN 766 DESIGNATED AS PART 1, PLAN 61R20878 TOGETHER WITH AN EASEMENT OVER PART LOT 4, PLAN 766 DESIGNATED AS PARTS 3, 5, PLAN 61R20878 AS IN WC477511 CITY OF GUELPH

REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)

Name:	MACKINNON HOLDINGS LIMITED		
Mailing Address:	51-B Inkerman Street		
City:	Guelph, Ontario	Postal Code:	N1H 3C6
Home Phone:	N/A	Work Phone:	(519) 241-8959
Fax:	N/A	Email:	EvanM@elmcoaching.com

AGENT INFORMATION (If Any)

Company:	Jones Lang LaSalle		
Name:	Vivian Patel		
Mailing Address:	22 Adelaide Street W, Floor 26, Toronto, ON,		
City:	Toronto, Ontario	Postal Code	M5H 4E3
Work Phone:	(416) 391-6971	Mobile Phone:	(416) 997-7750
Fax:	(416) 304-6001	Email:	Vivian.Patel@am.jll.com

Official Plan Designation: Industrial	Current Zoning Designation: B.1

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

This application is for a minor variance to permit the potential future development of a smaller building area on the property of 67 Kirkby Court. Under the City of Guelph By-Law (1995) – 14864 Section 7.3.5.1, requires that future development include a building that is 15 percent of the lot area. This application is seeking relief from Section 7.3.5.1 in the amount of 7.93 percent.

There is currently no building on this property as it was severed from 405 Laird Road. The proposed conceptual site plan (attached with this application) outlines a main industrial building and security building with a combined gross floor area of approximately 2,166.44 sq. m. or 7.07 percent of the lot area.

Why is it not possible to comply with the provision of the by-law? (your explanation)

Through a previously submitted application with the City of Guelph (Application A-25/20) and discussions with City of Guelph Building and Planning Staff, it was deteremined that a building of 15% lot coverage may not be necessary for a trucking operation to continue, however a reasonably sized building must be submitted.

While the City of Guelph By-Law (1995) – 14864 Section 7.3.5.1 requires a specific size of building within 'B.1 and B.2 Industrial' zones, a successful trucking operation on the specific property of 67 Kirkby Court does not require that size of building in order to continuously function and maintain business relationships as a 'Trucking Operation' with local and regional industries and corporation that rely on this type of use within the area.

The proposed buildings are located furthest from the designated P.1 lands in order to minimize potential impact, if any. Due to the configuration and shape of the property, a building following the Section 7.3.5.1 lot area requirement would not be conducive to various permitted industrial uses concerning truck-turning radii. Therefore, it is felt that the proposed buildings in the attached concept drawings satisfy a reasonable amount of the lot coverage requirement.

PROPERTY INFORMATION

Date property was purchased:	March 1988	Date property was first built on:	September 1988
Date of proposed construction on property:	To be determined based on this application and subsequently required Site Plan Approval application.	Length of time the existing uses of the subject property have continued:	Approx. 32 years

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):

Industrial

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):

Industrial

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 133.8 m Depth: 150.4 m Area: 30,658 m. sq.

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	N/A		Gross Floor Area:	2,487.07 m. sq.	
Height of building:	N/A		Height of building:	Two (2) storeys	
Garage/Carport (if applicable) N/A			Garage/Carport (if applicable) N/A		
Attached ☐ Detached ☐			Attached ☐ Detached ☐		
Width:	N/A		Width:	N/A	
Length:	N/A		Length:	N/A	
Driveway Width:	N/A		Driveway Width:	N/A	
Accessory Structures (Shed, Gazebo, Pool, Deck)			Accessory Structures (Shed, Gazebo, Pool, Deck)		
Describe details, including height: N/A			Describe details, including height: Security Booth Building Gross Floor Area: 106.87 m. sq. Height of Building: Two (2) storeys		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			PROPOSED		
Front Yard Setback:	N/A M		Front Yard Setback:	6.0 M	
Exterior Side Yard (corner lots only)	N/A M		Exterior Side Yard (corner lots only)	N/A M	
Side Yard Setback:	Left: N/A M	Right: N/A M	Side Yard Setback:	Left: 9.19 M	Right: 126.3 M
Rear Yard Setback	N/A M		Rear Yard Setback	50.5 M	

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway ☐ Municipal Road X Private Road ☐ Water ☐ Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water ☐ Sanitary Sewer ☐ Storm Sewer ☐

If not available, by what means is it provided: through connection to City of Guelph municipal services, or possible connection servicing lease with the 405 Laird Road property.

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	X		
Zoning By-law Amendment	X		
Plan of Subdivision	X		
Site Plan	X		
Building Permit	X		
Consent		X	Application B-3/14, B-20/16, Approved Subject to Conditions
Previous Minor Variance Application		X	Application A-25/20, Rejected

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 ext. 2349.

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent	Signature of Owner or Authorized Agent

REMOTE AFFIDAVIT OR SWORN DECLARATION

I/We, VIVIAN PATEL, of the City/Town of TORONTO in County/Regional Municipality of GREATER TORONTO, and located in the City/Town of TORONTO in County/Regional Municipality of GREATER TORONTO, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

Declared remotely by **Juan da Silva**, of the City/Town of **Guelph** in the County/Regional Municipality of **Wellington** before me at the City/Town of **Guelph** in the County/Regional Municipality of **Wellington** this **11** day of **August**, 20**20**, in accordance with O. Reg 431/20, Administering Oath or Declaration Remotely.

Commissioner of Oaths

JUAN ANTONIO da SILVA CABRAL
A Commissioner etc. Province of Ontario for
The Corporation of the City of Guelph
Expires July 19, 2022

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)
MacKinnon Holdings Limited.
[Organization name / property owner's name(s)]

of 67 Kirkby Court, Guelph
(Legal description and/or municipal address)

hereby authorize Vivian Patel
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 10th day of August 2020

(Signature of the property owner) (Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

DECISION

Committee of Adjustment
Application Number A-25/20

The Committee, having considered whether or not the variance(s) are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, passed the following resolution:

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 7.3.5.1 of Zoning By-law (1995)-14864, as amended, for 67 Kirkby Court, to permit a a minimum building size of 0.61 percent of the lot area, when the By-law requires a minimum building size of 15 percent of the lot area for lots between 3 to 10 acres, be **refused**.

Reasons:

This application is refused, as it is the opinion of the Committee that this application does not meet all four tests under Section 45(1) of the Planning Act, specifically being that the requested variance does not meet the general intent and purpose of the Zoning By-law, and it is not minor in nature.

Members of the Committee of Adjustment concurring in the decision:

K. Ash | S. Dykstra | D. Gundrum

L. Janis | D. Kendrick | K. Meads

J. Smith

I, Trista Di Lullo, Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a hearing held on June 11, 2020.

Dated: June 16, 2020 **Signed:**

The last day on which a Notice of Appeal to the Local Planning Appeal Tribunal may be filed is <u>July 1, 2020</u>.

Committee of Adjustment
T 519-822-1260 x2524
E cofa@guelph.ca
guelph.ca/cofa

DECISION

COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER B-20/16

CITY OF Guelph
Making a Difference

The Committee, having had regard to the matters under Section 51(17) of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the property and orderly development of the land, passed the following resolution:

THAT in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for severance of Part Lot 4 of Registered Plan 766, Reference Plan 61R-20365, Part of Parts 5, 6 and 7 (proposed "area to be severed" as shown on a sketch prepared by MTE Ontario Land Surveys Ltd., dated May 20, 2016, file no. 00309-201-SV1(S)), municipally known as 67 Kirkby Court, an irregularly shaped parcel with frontage along Kirkby Court of 20.2 metres, a depth of 202.5 metres, and an area of 4,046.9 square metres, as a lot addition to Part Lot 4 of Registered Plan 766, Reference Plan 61R-20365, Part 7, municipally known as 405 Laird Road, along with an irregularly shaped easement with an area 521.9 square metres, for the maintenance of a storm sewer in favour of MacKinnon Transport Inc. (Part of Lot 4, Registered Plan 766, Part 5 of Reference Plan 61R-20365), be **APPROVED**, subject to the following conditions:

1. That the proposed severed parcel of land be conveyed to the abutting property owner as a lot addition only (Form 3 Certificate).

2. That the following covenant is incorporated in the deed: "The conveyance of (Severed Lands - legal description - Lot and Plan), City of Guelph, County of Wellington, designated as (Part and 61R-Plan Number) as a lot addition only to (Legal Description of Lands to be joined with - Lot and Plan), and shall not be conveyed as a separate parcel from (Legal Description of Lands to be joined with - Lot and Plan)."

3. That the servient tenement lands, 405 Laird Road, (proposed severed lands, Part of Lot 4, Registered Plan 766, being Part of Part 5, Part 6 and Part 7, Reference Plan 61R-20365), grants an easement approximately 6.0-metres (19.69 feet) wide by a depth of approximately 11.00-metres (36.09 feet); and approximately 6.0-metres (19.69 feet) wide by a depth of approximately 41.00-metres (134.51 feet) and a depth of approximately 53.00-metres (173.88 feet) over Part 5, Reference Plan 61R-20365, in perpetuity, registered on title, in favour of the dominant tenement lands, 67 Kirkby Court, MacKinnon Transport Inc., (proposed retained lands, Part of Lot 4, Registered Plan 766, being Part of Part 5, Reference Plan 61R-20365), for the maintenance of a storm sewer, prior to endorsation of the deeds or within one (1) year of the consent, whichever occurs first.

4. That prior to endorsation of the deeds, the solicitor for the owner of the servient tenement lands, 405 Laird Road, (proposed severed lands, Part of Lot 4, Registered Plan 766, being Part of Part 5, Part 6 and Part 7, Reference Plan 61R-20365), certifies that the storm sewer easement, in favour of the dominant tenement lands, 67 Kirkby Court, MacKinnon Transport Inc., (proposed retained lands, Part of Lot 4, Registered Plan 766, being Part of Part 5, Reference Plan 61R-20365), has been granted and registered on title.

5. That upon fulfilling and complying with all of the above-noted conditions, the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement.

6. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the endorsement of the deed.

DECISION

COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER B-20/16

CITY OF Guelph
Making a Difference

The Committee, having had regard to the matters under Section 51(17) of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the property and orderly development of the land, passed the following resolution:

7. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsement of the deed, that he/she will provide a copy of the registered deed/instrument as registered in the Land Registry Office within two years of issuance of the consent certificate, or prior to the issuance of a building permit (if applicable), whichever occurs first.

8. That a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the draft Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca) or supplied on a compact disk.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Important: Pursuant to Section 53(41) of the *Planning Act*, the applicant shall have a period of one (1) year from the giving of the Notice of Decision to fulfil all of the above noted conditions. If the applicant has not fulfilled all of the conditions within this time period, the application shall thereupon be deemed to be refused.
Deadline to fulfil conditions: (June 28, 2017).

Members of Committee Concurring in this Decision

I, Trista Di Lullo, Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a meeting held on June 23, 2016.

Dated: June 28, 2016 **Signed:**

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is July 18, 2016.

Committee of Adjustment

T 519-822-1260 x2524
F 519-763-1269
E cofa@guelph.ca

Committee of Adjustment
Notice of Public Hearing

Applications for Consent [New Lots] have been filed with the Committee of Adjustment

Application Details

Location:

24 Campbell Road

Proposal:

The applicant is proposing to sever the vacant property and create two new industrial lots with one retained lot. The three lots are proposed to be used for trucking operations.

By-Law Requirements:

The property is located in the Industrial (B.4) Zone.

Request:

The applicant proposes the following as shown on the attached plan:

File B-9/20

Severance of a parcel of land to create a new irregular shaped lot with frontage along Dawson Road of 106 metres and an area of 1.6 hectares.

File B-10/20

Severance of a parcel of land to create a new lot with frontage along Dawson Road of 75.5 metres and an area of 1.2 hectares.

The retained parcel is proposed to have frontage along Dawson Road of 58.7 metres and an area of 0.94 hectares.

Hearing Details

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

Date:	**Thursday, September 10, 2020**
Time:	**4:00 p.m.**
Location:	**Remote Committee of Adjustment hearing live streamed at guelph.ca/live**
Application Numbers:	**B-9/20 and B-10/20**

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may watch the remote public hearing on guelph.ca/live and participate by submitting written comments and/or speaking to the applications. Alternate meeting formats are available upon request.

You may submit your written comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **September 3, 2020 at 12:00 p.m**. will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **12:00 p.m. on the day of the hearing.** Please indicate your name, phone number and the application number or address of the property you wish to speak to. When we receive your request, we will send you confirmation and instructions for participating in the remote public hearing. Instructions will also be provided during the hearing to ensure those watching the remote public hearing are given the opportunity to speak.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 extension 2349.

Additional Information

Agendas and comments related to these applications will be available online at guelph.ca/cofa. Alternative document formats are available upon request. Additional information related to these applications may be obtained by contacting Committee of Adjustment staff 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 by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

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, the Local Planning Appeal Tribunal may dismiss the appeal.

Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

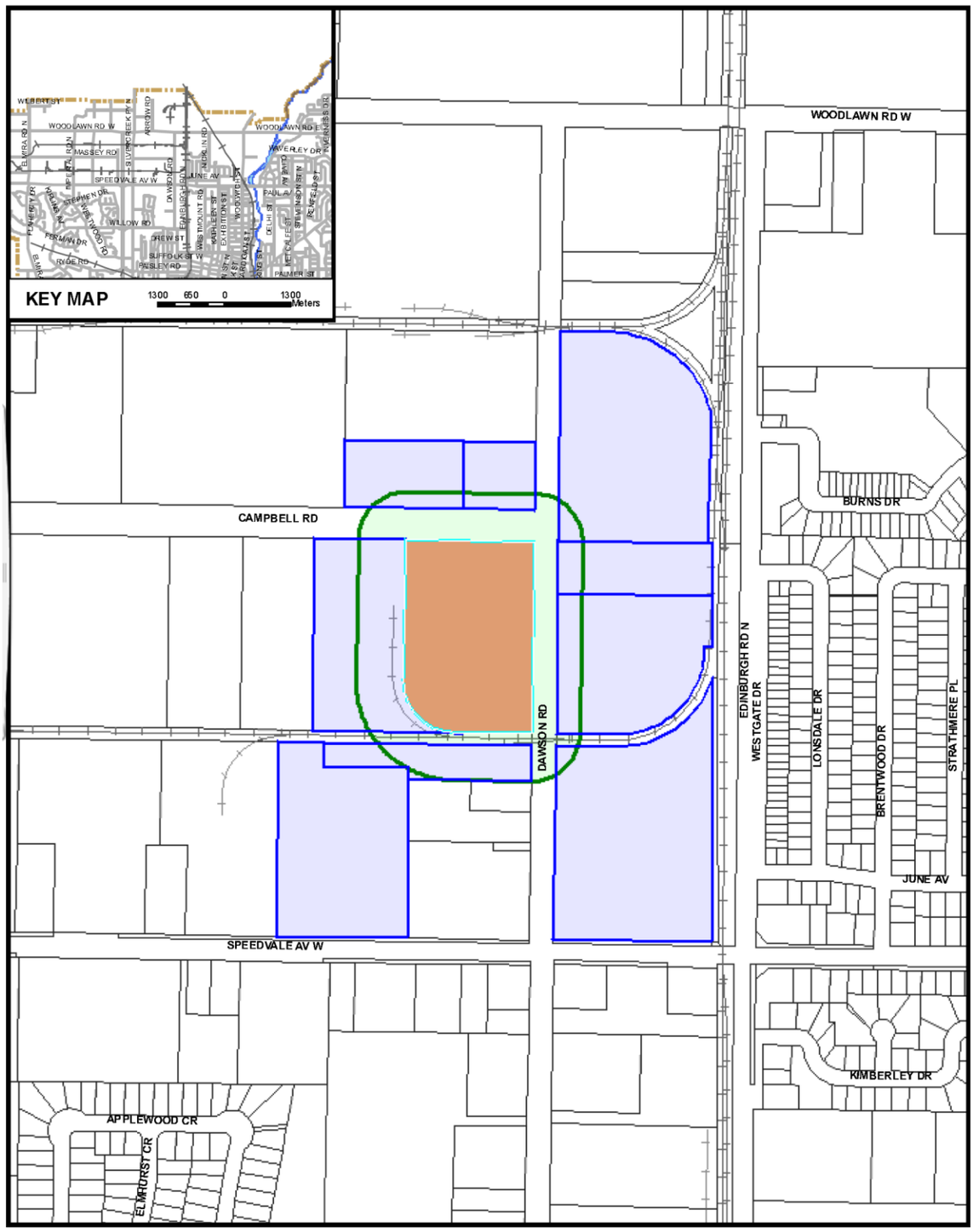
Dated August 21, 2020.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524 cofa@guelph.ca

TTY: 519-826-9771 guelph.ca/cofa



Guelph

Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment

Date Printed: Date: August-18-20

24 Campbell Road (B-9/20 and B-10/20)
60m Circulation Area

175 87.5 0 175 350 m

N

The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

SEVERANCE SKETCH

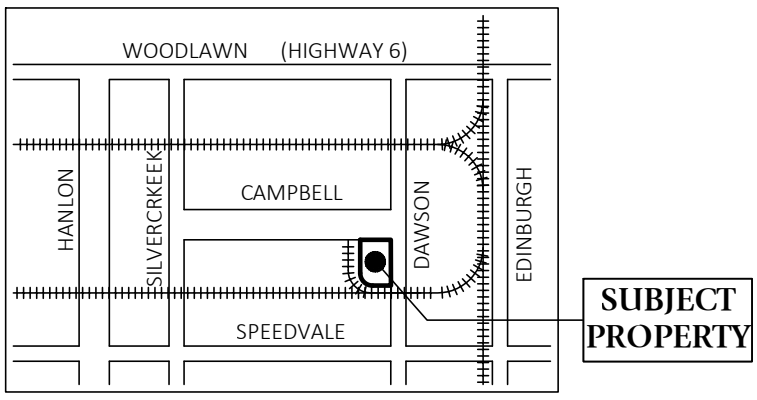
PART OF LOT 5
REGISTERED PLAN 541
CITY OF GUELPH
COUNTY OF WELLINGTON

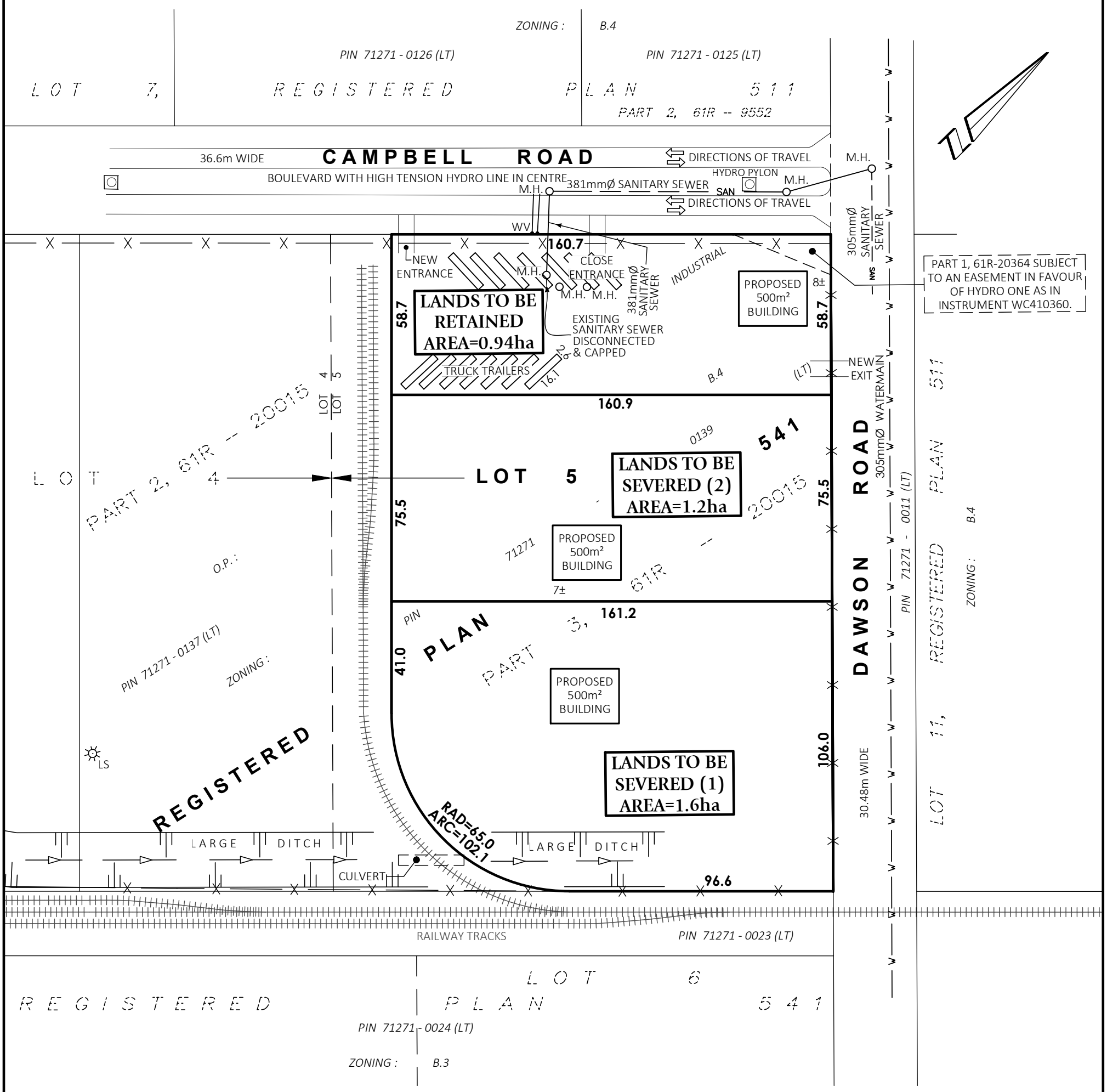
SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.

KEYMAP





THIS SKETCH WAS PREPARED ON
THE 10th DAY OF AUGUST, 2020

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED INDUSTRIAL B.4.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF INDUSTRIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 28562-20

Aug 10, 2020-11:38:02 AM
G:\GUELPH\541\ACAD\SEV LOT 4&5 (FRESHWAYS) UTM.dwg

Committee of Adjustment Application for Consent

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: August 10, 2020	Application #:
	Application deemed complete: ☒ Yes ☐ No	**B-9/20**

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes ☒ No ☐**

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: **24 Campbell Road, Guelph**

Legal description of property (registered plan number and lot number or other legal description):

Part of Lot 5, Registered Plan 541, Part 3, 61R-20015

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? ☐ No ☒ Yes

If yes, describe: **S/T an Easement in Gross over Part 1, 61R-20364 as in INST No. WC410360**

Are the lands subject to any mortgages, easements, right-of-ways or other charges: ☒ No ☐ Yes

If yes, explain:

REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)

Name:	**1998410 Ontario Inc. ATTN: Larry Herman**		
Mailing Address:	**550 Bowes Road**		
City:	**Concord**	Postal Code:	**L4K 1K2**
Home Phone:	**647-403-6460**	Work Phone:	
Fax:		Email:	**lherman@freshwaydev.com**

AGENT INFORMATION (If Any)

Name:	**Jeff Buisman**		
Company:	**Van Harten Surveying Inc.**		
Mailing Address:	**423 Woolwich Street**		
City:	**Guelph**	Postal Code:	**N1H 3X3**
Home Phone:		Work Phone:	**519-821-2763 ext. 225**
Fax:	**519-821-2770**	Email:	**jeff.buisman@vanharten.com**

PURPOSE OF APPLICATION (please check appropriate space):

[X] Creation of a New Lot
[ ] Easement
[ ] Right-of-Way
[ ] Charge / Discharge
[ ] Correction of Title
[ ] Lease
[ ] Addition to a Lot (submit deed for the lands to which the parcel will be added)
[ ] Other: Explain

To sever a vacant parcel of land with an area of 1.6ha from 24 Campbell Road (PIN 71271-0139) for Industrial purposes.

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:

Future owner unknown

DESCRIPTION OF LAND INTENDED TO BE SEVERED				
Frontage / Width: (m) **106.0m**	Depth (m) **161.2m**	Area: (m²) **1.6ha**	Existing Use: **Industrial**	Proposed Use: **Industrial**
Existing Buildings/Structures: **None - vacant**			Proposed Buildings / Structures: **Industrial Buidling**	
Use of Existing Buildings/Structures (specify): **Industrial**			Proposed Use of Buildings/Structures (specify): **Industrial**	
DESCRIPTION OF LAND INTENDED TO BE RETAINED				
Frontage / Width: (m) **58.7m**	Depth (m) **160.9m**	Area: (m²) **0.94ha**	Existing Use: **Industrial**	Proposed Use: **No Change**
Existing Buildings/Structures: **None - vacant**			Proposed Buildings / Structures: **Industrial Buidling**	
Use of Existing Buildings/Structures (specify): **Industrial**			Proposed Use of Buildings/Structures (specify): **Industrial**	

TYPE OF ACCESS TO THE RETAINED LANDS	TYPE OF ACCESS TO THE SEVERED LANDS
☐ Provincial Highway	X Municipal Road
☐ Private Road	☐ Right-of-Way
☐ Other (Specify)	
☐ Provincial Highway	X Municipal Road
☐ Private Road	☐ Right-of-Way
☐ Other (Specify)	

TYPE OF WATER SUPPLY TO THE RETAINED LANDS	TYPE OF WATER SUPPLY TO THE SEVERED LANDS
X Municipally owned and operated	☐ Privately Owned Well
☐ Other (Specify)	
X Municipally owned and operated	☐ Privately Owned Well
☐ Other (Specify)	

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS	TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS
X Municipally owned and operated	☐ Septic Tank
☐ Other (Explain)	
X Municipally owned and operated	☐ Septic Tank
☐ Other (Explain)	

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?	Is any portion of the land to be severed or retained located within a floodplain?
X No ☐ Yes	X No ☐ Yes

LAND USE

What is the current official plan designation of the subject lands:

Industrial

Does the proposal conform with the City of Guelph Official Plan? X YES ☐ NO

If yes, provide an explanation of how the application conforms with the City of Guelph Official Plan:

The property is designated as Industrial in the Official Plan. This proposal follows the objectives outlined in Section 9.5.2 of the Official Plan for Industrial Designations. This proposal will create an additional industrial parcel for future development. The application also follows the Consent Policies listed in Section 10.10.1 of the OP.

If no, has an application for an Official Plan Amendment been submitted? ☐ YES X NO

File No.: _____ Status: _____

What is the current zoning designation of the subject lands:

Industrial B.4

Does the proposal for the subject lands conform to the existing zoning? X YES ☐ NO

If no, has an application for a minor variance or rezoning been submitted? ☐ YES ☐ NO

File No.: _____ Status: _____

PROVINCIAL POLICY

Is this application consistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*? X YES ☐ NO

Provide explanation:

Section 1.1.3 of the PPS directs growth and development to occur within settlement areas. This application conforms to the PPS.

Does this application conform to the Growth Plan for the Greater Golden Horseshoe? X YES ☐ NO

Provide explanation:

The Growth Plan for the GGH is coordinating for growth across the region including population and employment forecasts. This application is for a severance for industrial purposes and this will create an additional lot for future development which conforms with the Growth Plan.

Is the subject land within an area of land designated under any other provincial plan or plans? ☐ YES X NO

If yes, indicate which plan(s) and provide explanation:

_____

_____

HISTORY OF SUBJECT LAND

Has the subject land ever been the subject of:

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? ☐ YES **X** NO

If yes, provide the following:
File No.: _____ Status: _____

b) An application for Consent under section 53 of the *Planning Act*? ☐ YES **X** NO

If yes, provide the following:
File No.: _____ Status: _____

Is this application a resubmission of a previous application? ☐ YES **X** NO
If yes, please provide previous file number and describe how this application has changed from the original application:

_____

_____

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☐ YES **X** NO
If yes, provide transferee's name(s), date of transfer, and uses of the severed land:

_____

_____

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	X		**A second severance application is being**
Zoning By-law Amendment	X		**submitted simultaneously**
Plan of Subdivision	X		
Site Plan	X		
Building Permit	X		
Minor Variance	X		
Previous Minor Variance Application	X		

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent), hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 ext. 2349.

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of fourteen (14) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (14) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, **Jeff Buisman of Van Harten Surveying Inc.**, of the City/~~Town~~ of **Guelph** in County/~~Regional Municipality~~ of **Wellington**, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the **City** (city or town) of **Guelph** in the County/~~Regional Municipality~~ of **Wellington** this 10 day of August, 20 20.

Commissioner of Oaths

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

1998410 Ontario Inc. ATTN: Larry Herman
[Organization name / property owner's name(s)]

being the registered property owner(s) of
Part of Lot 5, Registered Plan 541, Part 3, 61R-20015 S/T Easement over Part 1, 61R-20364 as in INST No. WC410360 / 24 Campbell Road
(Legal description and/or municipal address)

hereby authorize **Jeff Buisman of Van Harten Surveying Inc.**
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 31ST day of JULY 2020.

(Signature of the property owner) PRES. I HAVE AUTHORITY TO BIND THE CORP.

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

Committee of Adjustment Application for Consent

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: August 10, 2020	Application #:
	Application deemed complete: ☒ Yes ☐ No	**B-10/20**

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes ☒ No ☐**

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: **24 Campbell Road, Guelph**

Legal description of property (registered plan number and lot number or other legal description):

Part of Lot 5, Registered Plan 541, Part 3, 61R-20015

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? ☐ No ☒ Yes

If yes, describe: **S/T an Easement in Gross over Part 1, 61R-20364 as in INST No. WC410360**

Are the lands subject to any mortgages, easements, right-of-ways or other charges: ☒ No ☐ Yes

If yes, explain:

REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)

Name:	**1998410 Ontario Inc. ATTN: Larry Herman**		
Mailing Address:	**550 Bowes Road**		
City:	**Concord**	Postal Code:	**L4K 1K2**
Home Phone:	**647-403-6460**	Work Phone:	
Fax:		Email:	**lherman@freshwaydev.com**

AGENT INFORMATION (If Any)

Name:	**Jeff Buisman**		
Company:	**Van Harten Surveying Inc.**		
Mailing Address:	**423 Woolwich Street**		
City:	**Guelph**	Postal Code:	**N1H 3X3**
Home Phone:		Work Phone:	**519-821-2763 ext. 225**
Fax:	**519-821-2770**	Email:	**jeff.buisman@vanharten.com**

PURPOSE OF APPLICATION (please check appropriate space):

[X] Creation of a New Lot
[ ] Easement
[ ] Right-of-Way
[ ] Charge / Discharge
[ ] Correction of Title
[ ] Lease
[ ] Addition to a Lot (submit deed for the lands to which the parcel will be added)
[ ] Other: Explain

To sever a vacant parcel of land with an area of 1.2ha from 24 Campbell Road (PIN 71271-0139) for Industrial purposes.

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:

Future owner unknown

DESCRIPTION OF LAND INTENDED TO BE SEVERED				
Frontage / Width: (m) **75.5m**	Depth (m) **161.2m**	Area: (m²) **1.2ha**	Existing Use: **Industrial**	Proposed Use: **Industrial**
Existing Buildings/Structures: **None - vacant**			Proposed Buildings / Structures: **Industrial Buidling**	
Use of Existing Buildings/Structures (specify): **Industrial**			Proposed Use of Buildings/Structures (specify): **Industrial**	
DESCRIPTION OF LAND INTENDED TO BE RETAINED				
Frontage / Width: (m) **58.7m**	Depth (m) **160.9m**	Area: (m²) **0.94ha**	Existing Use: **Industrial**	Proposed Use: **No Change**
Existing Buildings/Structures: **None - vacant**			Proposed Buildings / Structures: **Industrial Buidling**	
Use of Existing Buildings/Structures (specify): **Industrial**			Proposed Use of Buildings/Structures (specify): **Industrial**	

TYPE OF ACCESS TO THE RETAINED LANDS	TYPE OF ACCESS TO THE SEVERED LANDS
☐ Provincial Highway	X Municipal Road
☐ Private Road	☐ Right-of-Way
☐ Other (Specify)	
☐ Provincial Highway	X Municipal Road
☐ Private Road	☐ Right-of-Way
☐ Other (Specify)	

TYPE OF WATER SUPPLY TO THE RETAINED LANDS	TYPE OF WATER SUPPLY TO THE SEVERED LANDS
X Municipally owned and operated	☐ Privately Owned Well
☐ Other (Specify)	
X Municipally owned and operated	☐ Privately Owned Well
☐ Other (Specify)	

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS	TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS
X Municipally owned and operated	☐ Septic Tank
☐ Other (Explain)	
X Municipally owned and operated	☐ Septic Tank
☐ Other (Explain)	

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?	Is any portion of the land to be severed or retained located within a floodplain?
X No ☐ Yes	X No ☐ Yes

LAND USE

What is the current official plan designation of the subject lands:

Industrial

Does the proposal conform with the City of Guelph Official Plan? X YES ☐ NO

If yes, provide an explanation of how the application conforms with the City of Guelph Official Plan:

The property is designated as Industrial in the Official Plan. This proposal follows the objectives outlined in Section 9.5.2 of the Official Plan for Industrial Designations. This proposal will create an additional industrial parcel for future development. The application also follows the Consent Policies listed in Section 10.10.1 of the OP.

If no, has an application for an Official Plan Amendment been submitted? ☐ YES X NO

File No.: _____ Status: _____

What is the current zoning designation of the subject lands:

Industrial B.4

Does the proposal for the subject lands conform to the existing zoning? X YES ☐ NO

If no, has an application for a minor variance or rezoning been submitted? ☐ YES ☐ NO

File No.: _____ Status: _____

PROVINCIAL POLICY

Is this application consistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*? X YES ☐ NO

Provide explanation:

Section 1.1.3 of the PPS directs growth and development to occur within settlement areas. This application conforms to the PPS.

Does this application conform to the Growth Plan for the Greater Golden Horseshoe? X YES ☐ NO

Provide explanation:

The Growth Plan for the GGH is coordinating for growth across the region including population and employment forecasts. This application is for a severance for industrial purposes and this will create an additional lot for future development which conforms with the Growth Plan.

Is the subject land within an area of land designated under any other provincial plan or plans? ☐ YES X NO

If yes, indicate which plan(s) and provide explanation:

_____

_____

HISTORY OF SUBJECT LAND

Has the subject land ever been the subject of:

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? ☐ YES **X** NO

If yes, provide the following:
File No.: _____ Status: _____

b) An application for Consent under section 53 of the *Planning Act*? ☐ YES **X** NO

If yes, provide the following:
File No.: _____ Status: _____

Is this application a resubmission of a previous application? ☐ YES **X** NO
If yes, please provide previous file number and describe how this application has changed from the original application:

_____

_____

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☐ YES **X** NO
If yes, provide transferee's name(s), date of transfer, and uses of the severed land:

_____

_____

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	X		**A second severance application is being**
Zoning By-law Amendment	X		**submitted simultaneously**
Plan of Subdivision	X		
Site Plan	X		
Building Permit	X		
Minor Variance	X		
Previous Minor Variance Application	X		

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent), hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 ext. 2349.

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of fourteen (14) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (14) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, **Jeff Buisman of Van Harten Surveying Inc.**, of the City/~~Town of~~

Guelph in County/~~Regional Municipality~~ of **Wellington**, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City of **Guelph** in the County/~~Regional Municipality~~ of
(city or town)
Wellington this 10 day of August, 2020.

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.

Commissioner of Oaths

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

1998410 Ontario Inc. ATTN: Larry Herman
[Organization name / property owner's name(s)]

being the registered property owner(s) of
Part of Lot 5, Registered Plan 541, Part 3, 61R-20015 S/T Easement over Part 1, 61R-20364 as in INST No. WC410360 / 24 Campbell Road
(Legal description and/or municipal address)

hereby authorize **Jeff Buisman of Van Harten Surveying Inc.**
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 31ST day of JULY 2020.

(Signature of the property owner) PRES. I HAVE AUTHORITY TO BIND THE CORP.

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

August 10, 2020
28562-20
Jeff.Buisman@vanharten.com

Committee of Adjustment
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mr. Juan da Silva

Dear Mr. da Silva:

Re: Severance Application & Sketch
24 Campbell Road
Part of Lot 5, Plan 541
PIN 71271-0139
City of Guelph

Please find enclosed applications for two severances from the above the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, the required deeds, and PIN Report and Map. Payment of $3,792 to the City of Guelph will be made by directly by property owner or the real estate agent.

Proposal:

The proposal is to divide the subject property at 24 Campbell Road (PIN 71271-0139) into three parcels for Industrial purposes. All three parcels are expected to be used for trucking operations. The parcels will be as follows:

1. Severed Parcel No. 1 will have a frontage of 106m, depth of 161m, for an area of 1.6ha.
2. Severed Parcel No. 2 will have a width of 75m, depth of 161m, for an area of 1.2ha.
3. The Retained Parcel will be a corner lot with frontage of 58m along Dawson Road, depth of 160m along Campbell Road, for an area of 0.94ha.

The subject property is currently vacant, and the proposal is to construct a building on each lot for a trucking operation. The new buildings will be constructed in accordance with the existing Industrial B.4 Zoning By-law regulations. There is an existing easement (Instrument No. WC410360) on the Retained Parcel in favour of Hydro One over the area shown as Part 1, 61R-20364.

This proposal is very practical and provides a great opportunity to intensify the lands for an industrial development while adhering to the Industrial B.4 zoning requirements.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Larry Herman
cc Orval Gates

Committee of Adjustment Notice of Public Hearing

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

Application Details

Location:

4 Sherwood Drive

Proposal:

The applicant is proposing to remove the existing single detached dwelling and create a new lot. A new single detached dwelling is proposed to be constructed on the severed parcel and the retained parcel.

By-Law Requirements:

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

Request:

The applicant proposes to sever a parcel of land to create a new irregular shaped lot with frontage along Sherwood Drive of 15 metres and an area of 686 square metres. The retained parcel is proposed to have frontage along Renfield Street of 20.1 metres and an area of 698 square metres.

Hearing Details

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

Date:	**Thursday, September 10, 2020**
Time:	**4:00 p.m.**
Location:	**Remote Committee of Adjustment hearing live streamed at guelph.ca/live**
Application Number:	**B-11/20**

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may watch the remote public hearing on guelph.ca/live and participate by submitting written comments and/or speaking to the application. Alternate meeting formats are available upon request.

You may submit your written comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **September 3, 2020 at 12:00 p.m**. will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **12:00 p.m. on the day of the hearing.** Please indicate your name, phone number and the application number or address of the property you wish to speak to. When we receive your request, we will send you confirmation and instructions for participating in the remote public hearing. Instructions will also be provided during the hearing to ensure those watching the remote public hearing are given the opportunity to speak.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal

information please contact the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 extension 2349.

Additional Information

Agendas and comments related to this application will be available online at guelph.ca/cofa. Alternative document formats are available upon request. Additional information related to this application may be obtained by contacting Committee of Adjustment staff 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 by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

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, the Local Planning Appeal Tribunal may dismiss the appeal.

Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

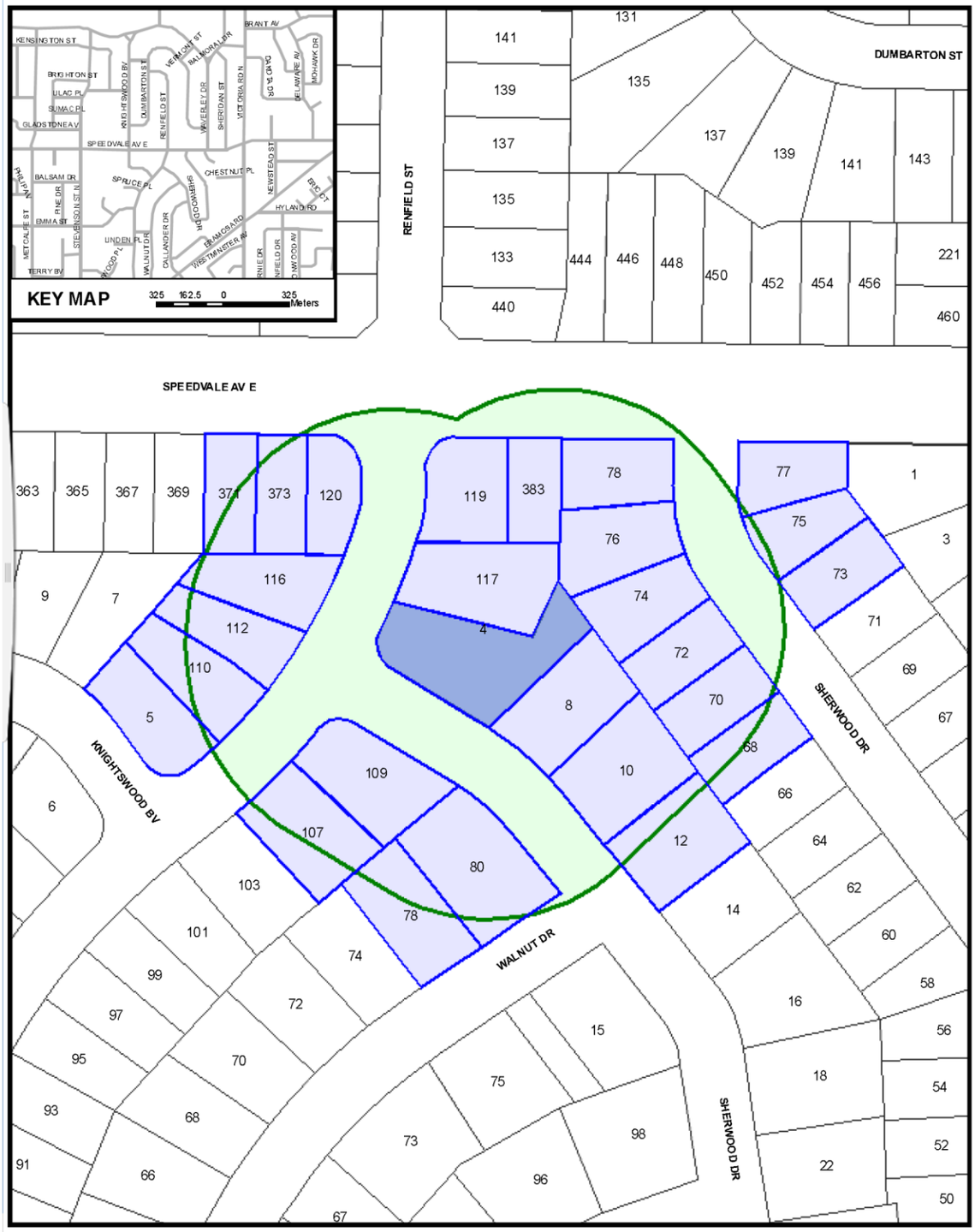
Dated this August 21, 2020.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524 cofa@guelph.ca

TTY: 519-826-9771 guelph.ca/cofa



Guelph

Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment

Date Printed: Date: August- 19-20

4 Sherwood Drive (B-11/20)
60m Circulation Area

40 20 0 40 80 m

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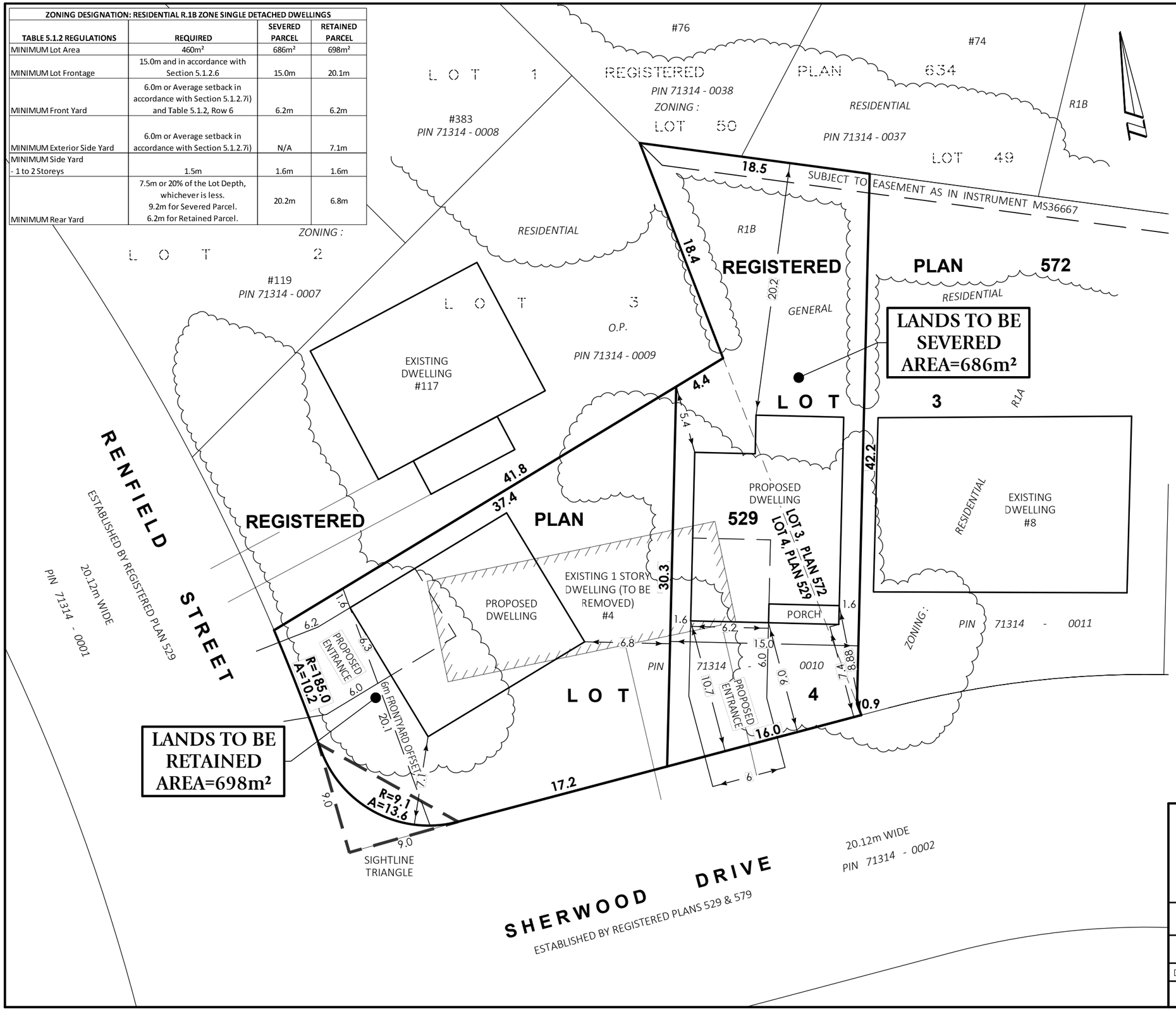
The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

ZONING DESIGNATION: RESIDENTIAL R.1B ZONE SINGLE DETACHED DWELLINGS			
TABLE 5.1.2 REGULATIONS	REQUIRED	SEVERED PARCEL	RETAINED PARCEL
MINIMUM Lot Area	460m²	686m²	698m²
MINIMUM Lot Frontage	15.0m and in accordance with Section 5.1.2.6	15.0m	20.1m
MINIMUM Front Yard	6.0m or Average setback in accordance with Section 5.1.2.7i) and Table 5.1.2, Row 6	6.2m	6.2m
MINIMUM Exterior Side Yard	6.0m or Average setback in accordance with Section 5.1.2.7i)	N/A	7.1m
MINIMUM Side Yard - 1 to 2 Storeys	1.5m	1.6m	1.6m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less. 9.2m for Severed Parcel. 6.2m for Retained Parcel.	20.2m	6.8m



SEVERANCE SKETCH

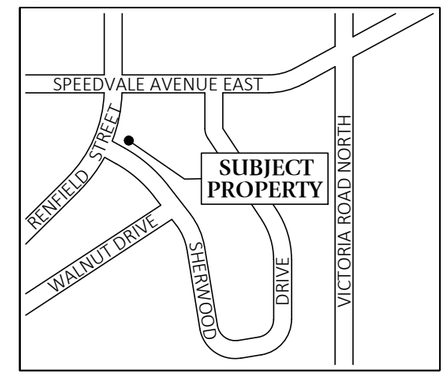
ALL OF LOT 4, REGISTERED PLAN 529, PART OF LOT 3, REGISTERED PLAN 572 CITY OF GUELPH COUNTY OF WELLINGTON

SCALE 1 : 300

0 5 10 15 meters

VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED RESIDENTIAL (R.1B).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 19th DAY OF MAY, 2020
REVISED AUGUST 6, 2020

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 28254-20

Aug 6, 2020-8:26:53 AM
G:\GUELPH\572\ACAD\SEV LOT 3,4 (ZHANG) UTM.dwg

Committee of Adjustment Application for Consent

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: August 10, 2020	Application #: **B-11/20**
	Application deemed complete: ☒ Yes ☐ No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes** ☐ **No** ☐

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 4 Sherwood Drive

Legal description of property (registered plan number and lot number or other legal description):

All of Lot 4, Registered Plan 529, Part of Lot 3, Registered Plan 572

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? ☒ No ☐ Yes
If yes, describe:

Are the lands subject to any mortgages, easements, right-of-ways or other charges: ☐ No ☒ Yes
If yes, explain:

REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)

Name:	Roelfien DiSapio		
Mailing Address:	35 Willow Street		
City:	Paris	Postal Code:	N3L 2K7
Home Phone:		Work Phone:	519-835-8433
Fax:		Email:	jdsbuild@rogers.com

AGENT INFORMATION (If Any)

Name:	Sarah Code / Hugh Handy		
Company:	GSP Group Inc.		
Mailing Address:	72 Victoria Street South, Suite 201		
City:	Kitchener	Postal Code:	N2G 4Y9
Home Phone:		Work Phone:	519-569-8883 ext. 237
Fax:		Email:	scode@gspgroup.ca hhandy@gspgroup.ca

PURPOSE OF APPLICATION (please check appropriate space):

[X] Creation of a New Lot
[ ] Easement
[ ] Right-of-Way
[ ] Charge / Discharge
[ ] Correction of Title
[ ] Lease
[ ] Addition to a Lot (submit deed for the lands to which the parcel will be added)
[ ] Other: Explain

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:

TD Canada Trust, Reinier Janssen, Sandy Janssen and Tony Loeridge.

DESCRIPTION OF LAND INTENDED TO BE SEVERED				
Frontage / Width: (m) 15.0 m	Depth (m) 42.2 m	Area: (m²) 686 m2	Existing Use: Residential	Proposed Use: Residential
Existing Buildings/Structures: Existing 1 Storey Dwelling (to be removed)			Proposed Buildings / Structures: Single detached dwelling	
Use of Existing Buildings/Structures (specify): Residential			Proposed Use of Buildings/Structures (specify): Residential	
DESCRIPTION OF LAND INTENDED TO BE RETAINED				
Frontage / Width: (m) 20.1 m	Depth (m) 37.4 m	Area: (m²) 698 m2	Existing Use: Residential	Proposed Use: Residential
Existing Buildings/Structures: 1 Storey Dwelling (to be removed)			Proposed Buildings / Structures: Single detached dwelling	
Use of Existing Buildings/Structures (specify): Residential			Proposed Use of Buildings/Structures (specify): Residential	

TYPE OF ACCESS TO THE RETAINED LANDS	TYPE OF ACCESS TO THE SEVERED LANDS
☐ Provincial Highway ☒ Municipal Road	☐ Provincial Highway ☒ Municipal Road
☐ Private Road ☐ Right-of-Way	☐ Private Road ☐ Right-of-Way
☐ Other (Specify)	☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS	TYPE OF WATER SUPPLY TO THE SEVERED LANDS
☒ Municipally owned and operated ☐ Privately Owned Well	☒ Municipally owned and operated ☐ Privately Owned Well
☐ Other (Specify)	☐ Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS	TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS
☒ Municipally owned and operated ☐ Septic Tank	☒ Municipally owned and operated ☐ Septic Tank
☐ Other (Explain)	☐ Other (Explain)

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?	Is any portion of the land to be severed or retained located within a floodplain?
☒ No ☐ Yes	☒ No ☐ Yes

LAND USE

What is the current official plan designation of the subject lands:

Low Density Residential

Does the proposal conform with the City of Guelph Official Plan? ☒ YES ☐ NO

If yes, provide an explanation of how the application conforms with the City of Guelph Official Plan:

Please see attached cover letter.

If no, has an application for an Official Plan Amendment been submitted? ☐ YES ☐ NO

File No.: _____ Status: _____

What is the current zoning designation of the subject lands:

Residential R.1B

Does the proposal for the subject lands conform to the existing zoning? ☒ YES ☐ NO

If no, has an application for a minor variance or rezoning been submitted? ☐ YES ☐ NO

File No.: _____ Status: _____

PROVINCIAL POLICY

Is this application consistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*? ☒ YES ☐ NO

Provide explanation:

Please see attached cover letter.

Does this application conform to the Growth Plan for the Greater Golden Horseshoe? ☒ YES ☐ NO

Provide explanation:

Please see attached cover letter.

Is the subject land within an area of land designated under any other provincial plan or plans? ☐ YES ☒ NO

If yes, indicate which plan(s) and provide explanation:

_____

_____

HISTORY OF SUBJECT LAND

Has the subject land ever been the subject of:

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? ☐ YES ☒ NO

If yes, provide the following:
File No.: _____ Status: _____

b) An application for Consent under section 53 of the *Planning Act*? ☐ YES ☒ NO

If yes, provide the following:
File No.: _____ Status: _____

Is this application a resubmission of a previous application? ☐ YES ☒ NO
If yes, please provide previous file number and describe how this application has changed from the original application:

_____

_____

Has any land been severed from the parcel originally acquired by the owner of the subject land? ☐ YES ☒ NO

If yes, provide transferee's name(s), date of transfer, and uses of the severed land:

_____

_____

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	x		
Zoning By-law Amendment	x		
Plan of Subdivision	x		
Site Plan	x		
Building Permit	x		
Minor Variance	x		
Previous Minor Variance Application	x		

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent), hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 ext. 2349.

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of fourteen (14) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (14) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Sarah Code, of the City/Town of Kitchener in County/Regional Municipality of Waterloo, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Sarah Code
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the City of Kitchener (city or town) of _____ in the County/Regional Municipality of Waterloo this 10th day of August, 2020.

Kristen Alexia Barisdale, a Commissioner, etc.,
Regional Municipality of Waterloo, for GSP Group Inc.
Expires February 22, 2022

K. Barisdale
Commissioner of Oaths

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

Roelfien DiSapio

[Organization name / property owner's name(s)]

being the registered property owner(s) of

4 Sherwood Drive

(Legal description and/or municipal address)

hereby authorize GSP Group Inc.

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 5th day of August 2020

Roelfien DiSapio

(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

SHAPING GREAT COMMUNITIES

August 10, 2020 File No: 17047

Ms. Trista Di Lullo
Secretary-Treasurer, Committee of Adjustment
Council and Committee Coordinator
City Clerk's Department, Corporate Services
Guelph City Hall, 1 Carden Street
Guelph, ON N1H 3A1

Attn: Ms. Trista Di Lullo
Secretary-Treasurer of the Committee of Adjustment

Re: Consent Application
4 Sherwood Drive, Guelph

1.0 Introduction

GSP Group is the planning consultant to the Owner of the property municipally known as 4 Sherwood Drive and legally known as All of Lot 4, Registered Plan 529, Part of Lot 3, Registered Plan 572 in the City of Guelph, County of Wellington (herein referred to as the "Site").

The Site is located south of the intersection of Speedvale Avenue East and Victoria Road North within a low rise residential community in Guelph. The Site is 1,384 m^2 (0.14 ha) in size and is currently occupied with a one-storey single-detached dwelling and associated double car garage. The Site is situated on a corner lot with frontage on both Renfield Street and Sherwood Drive.

2.0 Proposed Consent Application

The enclosed Consent Application proposes to sever the property into two parcels, a severed parcel 686 m^2 in size (the "Severed Parcel") and a retained parcel 698 m^2 in size (the "Retained Parcel") as shown on the Severance Sketch. The existing single-detached dwelling is proposed to be removed to facilitate the consent. A new single detached dwelling will be constructed on each the Severed Parcel and Retained Parcel. The final details with respect to the detailed design of the house have not yet been completed. The enclosed Severance Sketch depicts potential single detached dwelling locations.

3.0 Policy Planning Framework

The following provides a summary of the relevant planning policy and regulatory framework to provide an opinion and planning justification for the Consent Application (herein referred to as the "Proposed Application").

3.1 Provincial Policy Statement (PPS), 2020

The 2020 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development and is relevant to the proposed application. All land use planning decisions shall be consistent with the PPS in accordance with Section 3 of the Planning Act. The following provides a summary of the key policy considerations of the PPS as it relates to the proposed Consent Application:

- *Promote cost-effective development patterns and standards to minimize land consumption and servicing costs (s.1.1.1.e).*

- *Within settlement areas, sufficient land shall be made available through intensification and redevelopment (s.1.1.2).*

- *Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use available infrastructure and avoid the need for uneconomical expansion; support active transportation; and are transit supportive where transit may be developed (s.1.1.3.2.a,b,e, f).*

- *Planning authorities shall promote opportunities for intensification and redevelopment where suitable existing infrastructure is available to accommodate projected needs (s.1.1.3.3).*

- *Accommodating an appropriate range and mix of residential and other uses to meet long-term needs and mix of housing types and densities to accommodate residential growth (s.1.4.1 & s.1.4.3).*

- *Planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve system capacity within municipal services (s.1.6.6.6).*

The Proposed Application meets the intent of the PPS policies as development is being directed to the settlement area which is intended to be the focus of growth and development. The PPS states that land use patterns within settlement areas shall efficiently use land and resources. It is our opinion that creating a new lot within an existing settlement area is ideal and effectively uses land and existing infrastructure. The Proposed Application will provide for a logical continuation of residentials lots along Sherwood Drive.

3.2 Growth Plan for the Greater Golden Horseshoe (2019)

The new Growth Plan for the Greater Golden Horseshow ("Growth Plan") came into effect on May 16, 2019 and applies to planning decisions after that date. The Growth Plan is intended to guide and manage growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

The Site is identified within the Built-Up Area on Schedule 4 – Urban Growth Centre. The Growth Plan encourages intensification of the existing built-up areas.

Approval of the proposed consent application would contribute to addressing the following Growth Plan policies:

- *Focusing growth and development within the delineated built-up area (s.2.2.1.2a).*
- *To provide a diverse range and mix of housing to accommodate people at all stages of life (s.2.2.1.4c).*
- *Prioritizing planning and investment in infrastructure and public service facilities that will support intensification (s.2.2.2.4e).*

It is our opinion that the Proposed Application conforms to the Growth Plan as it promotes efficient development and use of existing infrastructure.

3.3 City of Guelph Official Plan

The City of Guelph Official Plan was adopted by Council in November 1994 and has been comprehensively updated as of December 17, 2001. The Official Plan establishes a vision and guiding principles that promotes long-term community sustainability and guides decision making to the year 2031.

According to Schedule 1 of the City Official Plan (here referred to as the "OP"), the Site is located within the "Built-Up Area" within the Settlement Area Boundary of Guelph. Within the Built-up Area, the general intensification policies in the City OP shall apply to the Site:

- *The City will promote and facilitate intensification throughout the built-up area (s.3.7.3.ii).*
- *The City will plan and provide for a diverse and compatible mix of land uses, including residential uses to support vibrant communities (s.3.7.3.iv).*
- *A range and mix of housing will be planned (s.3.7.3.v).*
- *Development will support transit, walking, cycling for everyday activities (s.3.7.3.viii).*

- *The City will identify the appropriate type and scale* of development and facilitate infill development where appropriate (s.3.7.3.ix).

The Proposed Application will facilitate intensification within a built-up area and will be compatible with the existing residential community. The surrounding residential area is largely dominated with single detached dwellings. The Proposed Application optimizes the potential of an irregular shaped lot by creating a new and efficient lot for the construction of a single detached dwelling. The proposed new lot is situated in an ideal location that is close to transit routes and municipal trails for walking and cycling.

The Site is designated "Low Density Residential" as per Schedule 2 of the OP. Under the Low-Density Residential designation, permitted uses include detached, semi-detached, duplex dwellings; and multiple unit residential buildings, such as townhouses and apartments. According to Section 9.3.2 of the OP, the built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification. The following height and density policies apply in the Low Density Residential designation: the maximum height shall be three (3) storeys; and the maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectares.

The Consent Application will facilitate the construction of a new single-detached dwelling on each the Severed and Retained Parcel. The new single detached dwellings will be 1 to 2 storeys in height and will have a net density of 14.3 units per hectare which is in keeping with the intent of the minimum net density of 15 units per hectare.

Section 9.3.1.1 of the OP (General Policies) provides a criteria to assess development proposals for intensification proposals within existing residential neighbourhoods. Below is a response to each of these criteria:

1. *Building form, scale, height, setbacks, massing, appearance and siting are compatible with design, character and orientation with buildings in the immediate vicinity.*

   The Proposed Application will facilitate the development of a low rise residential dwelling which will be keeping with the form and scale of the existing low rise dwellings in the neighbourhood. While detailed design of the future dwelling has not been completed, it is anticipated that it will be two storeys in height which is in keeping with similar heights of neighbouring properties. Both the Retained and Severed Parcels will meet all of the zoning by-law regulations, which will allow for development that is in keeping with the existing neighbourhood.

2. *Proposal for residential lot infill will be compatible with the general frontage of lots in the immediate vicinity.*

The Proposed Application will create a Retained Parcel with a frontage of 20.1 metres (66 feet) and a Severed Parcel with a frontage of 15 metres (49 feet) which is keeping with the lot frontage requirements in the applicable Residential (R.1B) Zone that applies to the neighbourhood.

3. *The residential development can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks, recreation facilities and public transit.*

   The proposed lots will be adequately service by local convenience and neighbourhood shopping facilities as well as schools, grails, parks and public transit.

4. *Vehicular traffic generated from the proposed development will not have an unacceptable impact on the planned function of the adjacent roads and intersection.*

   The proposal to create one additional lot is not expected to have an impact on adjacent roads and intersections.

5. *Vehicular access, parking and circulation can be adequately provided and impacts mitigated.*

   The Severance Sketch depicts the adequate driveway access and parking can be accommodated on both parcels.

6. *That adequate municipal infrastructure, services and amenity area for residents can be provided.*

   There is existing infrastructure that currently services the Site.

7. *Surface parking and driveway shall be minimized.*

   The Severance Sketch illustrates the driveway access and parking comply with the regulations of the Residential (R.1B) Zone.

8. *Development shall extend, establish and reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.*

   The Proposed Application will maintain a consistent lot fabric along Sherwood Drive and Renfield Street.

9. *Impacts on adjacent properties are minimized in relation to grading, drainage, location of service area, and microclimatic conditions, such as wind and shadowing.*

   The Proposed Application will adhere to the Zoning By-law with respect to height regulations. The building design will be determined at a later stage but is anticipated to be two storeys. Therefore, no impacts to neighbouring properties with regard to wind or shadowing is anticipated. Grading and servicing information will be provided at the building permit stage.

10. *The development addresses public safety, identified public views and accessible to open space, parks, trails and the Natural Heritage System, where applicable.*

    The Proposed Application will facilitate development that is in an existing neighbourhood in close proximity to amenities such as open space, parks and trails.

11. *The conservation and integration of cultural heritage resources.*

    There are no heritage considerations as part of the Proposed Application.

The Proposed Application is compatible with the surrounding land uses given that it will create a new lot to be used for a low rise residential dwelling. The Site is a large irregularly shaped corner lot and is larger than many of the other lots in the neighbourhood. While the Consent application will create a new lot, the lot sizes of the Retained and Severed Parcels are not uncharacteristic of the lot sizes in the neighbourhood. It is our opinion that the Site represents an ideal location for residential infill, given the existing lot area and that appropriate setbacks, landscaping and vehicular access can be accommodated.

The creation of a new lot on the Site will facilitate the construction of one (1) new residential dwelling within the built area where existing municipal infrastructure is available. The Site is located nearby two arterial roadways (Speedvale Avenue East and Victoria Road North) that both support public transit routes. The Site is also near an existing trail system and open space and neighbourhood park (Skov Park).

3.4 City of Guelph Zoning By-law No. 14864

The Site is zoned “Residential (R.1B)” in the City of Guelph Zoning By-law (1995) which permits the following uses: single detached dwelling, accessory apartment, bed and breakfast, day care centre, group home, home occupation and lodging house (Type 1).

The Retained and Severed Parcels comply with the regulations of the Residential (R.1B) Zone. Table 1.0 below outlines the Residential (R.1B) zone regulations and notes how the Severed and Retained parcels comply.

Table 1.0

Residential (R.1B) Zone Regulations		Severed Parcel	Retained Parcel	Compliance
Min. Lot Area	460 m^2	686 m^2	698 m^2	Yes
Min. Lot Frontage	15.0 m	15.0 m	20.1 m	Yes
Min. Front Yard	6.0 m	6.2 m	6.2 m	Yes
Min. Exterior Side Yard	4.5 m	N/A	7.1 m	Yes
Min. Side Yard (1 to 2 storeys)	1.5 m	1.6 m	1.6m	Yes
Min. Rear Yard	5.46 m	7.5 m	6.8 m	Yes
Max. Driveway Width	6.5 m	6.2 m	6.3 m	Yes

The above table identifies that the Proposed Application and future single detached dwellings meet the requirements of the Zoning By-law for the Residential (R.1B) Zone.

4.0 Conclusion

The Owner is seeking approval to sever the property at 4 Sherwood Drive to create a new lot. The Retained Parcel is proposed to be 698 m^2 in area with the Severed Parcel being 686 m^2 in size.

The Consent Application is justified for the following reasons:

- The Application is consistent with and conforms to the Provincial Policy Statement (PPS) and Growth Plan with respect to policies for the Built-Up Area.
- The Application conforms to the City of Guelph Official Plan for lands within the Built-Up Area of the City and the Low Rise Residential land use designation.
- It promotes efficient land use patterns and cost-effective development, making use of existing infrastructure.
- It is compatible with surrounding land uses and will not create any negative impacts.

Based on the foregoing, it is our opinion that the Proposed Application represents good land use planning.

In support of the application, please find enclosed:

- One (1) copy of the completed application form; and
- A digital copy of the Severance Sketch in PDF Format.

If you have any questions or require additional information, please do not hesitate to contact myself or Sarah Code.

Yours truly,

GSP Group

Hugh Handy, MCIP, RPP
Senior Associate