



An Application Has Been Filed with the Committee of Adjustment

LOCATION of PROPERTY:

77 Metcalfe Street

PROPOSAL:

The applicant proposes to construct a 3.81 metre by 9.14 metre (12.5 foot by 30 foot) attached garage in the left side yard.

BY-LAW REQUIREMENTS:

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

The By-law requires that a minimum side yard of 1.5 metres (4.92 feet).

REQUEST:

The applicant is to permit the proposed attached garage to be situate .91 metres (3 feet) from the left side lot line.

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

DATE OF HEARING

March 9, 2004

APPLICATION WILL BE HEARD

6:30 p.m.
Council Committee Room A, 2nd Floor, City Hall
59 Carden Street, Guelph, Ontario

APPLICATION NUMBER

A-35/04

How Do I Provide Comments?

You may provide your comments, in support or opposition, regarding this application:

In Person.

By appearing at the Public Hearing

Please advise the Secretary-Treasurer of the Committee of Adjustment of your intention to appear before the Committee.

In Writing.

Filing a written submission

Forward in person or by mail to:

**Kim Fairfull, Secretary-Treasurer, Committee of Adjustment,
City of Guelph, 59 Carden Street, Guelph, ON N1H 3A1**

Fax to: (519) 822-4632

Email to: cofa@city.guelph.on.ca

How Do I Get More Information?

In Person

Visit the office of the Secretary-Treasurer of the Committee of Adjustment at
2 Wyndham Street North, 2nd Floor (across from City Hall).

By Telephone

(519) 837-5615, Ext. 2524 between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday.

City of Guelph Planning and Building Services

Residential Misc. - Building Permit

Property Roll Number: 2308020006142010000

Site Address: 77 Metcalfe St, Guelph

Legal Description: DIV F PT LOT 1 E/S ERAMOSIA PL 405
PT BLK B RP 61R1408 PART 2 RP

Folder #: **04067411**

Expires: May 5, 2005

Issued: May 5, 2004

By: TB

Type: CARPORT/GARAGE ATTACHED

Work Proposed: ADDITION - RESIDEN

Permit Description: 13'-0" x 30'-4" Attached Garage

Applicant: Wanda B. Dunk

77 Metcalfe St Guelph ON CAN N1E 4X8

(519) 837-2780 Home

Owner: Wanda B. Dunk

77 Metcalfe St Guelph ON CAN N1E 4X8

(519) 837-2780 Home

Contractor: Wanda B. Dunk

77 Metcalfe St Guelph ON CAN N1E 4X8

(519) 837-2780 Home

| | |
|------------------|-----------------------|
| Cost of Constr. | 20000 |
| Area of Constr. | 395 |
| Alterations | Garage or Carpo |
| C of A Decision | A-35/04 |
| Zone | R.1B, Map 35/66 |
| Lot Frontage | 14.89 m |
| Lot Depth | 30.48 m |
| Lot Area | 453.85 m ² |
| Setback min. | 6.9 m..... |
| L. Sideyard min. | 0.91 m..... |
| Rear Yard (min) | 6.1 m |
| No. Storeys | 1 |
| Parking Req'd | 1 |
| Parking Prov'd | 1 |
| Occupancy | SDD |

Special Conditions:

All work shall comply with the Ontario Building Code 1997.

Excavations shall be free of all topsoil, grass and organic material as required in article 9.12.1.1.

Footings shall extend down to existing house footing level, a minimum of 4' below grade to competent bearing soil.

Concrete for garage floor slabs shall be a minimum 32 MPa. c/w 5-8% air entrainment.

The maximum span for 2"x6" ceiling joists @ 16" o.c. is 14'-7", the maximum span for 2"x6" roof rafters @ 16" o.c. is 12'-9".

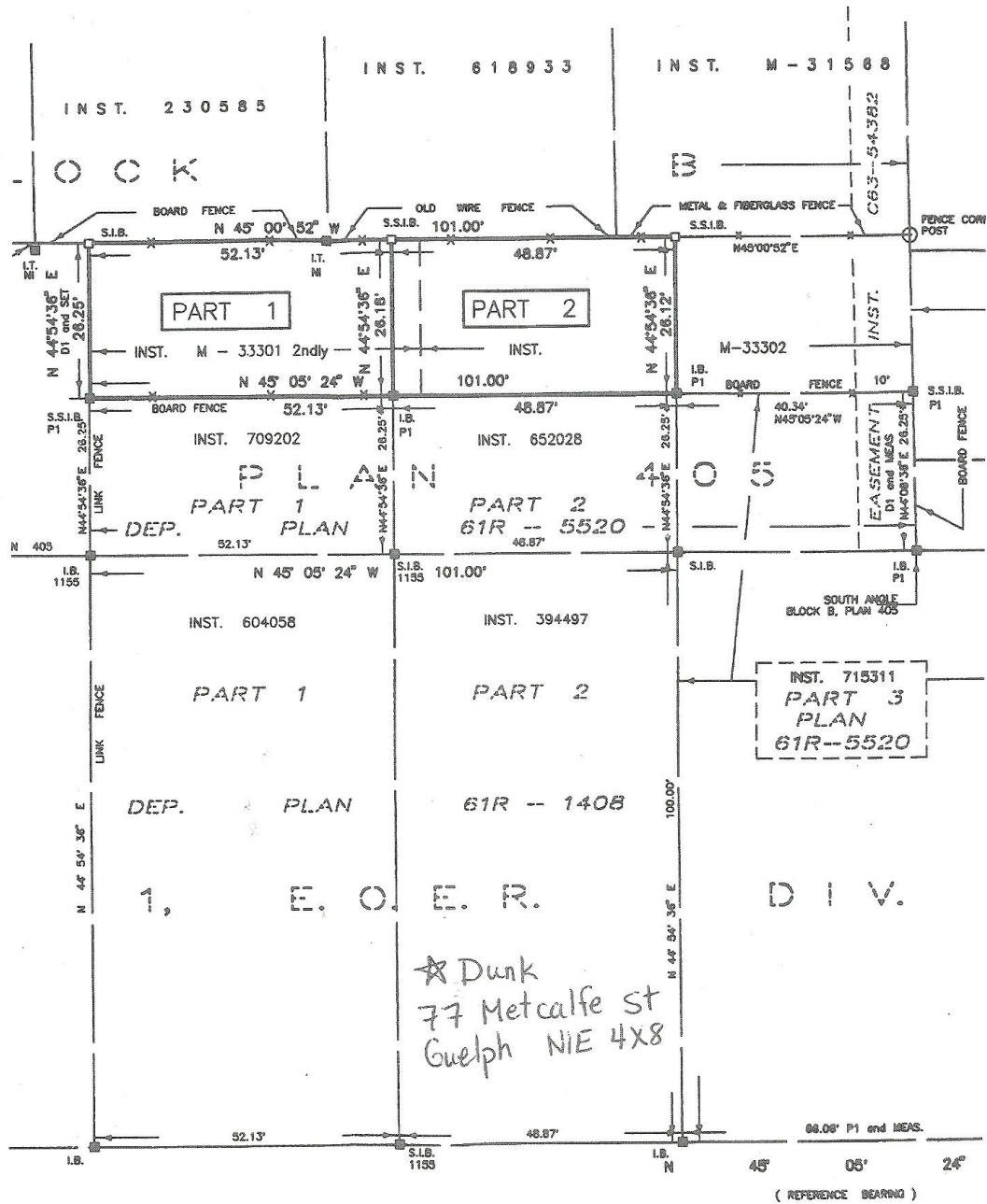
Joints in gypsum board separating the garage from the dwelling unit to be mudded and taped to provide an effective barrier to gas and exhaust fumes.

Ensure the new roof space is adequately vented.

The left side wall of the attached garage is closer than 1.2m from the property line, and is required to be constructed with a 3/4 hour fire resistance rating as required in Sentence 9.10.14.12. (2). No windows are permitted in the side wall.

Mandatory Inspections:

Excavation/Footing
Foundation
Framing
Insulation
Final Building



M E T C A L F E