Declarations of Pecuniary Interest

1. Committee Business

2. Applications

   Previously Heard Applications

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New Applications

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3. O.L.T. Update

4. Other business

Adjournment
Application No.: B78/22 & B79/22

Meeting Date: October 5, 2022
Ward No.: 1

Property Owner: Rare Charitable Research Reserve

Applicant: Tom Woodcock
Rare Charitable Reserve Reserve

Subject Property: CON 12 PT LOT 21 SURVEY; BEASLEYS OLD PT LOT 3; 67R1753 PART 3 354.17XIRR
Regional Rd

Proposal:
The applicant is seeking consent for two boundary adjustments with abutting parcels.

The 1st conveyed parcel (Part 1, B78/22) shall have an area of approximately 4.41 ha (10.9 acres).

The 2nd conveyed parcel (Part 2, B79/22) shall have an area of approximately 2.4 ha (5.92 acres).

The retained lands are located in the Township of North Dumfries and shall have an area of approximately 5.34 ha (13.20 acres).

General Information:
Zoning By-law Provisions: OS1
Official Plan Designation: NATURAL OPEN SPACE SYSTEM; RURAL
Adjacent Zoning: A1, RR1
Adjacent Land Use: Other
Existing Use: Other
Proposed Use: Other
Aerial & Zoning

Subject Property: OS1 Zoning

Subject Property: Within North Dumfries
Site Sketch
Application No.: A53/22  Meeting Date: October 05, 2022  Ward No.: 8

Property Owner:  Kashif Ahmed
                   Ahmad Rabia

Applicant:       Ismatullah Amiri

Subject Property:  PLAN 58M389 LOT 80
                   7 Redstart Dr

Proposal:
The applicant is seeking relief from zoning by-law 150-85 and 22-017 to permit:

1) A below grade entrance encroaching 0.831 m (2.73 ft) into the required interior side yard (total setback .369 m, 1.21 ft), whereas by-law 150-85 permits a maximum encroachment of 0.5m (1.6 ft) into the 1.2m (3.9 ft) setback for a total setback requirement of 0.7 m (2.3 ft).

The variances will permit a below grade side entrance to an additional residential unit.

General Information:
Zoning By-law Provisions: RM4
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: RM4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Application No.: A53/22
Date of Meeting: October 05, 2022
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Aerial & Zoning

Subject Property: RM4 zoning with S.4.1.168 reference
Site Sketch

LOT 79

.369 m setback
Application No.: A55/22  Meeting Date: October 05, 2022  Ward No.: 3

Property Owner:  2839890 Ontario Inc.

Applicant:  Valerie Schmidt
            GSP Group

Subject Property:  PLAN 1374 PT LOT 52
                   1367 Industrial Rd

Proposal:
The applicant is seeking relief from Zoning By-law 150-85 to permit:

1) a landscape strip of 1.1 m fronting Bishop St whereas the by-law would require 3.0 m.

   The minor variance will accommodate a road widening sought by the Region of Waterloo.

General Information:
Zoning By-law Provisions: M3
Official Plan Designation: BUSINESS INDUSTRIAL; NATURAL OPEN SPACE SYSTEM
Adjacent Zoning: M5, N1C4, C4
Adjacent Land Use: Industrial
Existing Use: Industrial
Proposed Use: Industrial
Aerial & Zoning

Subject Property: M3 zoning
Site Sketch

1.1m landscape strip
Application No.: A56/22  Meeting Date: October 05, 2022  Ward No.: 8

Property Owner: 2728139 Ontario Inc.

Applicant: Brandon Flewelling

Subject Property: PLAN 1378 PT LT 15 RP;67R1713 PART 13 1100 Franklin Blvd

Proposal:
The applicant is seeking relief from Zoning By-Law 150-85 to permit:

1. the sale of 5 used motor vehicles per service bay (a maximum of 60 vehicles) whereas the by-law permits a maximum of 2 per services bay for a total of 24 vehicles

The minor variance will facilitate expansion of automobile sales by the existing motor vehicle repair business.

General Information:
Zoning By-law Provisions: M3
Official Plan Designation: Business Industrial
Adjacent Zoning: M3
Adjacent Land Use: Industrial
Existing Use: Industrial
Proposed Use: Industrial
Aerial & Zoning

Subject Property: M3 Zoning
Application No.: A57/22  Meeting Date: October 05, 2022  Ward No.: 3

Property Owner: Elev8 Properties Inc.

Applicant: Scott Patterson  
Patterson Planning Consultants Inc.

Subject Property: PLAN 176 LOT 5 PT LOT 4 PT;LOT 6  
531 Argyle St S

Proposal:
The applicant is seeking relief from Zoning By-law 150-85 to permit:

1. A side yard setback of 0.48 m whereas the by-law requires a minimum of 1.2 m;

2. An interior side yard setback of 0.9 m whereas the by-law requires a minimum of 1.2 m;

3. A rear yard setback of 6.5 m whereas the by-law requires a minimum of 7.5 m;

4. A gross floor area of 35.1 sq m, whereas the by-law requires a minimum of 75 m sq.

5. Parking spaces in front of the established building line whereas the by-law requires parking to be located behind the regulatory or established building line.

The minor variances will facilitate the conversion of the existing building to use as a single-detached dwelling.

General Information:
Zoning By-law Provisions: R5  
Official Plan Designation: Low / Medium Density Residential  
Adjacent Zoning: R5  
Adjacent Land Use: Residential
Site Sketch

Land subject to variance application
Application No.: A58/22  Meeting Date: October 05, 2022  Ward No.: 4

Property Owner:  Mulla Asif

Applicant:  Rodney Friesen
Fine Line Drafting & Design

Subject Property:  PLAN 1323 LOT 12
117 Moscrip Rd

Proposal:
The applicant is seeking relief from Zoning By-law 150-85 to permit:

1. an interior side yard setback of 0.7 m whereas the by-law requires a minimum of 1.2 m.

The minor variance will facilitate construction of an attached garage addition.

General Information:
Zoning By-law Provisions: R5
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: OS4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Aerial & Zoning

Subject Property:
RM5 zoning
Site Sketch

0.7 m setback
Application No.: A59/22  Meeting Date: October 05, 2022  Ward No.: 1

Property Owner:  629877 Ontario Incorporated

Applicant:  Barry Billings
            ABYLON Engineering

Subject Property:  PLAN 1375 PT LOT 37; RP67R3618 PARTS 1 & 2

580 Hespeler Rd

Proposal:
The applicant is seeking relief from Zoning By-law 150-85 to permit:

1. an interior side yard setback of 0.5 m to a an accessory storage building
   whereas the by-law requires a minimum of 3 m.

The minor variance will facilitate legalization of an existing storage structure.

General Information:
Zoning By-law Provisions: C4
Official Plan Designation: HESPELER RD MIXED USE CORRIDOR; NATURAL OPEN SPACE SYSTEM
Adjacent Zoning: C4
Adjacent Land Use: Commercial
Existing Use: Commercial
Proposed Use: Commercial
Aerial & Zoning

Subject Property: C4 zoning with S.4.1.4 reference

Subject Structure:
Note offset property lines in aerial
Application No.: A60/22  Meeting Date: October 05, 2022  Ward No.: 4

Property Owner:  Mcmullen David John

Applicant:  Gerard O'rourke

Subject Property:  PLAN 454 PT LOT 8 PT LOT 9
75 Lincoln Ave

Proposal:
The applicant is seeking relief from Zoning By-law 150-85 to permit:

1. an accessory structure with a total building height of 7.66 m whereas the by-law permits a maximum of 4.5 m.

2. an accessory structure with a second storey, whereas the by-law permits only a single storey.

The minor variances will facilitate construction of a detached garage with a peaked roof and second storey storage level.

General Information:
Zoning By-law Provisions: R5
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R5, RS1, N1R5
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Aerial & Zoning

Subject Property:
R5 zoning
Site Sketch

7.66 m building height
Application No.: B92/22  Meeting Date: October 05, 2022  Ward No.: 6

Property Owner:  Meyers Group 3 Incorporated

Applicant:  Dave Aston
MHBC Planning

Subject Property:  CON 9 PT LOT 7 RP58R8853;PART 7 PLAN 1526 BLK 23
155-165 Greenbrier Rd

Proposal:
The applicant is seeking to sever the property for creation of an existing lot in support of phased development in accordance with approved site plan application SP28/19/

General Information:
Zoning By-law Provisions: RM3
Official Plan Designation: High Density Residential
Adjacent Zoning: OS1, R6, RM3
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Aerial & Zoning

Subject Property:
RM3 zoning
Site Sketch

± 8,529 m²
(Lands to be Retained)

± 10,668 m²
(Lands to be Severed)

PHASE 1

PHASE 2

PHASE 3

(Note to Future Site Plan Modification)
Application No.: B83/22, B84/22, B85/22, B86/22, B87/22

Meeting Date: October 05, 2022  Ward No.: 3

Property Owner: Lowland Lawrence Street

Applicant: Evan Wittmann
GSP Group Inc.

Subject Property: PLAN 353 LOT 9 LOT 10 CLOSED;MARGARET ST PT RP
67R1397;PART 1 RP58R9913 PART 10
359 Lawrence St

Proposal:
The applicant is seeking to sever the property for the creation of five new residential lots as well as creation of an access easement.

The retained lands will have an area of approximately 381 sq m while the severed will have:

Lot A (Part 1): 200 sq m
Lot B (Part 2): 194 sq m
Lot C (Part 3): 187 sq m
Lot D (Part 4): 181 sq m
Lot E (Part 5): 336 sq m

The severances will facilitate construction of a six unit townhouse block.

General Information:
Zoning By-law Provisions: C2(O)
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R5, RM4,M3
Adjacent Land Use: Residential
Existing Use: Commercial
Proposed Use: Residential
Aerial & Zoning

Subject Property: C2(O) zoning
Application No.: B83/22
Date of Meeting: October 05, 2022
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Site Sketch