

# Committee of Adjustment Notice of Public Hearing



**Applications for Consent [Technical Severances and Easements] have been filed with the Committee of Adjustment**

## Application Details

### Location:

29, 31, and 33 College Avenue West

### Proposal:

The applicant is proposing to re-establish the original lot lines and shared driveway. The abutting properties known as 29 College Avenue West, 31 College Avenue West, and 33 College Avenue West formerly existed as separate properties and have merged under one title due to common ownership. Consent approval is required to separate the properties. The applicant is proposing to maintain the existing buildings, and a detached dwelling is proposed for the retained parcel (33 College Avenue West).

### By-Law Requirements:

The properties are located in the Residential Single Detached (R.1B) Zone.

### Request:

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

#### **File B-3/21 – Proposed Parts 3 and 4 (31 College Avenue West)**

- a) Severance of a parcel of land (Parts 3 and 4) to create a lot with frontage along College Avenue West of 10.36 metres, a depth of 40.77 metres, and an area of 430 square metres.
- b) Creation of a 20 square metre easement (Part 3) over a portion of the right side of 31 College Avenue West for access over a shared driveway in favour of 29 College Avenue West.

#### **File B-4/21 – Proposed Parts 1 and 2 (29 College Avenue West)**

- a) Severance of a parcel of land (Parts 1 and 2) to create a lot with frontage along College Avenue West of 10.36 metres, a depth of 40.77 metres, and an area of 422.5 square metres.
- b) Creation of a 40.6 square metre easement (Part 2) over a portion of the left side of 29 College Avenue West for access over a shared driveway in favour of 31 College Avenue West.

The retained parcel (33 College Avenue West, labelled as proposed part 5 on the attached plan) is proposed to have frontage along College Avenue West of 16.83 metres, a depth of 35.63 metres, and an area of 598.6 square metres.

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## 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, February 11, 2021**  
Time: **4:00 p.m.**  
Location: **Remote Committee of Adjustment hearing live streamed at [guelph.ca/live](http://guelph.ca/live)**  
Application Numbers: **B-3/21 and B-4/21**

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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.

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## Providing Comments

Any person may watch the remote public hearing on [guelph.ca/live](http://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 **February 4, 2021 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](mailto: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](http://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 4:30 p.m. (Monday to Friday).

### **Notice of the Decision**

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

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### **Notice Details**

Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
Dated this January 22, 2021.

### **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1  
519-822-1260 Extension 2524 [cofa@guelph.ca](mailto:cofa@guelph.ca)  
**TTY:** 519-826-9771 [guelph.ca/cofa](http://guelph.ca/cofa)

