

# 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:

963-1045 Paisley Road

### Proposal:

The applicant is proposing to create a new 39,739 square metre lot which currently contains a retail establishment (grocery store) and associated parking area. The applicant is also proposing to create easements over the proposed severed and retained parcels for access, storm sewer and overland water flow.

### By-Law Requirements:

The property is located in the Specialized Community Shopping Centre (CC-28) Zone.

### Request:

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

#### File B-8/21 – Proposed Parts 1 and 2 (severed parcel)

- a) Severance of a parcel of land (proposed Parts 1 and 2) to create a lot with frontage along Elmira Road South of 161.53 metres and an area of 39,738.6 square metres.
- b) Creation of a 2,058.5 square metre easement (proposed Part 2) over a portion of the proposed severed parcel for access, storm sewer, and overland water flow in favour of the proposed retained parcel.

#### File B-9/21 – Proposed Parts 3 to 6 (retained parcel)

- a) Creation of a 2,035.2 square metre easement (proposed Part 3) over a portion of the proposed retained parcel for access, storm sewer and overland water flow in favour of the proposed severed parcel.
- b) Creation of a 835.3 square metre easement (proposed Part 4) over a portion of the proposed retained parcel for a storm sewer in favour of the proposed severed parcel.

The retained parcel (proposed Parts 3 to 6) is proposed to have an area of 69,846 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:	<b>Thursday, March 11, 2021</b>
Time:	<b>4:00 p.m.</b>
Location:	<b>Remote Committee of Adjustment hearing live streamed at <a href="https://guelph.ca/live">guelph.ca/live</a></b>
Application Numbers:	<b>B-8/21 and B-9/21</b>

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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](https://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 **March 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 consents, 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 February 19, 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)

