

Committee of Adjustment Notice of Public Hearing



An Application for Minor Variances and Permission to Enlarge/Extend a Legal Non-Conforming Use has been filed with the Committee of Adjustment

Application Details

Location:

94 York Road

Proposal:

The applicant is proposing to construct a two-storey building addition onto the rear of the existing semi-detached dwelling.

By-Law Requirements:

The property is located in the Specialized Residential Single Detached (R.1B-10) Zone. Variances from Table 5.1.2, Row 7 and Section 5.1.2.1 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum side yard setback of 1.5 metres for 1 to 2 storey dwellings; and
- b) despite Row 7 of Table 5.1.2, where a garage, carport or parking space is not provided in accordance with Section 4.13.2.1, one side yard shall have a minimum dimension of 3 metres.

Also, the property contains a semi-detached dwelling, which is considered to be a legal non-conforming use in the Residential Single Detached (R.1B) Zone. Any additions or changes to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment.

Request:

The applicant is seeking:

- a) relief from the By-Law requirements to permit a two-storey addition to the existing semi-detached dwelling to have:
 - i. a minimum right side yard setback of 0 metres;
 - ii. a minimum left side yard setback of 1.5 metres; and
- b) permission to enlarge/extend the legal non-conforming use to permit the construction of a two-storey building addition with a gross floor area of 78.1 square metres onto the rear of the existing semi-detached dwelling unit.

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, June 10, 2021
Time:	4:00 p.m.
Location:	Remote Committee of Adjustment hearing live streamed at guelph.ca/live
Application Number:	A-33/21

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 **June 3, 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 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 4:30 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 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 May 21, 2021.

Contact Information

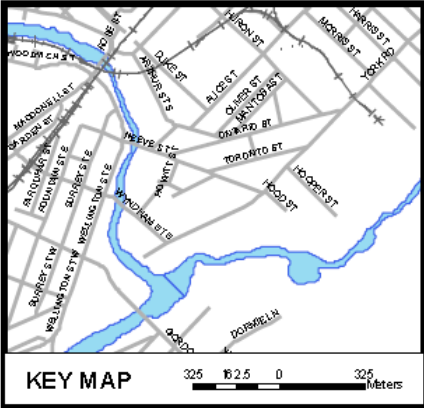
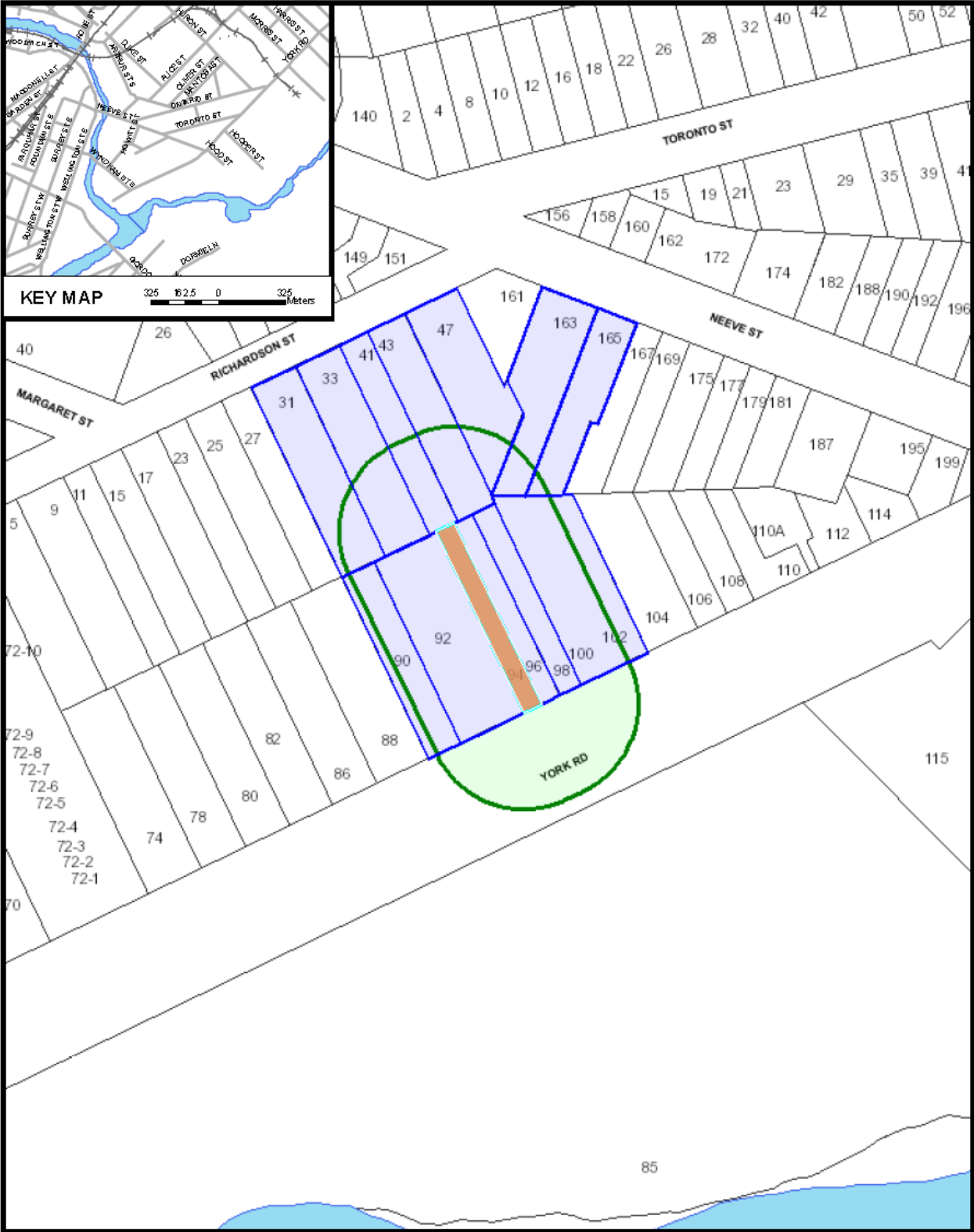
Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa



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94 York Road (A-33/21) 30m Circulation Area



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