

# Committee of Adjustment Notice of Public Hearing

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**Applications for Minor Variances have been filed with the Committee of Adjustment**

## **Application Details**

### **Location:**

124 Ferguson Street

### **Proposal:**

The applicant is proposing to sever the left portion of the subject property to create a new residential lot and to sever the rear portion of the subject property as a lot addition to the abutting property at 120 Ferguson Street (files B-13/21 and B-14/21, see attached). Due to the lot reconfiguration, minor variance applications are required to allow for the reduced lot area of the proposed retained parcel, and a reduced lot frontage and reduced side yard setbacks for the severed and retained parcels.

### **By-Law Requirements:**

The property is located in the Specialized Residential Single Detached (R.1B-10) Zone and is within the Flood Fringe. Variances from Section 5.1.2.6, Table 5.1.2 Rows 3 and 7, and Section 4.5.1.2 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum lot frontage of the average lot frontage established by the existing lots within the same City block face [being 12.2 metres], but in no case less than 9 metres;
- b) a minimum lot area of 460 square metres;
- c) a minimum side yard setback of 1.5 metres for 1 to 2 storey dwellings; and
- d) that an accessory building or structure is not located within 0.6 metres of any lot line.

### **Request:**

The applicant is seeking relief from the By-Law requirements to permit:

#### **File A-31/21 - Severed Parcel (Lands to be Severed 1)**

- a) a minimum lot frontage of 9.1 metres for the proposed severed parcel (shown as variance A on the attached plan);
- b) a minimum lot area of 410 square metres for the proposed severed parcel (shown as variance B on the attached plan); and
- c) a minimum left and right side yard setbacks of 1.2 metres for the proposed detached dwelling on the proposed severed parcel (shown as variances C and D on the attached plan).

#### **File A-32/21 – Retained Parcel (Lands to be Retained)**

- a) a minimum lot frontage of 11.0 metres for the proposed retained parcel (shown as variance E on the attached plan); and
- b) a minimum left side yard setback of 0.4 metres for the existing accessory building (single-car detached garage) on the proposed retained parcel (shown as variance F on the attached plan).

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## **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](https://guelph.ca/live)**

Application Number: **A-31/21 and A-32/21**

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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](https://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](mailto: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](https://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.

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## 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](mailto:cofa@guelph.ca)

**TTY:** 519-826-9771

[guelph.ca/cofa](https://guelph.ca/cofa)

