

# 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:

102 Kathleen Street

### Proposal:

The applicant is proposing to construct a two-storey building addition including an attached garage onto the left side of the existing semi-detached dwelling.

### By-law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. Variances from Sections 4.13.2.1 and 5.1.2.7 i), and Table 5.1.2, Row 6 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that in a R.1 Zone, every required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building;
- b) a minimum front or exterior side yard for dwellings located within Defined Area Map Number 66 of 6 metres or the average of the setbacks of the adjacent properties; and where the off-street parking space is located within a garage or carport, the setback for the garage or carport shall be a minimum of 6 metres from the street line; and
- c) a minimum front yard setback of 6.0 metres for one to two-storey single-detached dwellings in an R.1B zone.

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 the required parking space to be located a minimum of 5.2 metres from the street line;
- b) relief from the By-Law requirements to permit a minimum front yard setback of 5.2 metres for the proposed two-storey building addition and attached garage; and
- c) 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 112.17 square metres onto the left side 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, July 8, 2021**

Time: **4:00 p.m.**

Location: **Remote Committee of Adjustment hearing live streamed at [guelph.ca/live](http://guelph.ca/live)**

Application Number: **A-35/21**

---

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](http://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 30, 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](http://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 Ontario Land Tribunal.

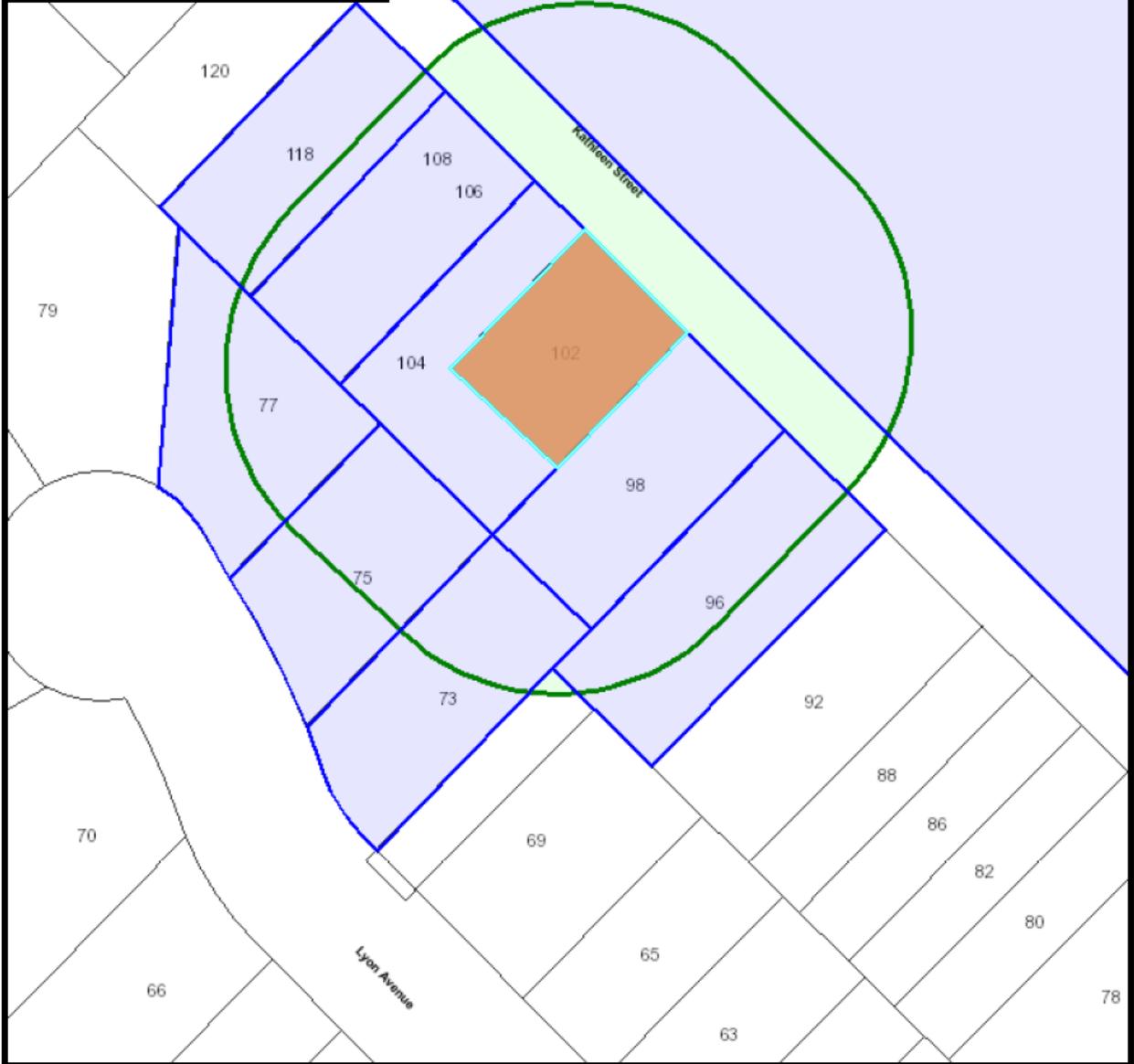
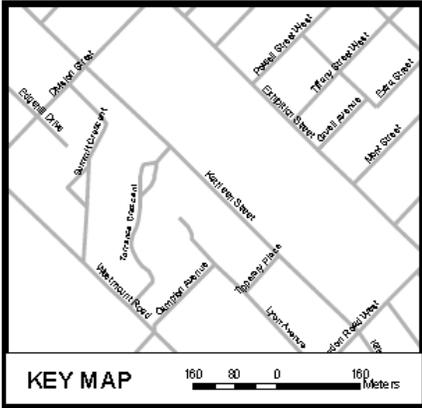
---

## Notice Details

Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
Dated June 18, 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)



**102 Kathleen Street (A-35.2.1)**  
**30m Circulation Area**

Produced by the City of Guelph  
City Clerk's Office-Committee of Adjustment  
Date Printed: 5/19/2021, 9:34:14 AM



The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the content of this digital marking map. We, and our staff, will not be liable for any claims for damages or loss arising from their application or interpretation, in any form. It is not intended to provide a survey or to be used for legal description. This map may not be reproduced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-825-1248.