

# Committee of Adjustment Notice of Public Hearing



**An Application for Minor Variances has been filed with the Committee of Adjustment**

## Application Details

### Location:

9 Mercer Street

### Proposal:

The applicant is proposing to maintain the existing two-storey, accessory structure (detached garage) in the side yard, and is proposing an additional residential dwelling unit (ARDU) on the second storey of the existing accessory structure (detached garage).

### By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. Variances from Sections 4.13.2.1, 4.13.7.2 ii), 4.13.7.2.1 ii), 4.15.1.7.3, and 4.15.1.7.9 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires that:

- a) 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) 1 driveway (residential) access only shall be created per residential property;
- c) a driveway (residential) in an R.1 Zone shall have a maximum width of 6.5 metres in an R.1B Zone;
- d) the additional residential dwelling unit shall not occupy more than 30 percent of the yard, including all accessory buildings and structures;
- e) a minimum distance of 3 metres shall be provided between the primary dwelling unit and an additional residential dwelling unit in a separate building on the same lot.

### Request:

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

- a) the required parking space to be located a minimum distance of 4.6 metres from the street line and to the rear of the front wall of the main building;
- b) the two existing residential driveway accesses on the property;
- c) the existing driveway width of 11 metres;
- d) the proposed additional residential dwelling unit and existing accessory structures to occupy a maximum of 30.8 percent of the yard;
- e) a minimum distance of 1.6 metres between the existing primary dwelling unit and the proposed additional residential dwelling unit within the existing accessory structure (detached garage).

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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, August 12, 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-44/21**

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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 **August 5, 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. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal.

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## Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

Dated July 23, 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)

