

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

130 Oxford Street

Proposal:

The applicant is proposing to sever the left portion of the subject property to create a new residential lot (file B-17/21, see attached). Due to the lot creation, minor variance applications are required for the proposed severed and retained parcels.

By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Row 4 and Section 5.1.2.6, Table 5.1.2 Rows 3 and 12, and Section 4.13.7.6 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) a minimum lot frontage of 15 metres for single-detached dwellings in an R.1B Zone; and despite Row 4 of Table 5.1.2, lots located within Defined Area Map Number 66 of Schedule "A" of the By-law shall have a minimum lot frontage of the average lot frontage established by the existing lots within the same city block face, but in no case less than 9 metres; and where the average lot frontage cannot be determined, the minimum lot frontage shall be 15 metres;
- b) a minimum lot area of 460 square metres;
- c) a minimum landscaped open space area of 0.5 metres between a driveway (residential) and the nearest lot line in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species; and
- d) that in a R.1 Zone where the parking area is situated in the rear yard, the parking area shall not be within 1 metre of any lot line and is to be screened from adjacent properties with a minimum 1.5 metre high solid fence or suitable landscaping.

Requests:

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

File A-42/21 – Retained Parcel (Part 1)

- a) to permit a minimum lot frontage of 13.4 metres for the proposed retained parcel;
- b) to permit a minimum lot area of 447 square metres for the proposed retained parcel; and
- c) to provide no landscaped open space between the driveway and the right lot line for the proposed retained parcel.

File A-43/21 – Severed Parcel (Part 2)

- a) to permit a minimum lot frontage of 13.4 metres for the proposed severed parcel;
- b) to permit a minimum lot area of 447 square metres for the proposed severed parcel;
- c) to permit the parking area situated in the rear yard to be 0.6 metres from the right lot line.

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**

Application Number: **A-42/21 and A-43/21**

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 **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 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. 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 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
TTY: 519-826-9771 guelph.ca/cofa

