

Committee of Adjustment Notice of Public Hearing



Applications for Consents [Lot Addition and Easements] have been filed with the Committee of Adjustment

Application Details

Location:

98 Alice Street and 125 Huron Street

Proposal:

The applicants are proposing to maintain the existing church and school buildings and correct an existing error through a lot addition. The church was constructed in 1922 and an addition (shown as part 1 on the attached sketch) was constructed at a later date, however the church addition was constructed on the adjacent school lands. The applicants are also proposing to create easements over the existing laneway between the church and school to allow for access and maintenance.

Minor Variance files A-5/20 and A-6/20 have been submitted (see attached pages) to correct zoning deficiencies resulting from the lot addition.

By-Law Requirements:

The properties are located in the Educational, Spiritual and Other Services (I.1) Zone.

Request:

The applicant proposes the following:

File B-1/20 – Easement (98 Alice Street)

- a) the creation of a 19.7 square metre easement for access and maintenance in favour of 125 Huron Street (shown as part 3 on the attached sketch).

File B-2/20 – Lot addition and easements (125 Huron Street)

- a) severance of a parcel of land with an area of 186.3 square metres (shown as parts 1 and 4 on the attached sketch) as a lot addition to 98 Alice Street (shown as parts 2 and 3 on the attached sketch). Once enlarged, 98 Alice Street will have an area of 650.3 square metres (comprising parts 1 to 4 on the attached sketch);
 - b) the creation of a 21.7 square metres easement for access and maintenance in favour of 125 Huron Street (shown as part 4 on the attached sketch); and
 - c) the creation of a 117.7 square metre access easement (shown as part 5 on the attached sketch) in favour of 98 Alice Street.
-

Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider applications under Section 53 of the Planning Act R.S.O. 1990 P.13, as amended.

Date: **Thursday, January 9, 2020**
Time: **4:00 p.m.**
Location: **Council Chambers, City Hall, 1 Carden Street**
Application Numbers: **B-1/20 and B-2/20**

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 attend the public hearing to provide comments regarding the applications. You may also comment by mail, email, or fax 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 **January 2, 2020 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.

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 these applications will be available online by visiting guelph.ca/cofa. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, 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 consents, 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 Local Planning Appeal Tribunal.

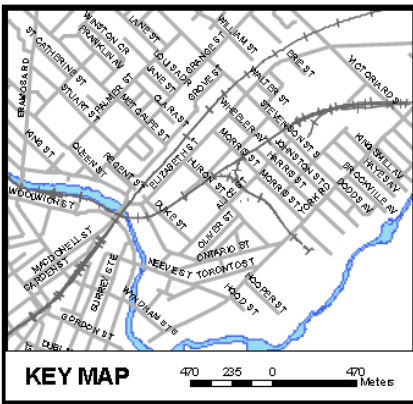
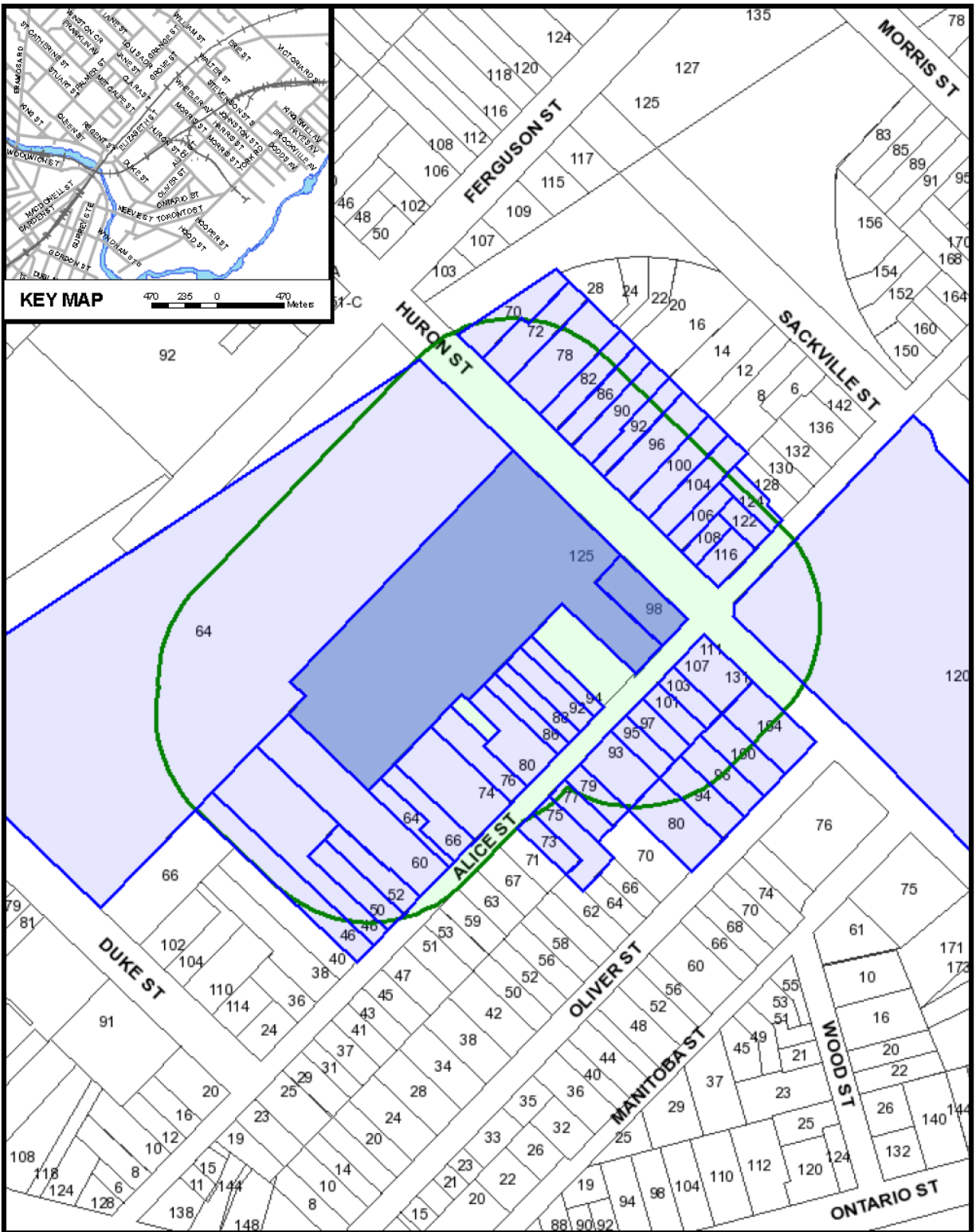
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.


Notice Author

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated this December 16, 2019.



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
Facsimile: 519-763-1260




B-1/20 and B-2/20 (98 Alice Street and 125 Huron Street)
60m Circulation Area

Produced by the City of Guelph
 City Clerk's Office-Committee of Adjustment
 Date Printed: 12/13/2019, 9:26:30 AM

The City of Guelph, its employees and agents, do not warrant or guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation. In any event, it is not intended to replace a survey or 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 519-821-2366.