

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:

408 Willow Road

Proposal:

The applicant is proposing to construct a new double car detached garage to replace the existing single car garage in the front yard of the subject property.

By-Law Requirements:

The property is located in the Residential General Apartment (R.4A) Zone. Variances from Sections 4.5.1, 4.5.2.1, and 4.13.2.2 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that an accessory building may occupy a yard other than a front yard or required exterior side yard on a lot;
- b) a maximum building height of 3.6 metres for an accessory building in a residential zone; and
- c) that in a R.4 Zone, every parking space shall be located in the side or rear yard provided that no parking space is located within 3 metres of any lot line.

Also, the property contains a single detached dwelling and accessory building (detached garage), which are considered to be legal non-conforming in the R.4A 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 proposed accessory building (detached garage) to be located in the front yard with a minimum front yard setback of 3.7 metres;
- b) relief from the By-law requirements to permit the proposed accessory building (detached garage) to have a maximum building height of 4.5 metres;
- c) relief from the By-law requirements to permit parking spaces to be located in the front yard; and
- d) permission to enlarge/extend the legal non-conforming use to permit the construction of a 53.5 square metre accessory building (detached garage).

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, October 14, 2021**
Time: **4:00 p.m.**
Location: **Remote Committee of Adjustment hearing live streamed at guelph.ca/live**
Application Number: **A-48/21**

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 **October 7, 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

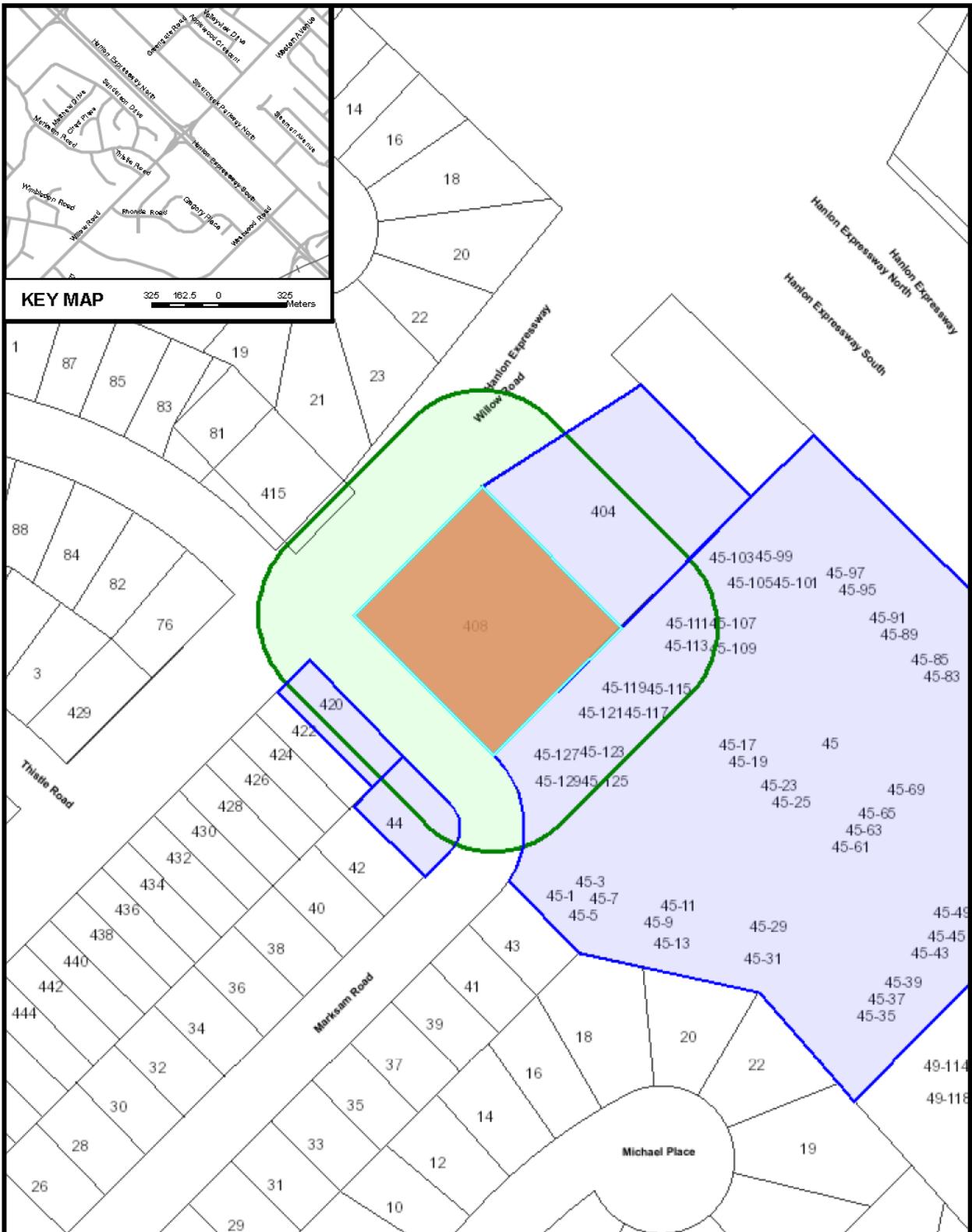
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal.

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated September 24, 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



**408 Willow Road (A-48/21)
30m Circulation Area**

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