

# Committee of Adjustment Notice of Public Hearing

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

## Application Details

### Location:

65 Alma Street South

### Proposal:

The applicant is proposing to convert the existing porch into living space with an area of 4 square metres, and to construct an open, roofed porch with an area of 5.8 square metres onto the front of the existing dwelling. The applicant is also proposing to replace the existing shed with a larger 22.3 square metre shed.

### By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. Variances from Section 4.6.2.2, Table 4.7 Row 3, Table 5.1.2 Row 6, Section 5.1.2.7 i), and Section 4.5.2.1 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) that within any part of a sight line triangle at vehicular access area no building, structure, play equipment, statue, swimming pool/hot tub or parked motor vehicle shall be located;
- b) that an open roofed porch not exceeding 1 storey in height has a minimum setback of 2 metres from the front lot line;
- c) a minimum front yard of 6 metres or the average of the setbacks of the adjacent properties [being 6.65 metres]; and
- d) that in a residential zone, an accessory building or structure shall not exceed 3.6 metres in height.

### Request:

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

- a) the proposed open roofed porch to be located in the driveway sight line triangle;
  - b) the proposed 1 storey open roofed porch to be located a minimum of 0.58 metres from the front lot line;
  - c) the proposed addition to the front of the existing dwelling to have a minimum front yard setback of 0.56 metres; and
  - d) the proposed accessory structure to be 4.5 metres in height.
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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, February 13, 2020**  
Time: **4:00 p.m.**  
Location: **Council Chambers, City Hall, 1 Carden Street**  
Application Number: **A-7/20**

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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 attend the public hearing to provide comments regarding the application. You may also submit your 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 **February 6, 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](mailto:privacy@guelph.ca) or 519-822-1260, extension 2349.

### **Additional Information**

Agendas and comments related to this application will be available online by visiting [guelph.ca/cofa](http://guelph.ca/cofa). Additional information related to this application may be obtained at City Hall 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 Local Planning Appeal Tribunal.

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### **Notice Details**

Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
Dated January 24, 2020

### **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)  
**Facsimile:** 519-763-1260

