

Committee of Adjustment Notice of Public Hearing



An application for permission to change a legal non-conforming use to a similar or more compatible use has been filed with the Committee of Adjustment

Application Details

Location:

265 Edinburgh Road South

Proposal:

The property currently contains an existing commercial building that is used as office, retail and service commercial space. The applicant has indicated that both the existing building and use pre-date the City's current Zoning By-law and is asking for a range of uses to be permitted.

By-Law Requirements:

The property is located in the Convenience Commercial (C.1) Zone, as per Zoning By-law (1995)-14864, as amended. The C.1 Zone permits a variety of uses, including an artisan studio, convenience store, day care centre, food vehicle, group home, personal service establishment, restaurant (take-out), dwelling units with permitted commercial uses in the same building, as well as accessory and occasional uses.

The property is also located in the Convenience Commercial (CC) Zone, as per Zoning By-law (2023)-20790, as amended. The CC Zone permits a variety of uses, including a convenience store, day care centre, food vehicle, restaurant, take out, service establishment, residential uses including live-work unit and mixed-use building uses, as well as accessory and outdoor display and sales area uses.

Any changes to a property which is legal non-conforming requires the prior approval of the Committee of Adjustment. The Committee may permit a use that is similar to the purpose of the existing legal non-conforming use, or that is more compatible with the uses permitted in the By-law than the original legal non-conforming use is.

Request:

The applicant is seeking permission to change the legal non-conforming use to permit the following uses on the subject property: medical office, medical clinic, office, and rental outlet.

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, June 8, 2023**
(deferred from the March 9, 2023 hearing)

Time: **4:00 p.m.**

Location: **[Guelph.ca/live](https://guelph.ca/live) and Council Chambers, City Hall,
1 Carden Street**

Application Number: **A-10/23**

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 public hearing at guelph.ca/live or in-person and participate by submitting written comments and/or speaking to the application. 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, address, application number or address of the property you are providing comments on, and any other relevant information in your submission. Written comments received by **June 1, 2023 at 12:00 p.m.** will be circulated to the

Committee members and included with the staff comments document that is posted online prior to 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. the day before 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 hybrid public hearing. Instructions will also be provided during the hearing to ensure those watching online or in-person will be 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

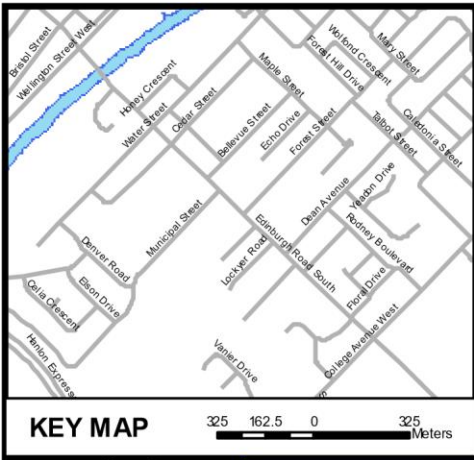
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated May 23, 2023.

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



**A-10/23 (265 Edinburgh Road South)
60m Circulation Area**

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