

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

51 Spring Street

Proposal:

The applicant is proposing to construct a second storey addition to the existing residential dwelling.

By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Row 6, Section 5.1.2.7, Table 5.1.2 Row 6a, and 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, are being requested. The By-law requires:

- a) that the minimum front yard setback be 6 metres or the average of the setbacks of the adjacent properties [which is greater than 6 metres], whichever is less, for a dwelling located in the R.1B Zone, and within Defined Area Map Number 66 of the By-law;
- b) that the minimum exterior side yard be 6 metres or the average of the setbacks of the adjacent properties [being 1.5 metres], whichever is less, for a dwelling located in the R.1B Zone, and within Defined Area Map Number 66 of the By-law; and
- c) that the minimum side yard setback be 1.5 metres for a 1 to 2 storey dwelling located in the R.1B Zone.

The property is also located in the Low Density Residential 1 (RL.1) Zone. Variances from Table 6.3 and Additional Regulation 2 of Zoning By-law (2023)-20790, as amended, are being requested. The By-law requires:

- a) that the minimum front yard setback for lots located within the Older Built-up Area Overlay of the By-law shall be the average of the established setbacks of the immediately adjacent lots, and where there is only one immediately adjacent lot or where the average of the setbacks of the adjacent lots cannot be determined, the minimum front yard setback shall be 6 metres;
- b) that the minimum exterior side yard setback for lots located within the Older Built-up Area Overlay of the By-law shall be the average of the established setbacks of the immediately adjacent lots, and where there is only one immediately adjacent lot or where the average of the setbacks of the adjacent lots cannot be determined, the minimum exterior side yard setback shall be 6 metres; and
- c) that the minimum interior side yard setback be 1.5 metres, for properties located in the RL.1 Zone.

Request:

The applicant is seeking relief from the requirements of both By-laws to permit:

- a) a minimum front yard setback of 2.63 metres for the proposed second storey addition to the existing dwelling;
- b) a minimum exterior side yard setback of 1.09 metres for the proposed second storey addition to the existing dwelling; and
- c) a minimum interior side yard setback of 0.9 metres for the proposed second storey addition to the existing dwelling.

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, July 13, 2023**
Time: **4:00 p.m.**

Location: [Guelph.ca/live](https://www.guelph.ca/live) and Council Chambers, City Hall,
1 Carden Street
Application Number: **A-44/23**

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](https://www.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 **July 6, 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](https://www.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

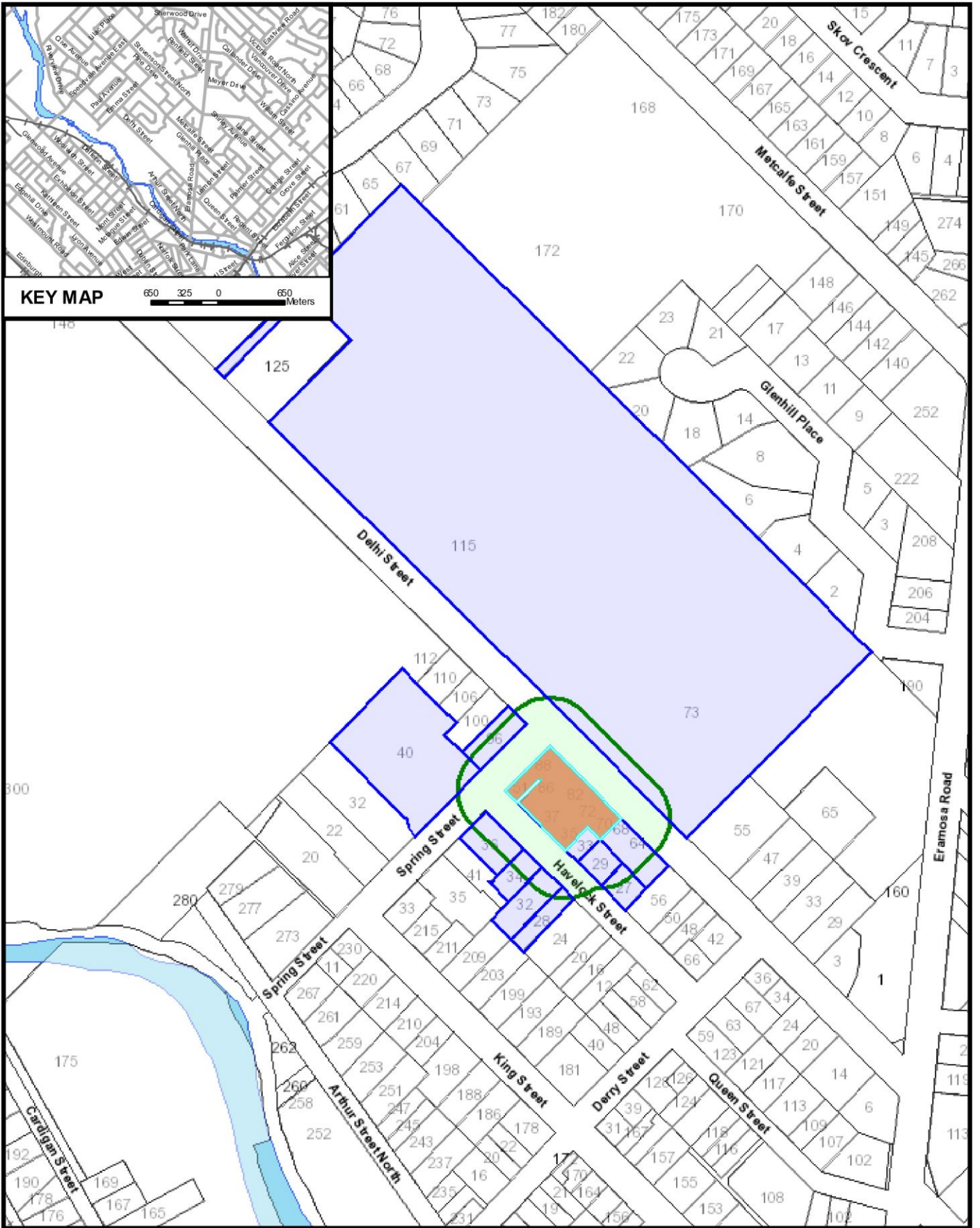
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated June 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](https://www.guelph.ca/cofa)



**A-44/23 (51 Spring Street)
30m Circulation Area**

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