

Committee of Adjustment Notice of Public Hearing



An Application for Consent [New Lots and Lot Addition] has been filed with the Committee of Adjustment

Application Details

Location:

103 and 105 Victoria Road North

Proposal:

The applicant is proposing to sever the property and create two new residential lots and one retained residential lot. The applicant is also proposing to sever a 41.8 square metre parcel of land as a lot addition to the rear of 103 Victoria Road North. The existing detached dwellings on the proposed retained parcel (105 Victoria Road North) and lot being enlarged (103 Victoria Road North) are proposed to remain, and the vacant severed lands (proposed part 2 on the attached sketch) will be used for a future residential dwelling. A townhouse development is proposed for the severed lands (proposed Part 3), and as a result the existing detached garage located at the rear of 105 Victoria Road North is proposed to be demolished.

This property is currently subject to an application for zoning by-law amendment (file OZS21-008) to change the zoning on the subject property to the Residential Single Detached (R.1A) Zone, Specialized Residential Townhouse (R.3A-70) Zone, and a Specialized Low Density Residential (RL.4-22) Zone.

By-Law Requirements:

The property is located in the Urban Reserve (UR) Zone according to Zoning By-law (1995)-14864, as amended. The property is also located in the Low Density Residential 1 (RL.1) Zone, according to Zoning By-law (2023)-20790, as amended.

Request:

The applicant proposed the following, as shown on the attached plan:

File B-26/22 – Proposed Part 2 (Lands to be Severed)

Severance of a parcel of land with frontage along Victoria Road North of 21.33 metres, and an area of 1,042 square metres.

File B-27/22 – Proposed Part 3 (Lands to be Severed)

Severance of a parcel of land with frontage along Cassino Avenue of 105.53 metres, and an area of 9,662.2 square metres.

File B-28/22 – Proposed Part 4 (Lot Addition)

Severance of a parcel of land with an area of 41.8 square metres from 105 Victoria Road North as a lot addition to the rear of the abutting property known as 103 Victoria Road North.

The retained parcel (proposed Part 1, 105 Victoria Road North) will have frontage along Victoria Road North of 48.08 metres and an area of 2,333.7 square metres.

Hearing Details

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

Date: **Thursday, July 13, 2023**
(deferred from the October 13, 2022 hearing)

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

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

Application Number: **B-27/22, B-28/22, and B-29/22**

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 **July 6, 2023 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 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 consent, 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.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent does not make written submissions to the City of Guelph Committee of Adjustment before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

Dated June 23, 2023.

Contact Information

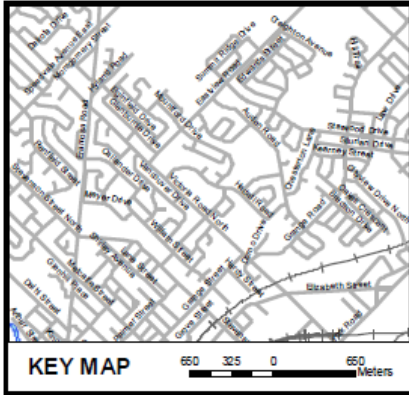
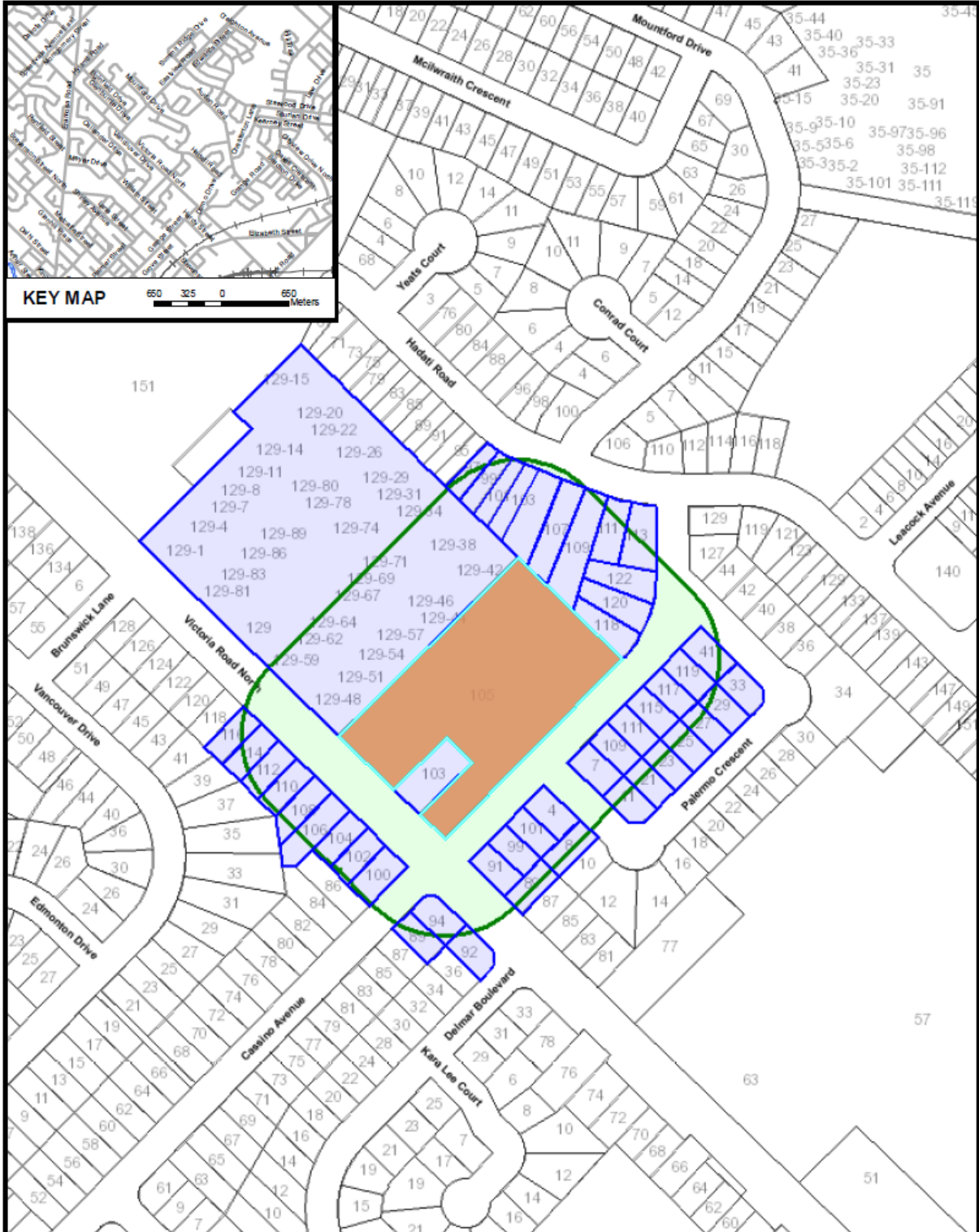
Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1


519-822-1260 Extension 2524

cofa@guelph.ca


TTY: 519-826-9771


guelph.ca/cofa




B-26/22 B-27/22 B-28/22 (105 Victoria Road North)
60m Circulation Area

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