

# Committee of Adjustment Notice of Public Hearing



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

## Application Details

### Location:

561 York Road

### Proposal:

The applicant is proposing to establish a pharmacy use that will be accessory to the medical clinic use within two units of the existing commercial building.

### By-Law Requirements:

The property is located in the Specialized Highway Commercial (SC.2-12) Zone. A variance from Section 4.23.1 of Zoning By-law (1995)-14864, as amended, is being requested. The By-law requires that every accessory use shall be located in the same building or structure as the permitted use to which it is devoted and shall not occupy more than 25% of the gross floor area of the said building or structure.

The property is also located in the Service Commercial (SC) Zone. A variance from Section 4.21(b) of Zoning By-law (2023)-20790, as amended, is being requested. The By-law requires that every accessory use shall be located in the same building or structure as the permitted use to which it is devoted and shall not occupy more than 25% of the net floor area of the said building or structure.

### Request:

The applicant is seeking relief from the requirements of both By-laws to permit the proposed accessory use (pharmacy) to the medical clinic use to occupy a maximum of 50% of the gross floor area of units 6 and 7 within the existing commercial building.

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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, August 10, 2023**  
Time: **4:00 p.m.**  
Location: **Remote Committee of Adjustment hearing live streamed at [guelph.ca/live](https://guelph.ca/live)**  
Application Number: **A-47/23**

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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 watch the public hearing at [guelph.ca/live](https://guelph.ca/live) 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 **August 3, 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 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](mailto: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](http://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.

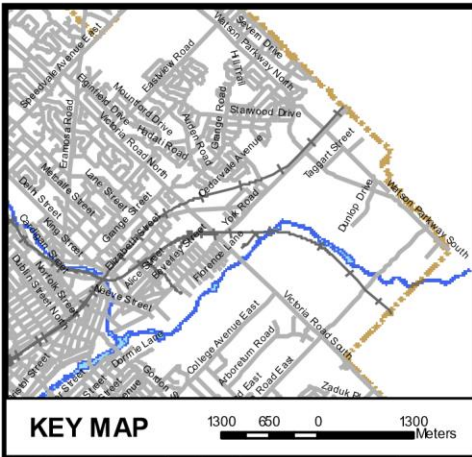
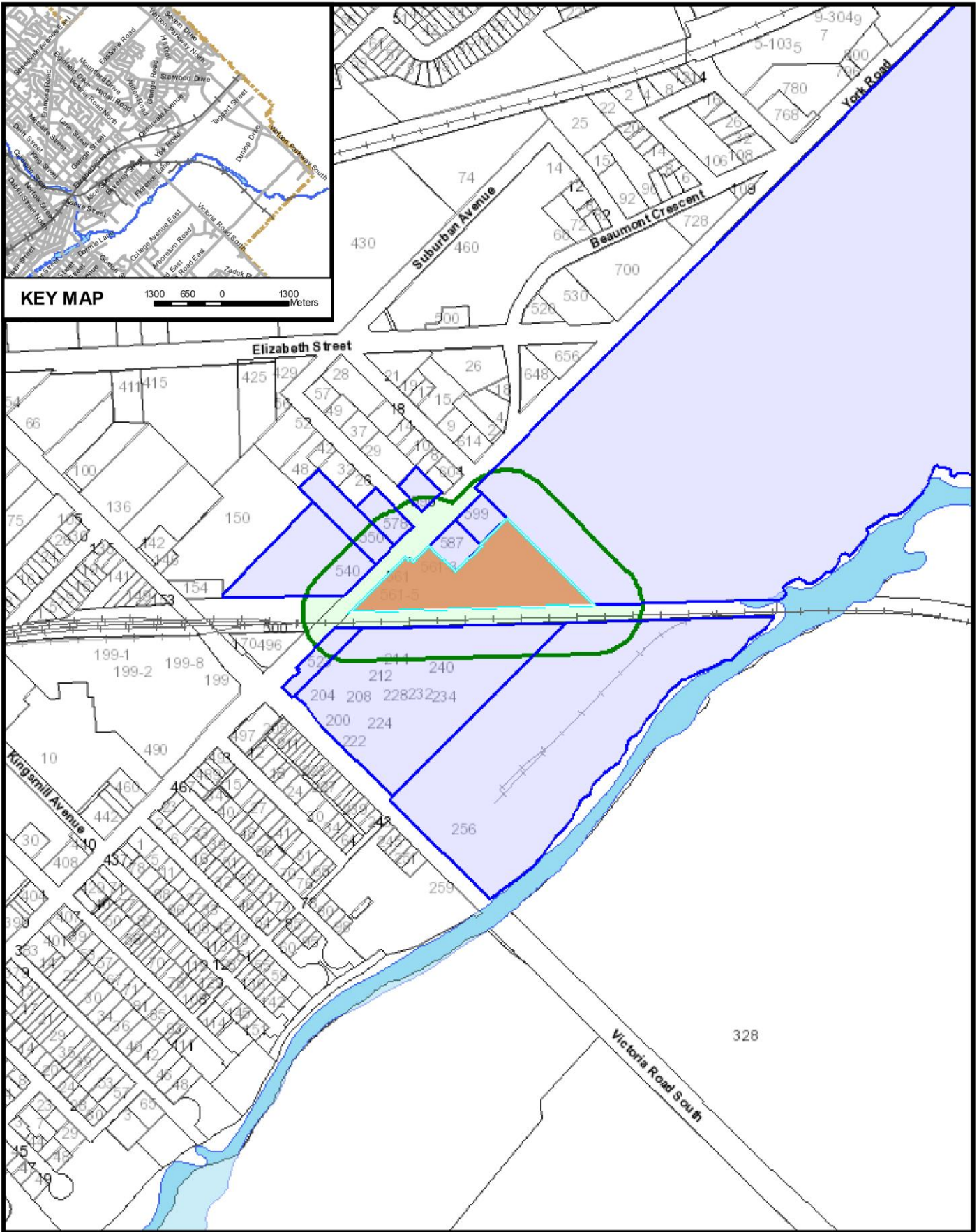
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### **Notice Details**

Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
Dated July 21, 2023.

### **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)



**KEY MAP**

1300 650 0 1300 Meters



**A-47/23 (561 York Road)  
60m Circulation Area**



Produced by the City of Guelph  
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