

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

11 Cork Street West

Proposal:

The applicant is proposing to construct a 10-unit multiple attached dwelling with 9 parking spaces on the subject property.

By-Law Requirements:

The property is located in the Specialized Downtown (D.1-24) Zone. The D.1-24 Zone permits a variety of uses, including a multiple attached dwelling use.

The property is also located in the Downtown 1 (D.1) Zone. Variances from Section 5.2.2(a), Section 5.2.2(b), and Table 9.1 of Zoning By-law (2023)-20790, as amended, are being requested. The By-law:

- a) requires that for any cluster, stacked, back-to-back, stacked back-to-back townhouse, and apartment buildings, every parking space for the uses specified in Section 5.2.2 shall be located in the interior side yard or rear yard, and any parking area or parking space shall be setback a minimum of 3 metres from any lot line;
- b) requires that for any cluster, stacked, back-to-back, stacked back-to-back townhouse, and apartment buildings, any surface driveway or surface parking area shall be setback a minimum of 3 metres from a building wall, entrance or any window of a habitable room; and
- c) permits a variety of residential uses in the D.1 Zone, but does not permit a multiple attached dwelling as a permitted use.

Request:

The applicant is seeking relief from the requirements of Zoning By-law (2023)-20790, as amended, to permit:

- a) parking spaces for the proposed multiple attached dwelling to have a minimum setback of 0 metres from the side and rear lot lines;
- b) parking spaces for the proposed multiple attached dwelling to have a minimum setback of 0 metres from any window of a habitable room; and
- c) a multiple attached dwelling as an additional permitted use on the subject property.

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**
Application Number: **A-55/23**

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 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 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 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
TTY: 519-826-9771 guelph.ca/cofa



**A-55/23 (11 Cork Street West)
60m Circulation Area**

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