

# Committee of Adjustment Notice of Public Hearing



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

## Application Details

### Location:

239 Kathleen Street

### Proposal:

The applicant is proposing to sever the property and create one new residential lot and one retained residential lot (file B-11/23, see attached). Due to the lot reconfiguration, minor variance applications are required to allow for the reduced lot frontage and reduced lot area of the proposed severed and retained lots.

### By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. Variances from Table 5.1.2 Rows 4 and 3 of Zoning By-law (1995)-14864, as amended, are being requested. The By-law requires:

- a) a minimum lot frontage of 15 metres for a property located in the R.1B Zone; and
- b) a minimum lot area of 460 square metres for a property located in the R.1B Zone.

The property is also located in the Low Density Residential 1 (RL.1) Zone. A variance from Table 6.2 of Zoning By-law (2023)-20790, as amended, is being requested. The By-law requires a minimum lot area of 460 square metres for a property in the RL.1 Zone.

### Request:

#### File A-50/23 (proposed Part 1)

The applicant is seeking relief from the requirements of Zoning By-law (1995)-14864, as amended, to permit a minimum lot frontage of 10.97 metres for the proposed severed lot (shown as proposed Part 1 on the attached sketch).

The applicant is also seeking relief from the requirements of both By-laws, to permit a minimum lot area of 314 square metres for the proposed severed lot (shown as proposed Part 1 on the attached sketch).

#### File A-51/23 (proposed Part 2)

The applicant is seeking relief from the requirements of Zoning By-law (1995)-14864, as amended, to permit a minimum lot frontage of 10.98 metres for the proposed retained lot (shown as proposed Part 2 on the attached sketch).

The applicant is also seeking relief from the requirements of both By-laws to permit a minimum lot area of 314.4 square metres for the proposed retained lot (shown as proposed Part 2 on the attached sketch).

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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-51/23 and A-52/23**

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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](https://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.

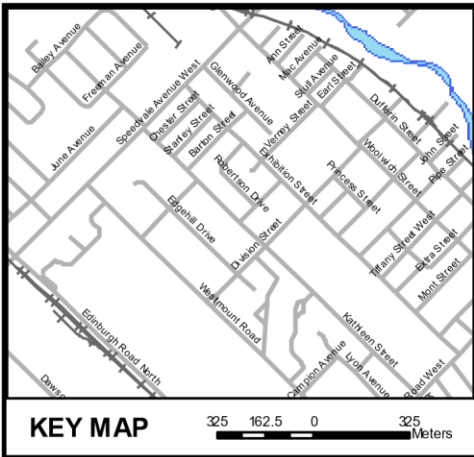
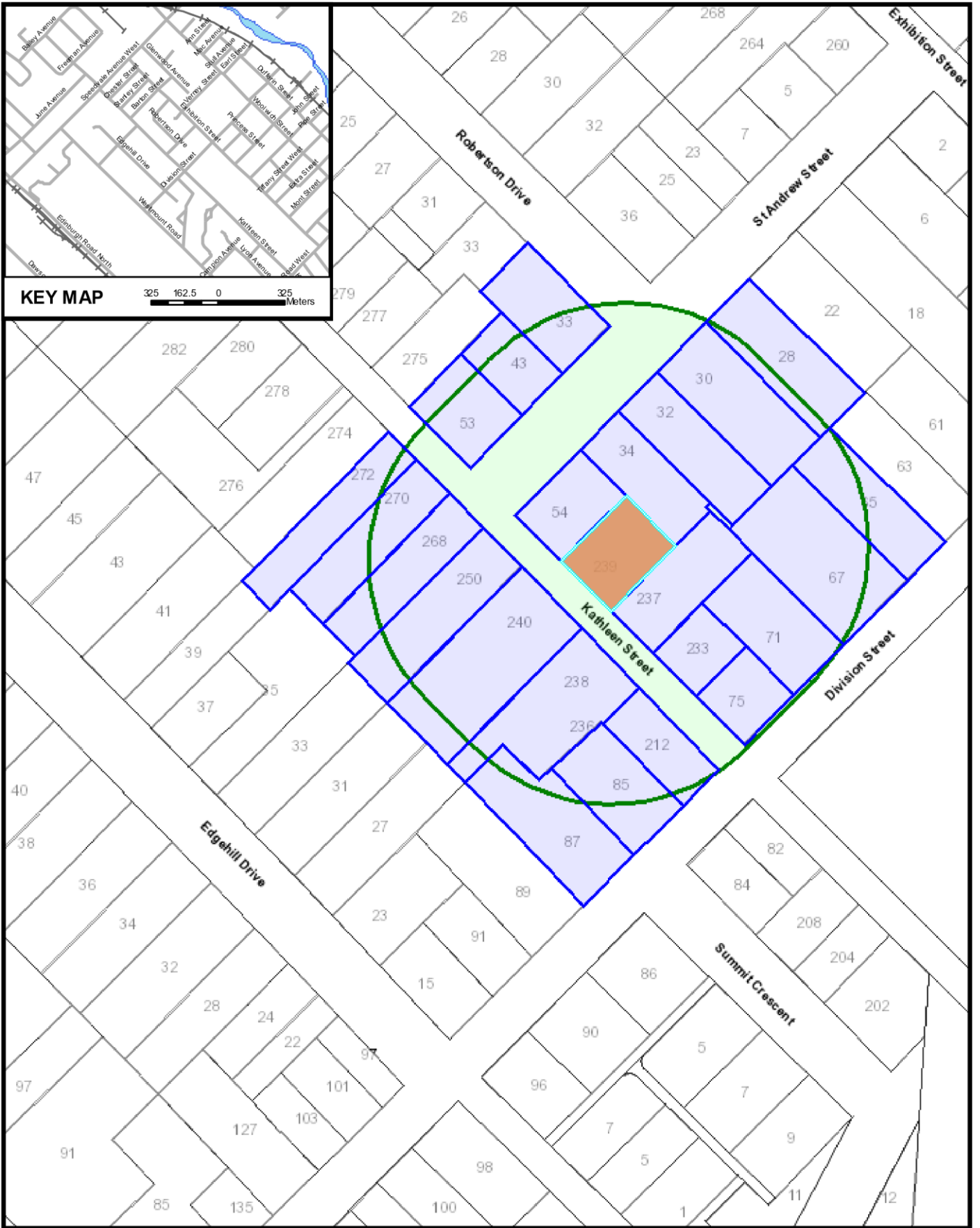
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## Notice Details

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](https://guelph.ca/cofa)



**B-11/23 A-50/23 A-51/23 (239 Kathleen Street)  
60m Circulation Area**

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