

# Committee of Adjustment Revised Notice of Public Hearing

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**An Application for consent [new lots and easement] has been filed with the Committee of Adjustment**

## **Application Details**

### **Location:**

300 Water Street

### **Proposal:**

The applicant is proposing to sever the property and create six new residential lots and one retained residential lot. On-street townhouse dwellings are proposed for the severed lands. A single detached residential dwelling is proposed for the retained lands.

### **By-Law Requirements:**

The property is located in the Specialized Residential Single Detached (R.1C-32), and Specialized Residential On-Street Townhouse (R.3B-24 and R.3B-25) Zones according to Zoning By-law (1995)-14864, as amended. The property is also located in the Site-specific Low Density Residential 2 (RL.2-17) and Site-specific Low Density Residential 3 (RL.3-6 and RL.3-7) Zones, according to Zoning By-law (2023)-20790, as amended.

### **Request:**

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

#### **File B-13/23 – Proposed Lands to be Severed 1**

Severance of a parcel of land with frontage along Water Street of 24.5 metres, and an area of 412 square metres.

#### **File B-14/23 – Proposed Lands to be Severed 2**

Severance of a parcel of land with frontage along Water Street of 6.9 metres, and an area of 191 square metres.

#### **File B-15/23 – Proposed Lands to be Severed 3**

Severance of a parcel of land with frontage along Water Street of 6.9 metres, and an area of 193 square metres.

#### **File B-16/23 – Proposed Lands to be Severed 4**

Severance of a parcel of land with frontage along Water Street of 6.9 metres, and an area of 193 square metres.

#### **File B-17/23 – Proposed Lands to be Severed 5**

Severance of a parcel of land with frontage along Water Street of 6.9 metres, and an area of 193 square metres.

#### **File B-18/23 – Proposed Lands to be Severed 6 and Easement**

Severance of a parcel of land with frontage along Water Street of 11.4 metres, and an area of 331 square metres. The applicant is also proposing to create a 3 metre wide, 84 square metre easement for sanitary servicing over a portion of the proposed severed parcel in favour of the proposed retained parcel.

The retained parcel will have frontage along Denver Road of 29.2 metres and an area of 548 square metres.

**This public notice has been revised to correct the frontage of the proposed retained lot. The previous notice stated the retained lot would have frontage along Denver Road of 39.3 metres. The correct frontage is 29.2 metres along Denver Road.**

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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 53 of the Planning Act R.S.O. 1990 P.13, as amended.

Date: **Thursday, September 14, 2023**  
Time: **4:00 p.m.**  
Location: **[Guelph.ca/live](https://guelph.ca/live) and Council Chambers, City Hall,  
1 Carden Street**  
Application Number: **B-13/23, B-14/23, B-15/23, B-16/23, B-17/23 and  
B-18/23**

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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) 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 **September 7, 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](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 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.

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## Notice Details

Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment

Dated August 30, 2023.

## Contact Information

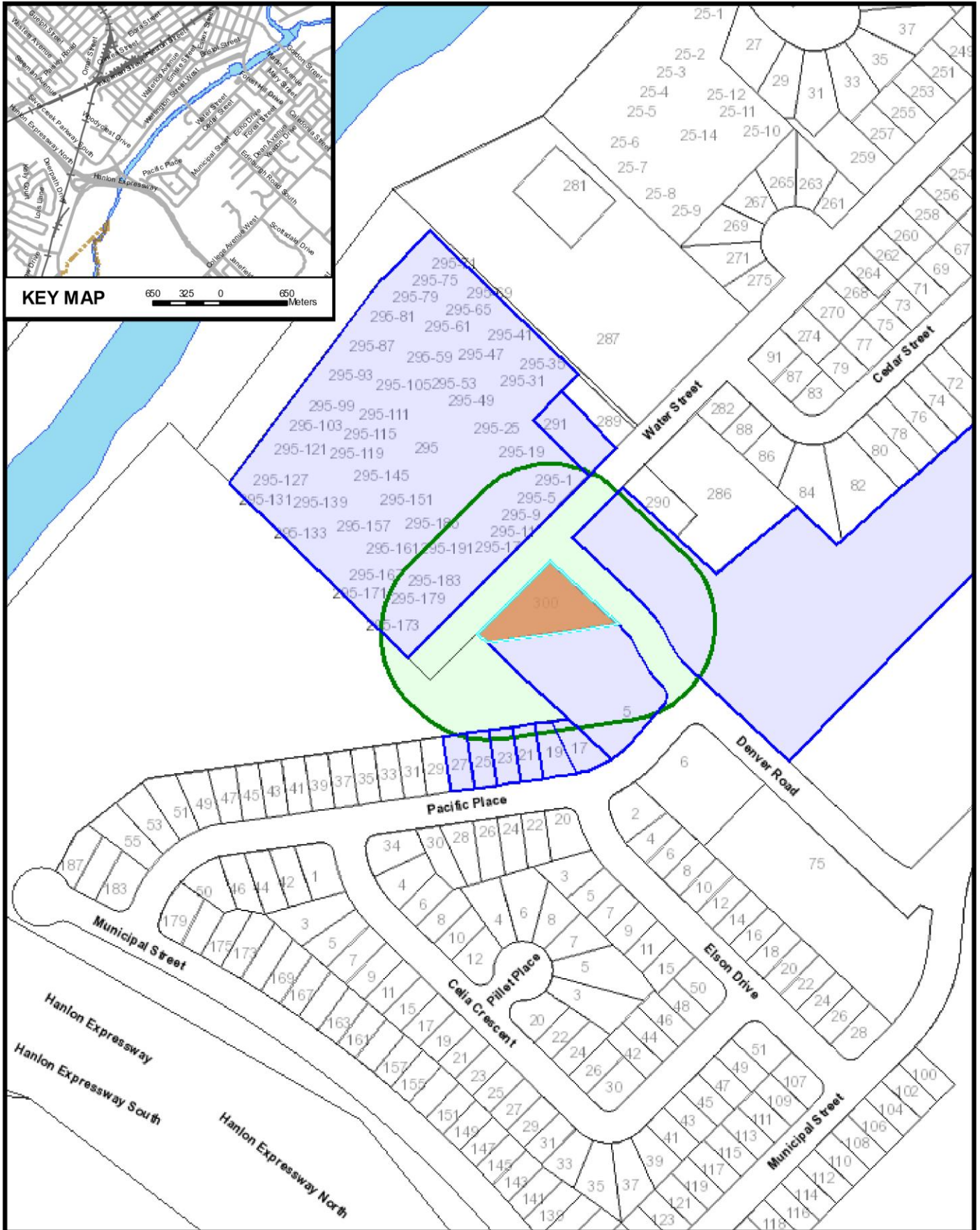
**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

[cofa@guelph.ca](mailto:cofa@guelph.ca)

TTY: 519-826-9771

[guelph.ca/cofa](http://guelph.ca/cofa)



**B-13/23 B-14/23 B-15/23 B-16/23 B-17/23 B-18/23 (300 Water Street)**  
**60m Circulation Area**



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