

Committee of Adjustment Notice of Public Hearing



An Application for Consent [Easement] has been filed with the Committee of Adjustment

Application Details

Location:

401 Edinburgh Road North

Proposal:

The applicant is proposing to construct an apartment building on the adjacent parcel known as 395 Edinburgh Road North, which is currently subject to an application for site plan approval (File SP19-022). As access for vehicles and pedestrians is required out to Edinburgh Road North, the applicant is proposing to create a shared access driveway over the existing parking lot's access aisle of the subject property (401 Edinburgh Road North) to connect to the entrance of the proposed parking lot for the future apartment building.

The proposed easement does not connect directly to Edinburgh Road North as there is an existing easement (file B-27/08) over parts of 100 Westmount Road (St. Joseph's Health Centre) that combined with this application will ultimately provide sufficient access to 395 Edinburgh Road North.

The property receiving the benefit of the easement (395 Edinburgh Road North) was recently subject to consent application files B-4/18, B-5/18, and B-20/18 and minor variance file A-24/18.

By-Law Requirements:

The property is located in the Specialized Health and Social Services (I.3-3) Zone.

Request:

The applicant proposes to create a 297 square metre easement with a width of 4.5 metres for pedestrian and vehicle access and circulation over 401 Edinburgh Road North in favour of the abutting property known as 395 Edinburgh Road North.

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, March 12, 2020
Time:	4:00 p.m.
Location:	Council Chambers, City Hall, 1 Carden Street
Application Number:	B-3/20

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 attend the public hearing to provide comments regarding the application. You may also submit your comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **March 5, 2020 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.

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 by visiting guelph.ca/cofa. Additional information related to this application may be obtained at City Hall 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 Local Planning Appeal 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 who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

Dated February 21, 2020.

Contact Information

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

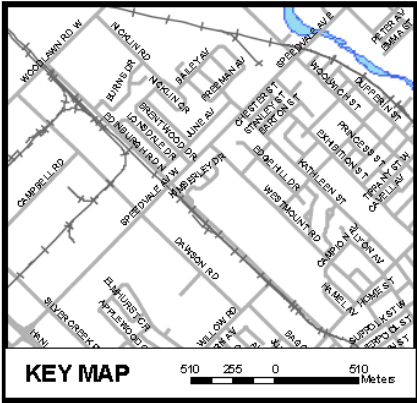
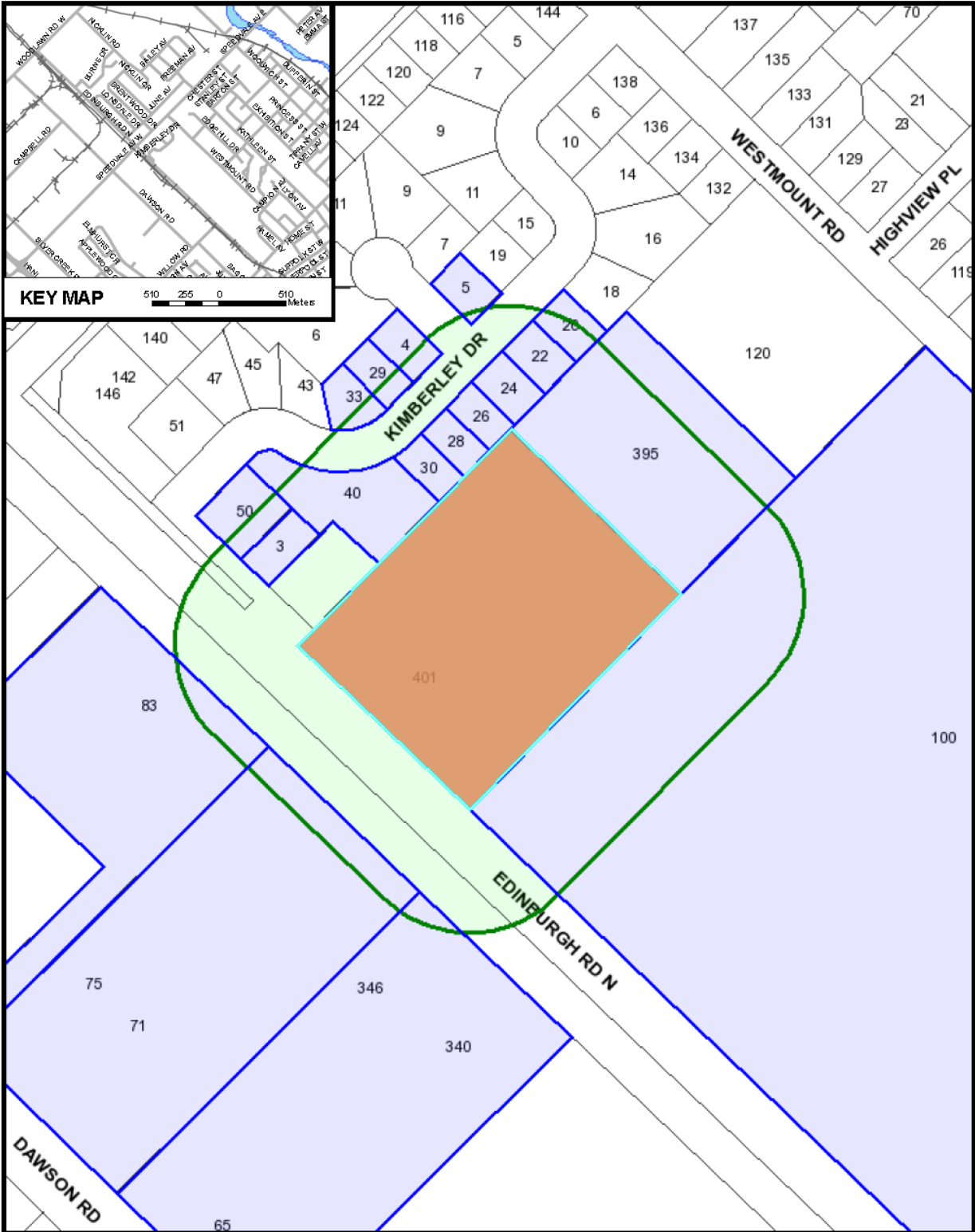
519-822-1260 Extension 2524

cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa

Facsimile: 519-763-1260



401 Edinburgh Road North (B-3/20)
60m Circulation Area

Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment
Date Printed: 2/20/2020, 5:32:37 PM

The City of Guelph, its employees and agents, do not warrant the precision or validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, in any form. It is not intended to replace a survey or to be used for legal description. This map may not be reproduced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1246.