

# Committee of Adjustment

## Revised Notice of Public Hearing

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

### Application Details

This notice has been revised to note the correct proposed detached garage height, as shown in bold below.

#### Location:

19 Lynwood Place

#### Proposal:

The applicant is proposing to construct a detached garage adjacent to the existing shed in the rear yard of the subject property.

#### By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. Variances from Sections 4.5.1.4 and 4.5.2.1 of Zoning By-law (1995)-14864, as amended, are being requested. The By-law requires that, in a residential zone:

- a) the total ground floor area of all accessory buildings or structures shall not exceed 70 square metres; and
- b) an accessory building or structure shall not exceed 3.6 metres in height.

The property is also located in the Low Density Residential 1 (RL.1) Zone. Variances from Sections 4.5.2(a) and 4.5.2(b) of Zoning By-law (2023)-20790, as amended, are being requested. The By-law requires that:

- a) the maximum total ground floor area of all accessory buildings or structures is 70 square metres; and
- b) the maximum height of an accessory building or structure is 4 metres.

#### Request:

The applicant is seeking relief from the requirements of both Zoning By-laws to permit:

- a) a maximum total ground floor area of 104 square metres for the proposed detached garage and the existing shed on the subject property; and
- b) a maximum height of **4.2** metres for the proposed detached garage.

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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, February 8, 2024**  
Time: **4:00 p.m.**  
Location: **[Guelph.ca/live](https://guelph.ca/live) and Council Chambers, City Hall,  
1 Carden Street**  
Application Number: **A-11/24**

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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 **February 1, 2024 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 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](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.

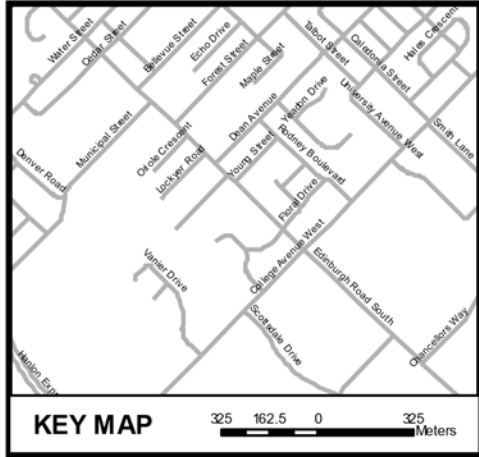
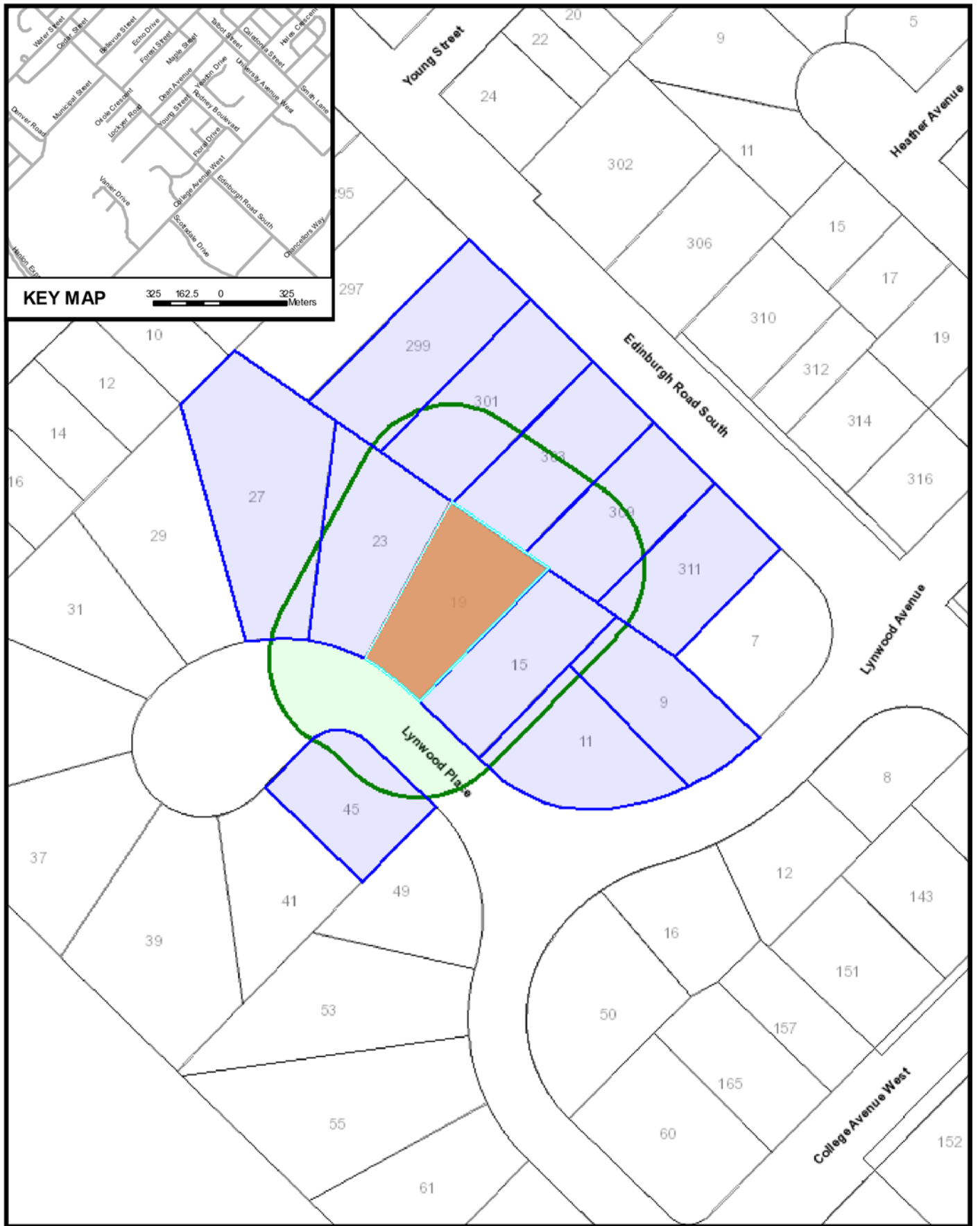
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### **Notice Details**

Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
January 26, 2024

### **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)



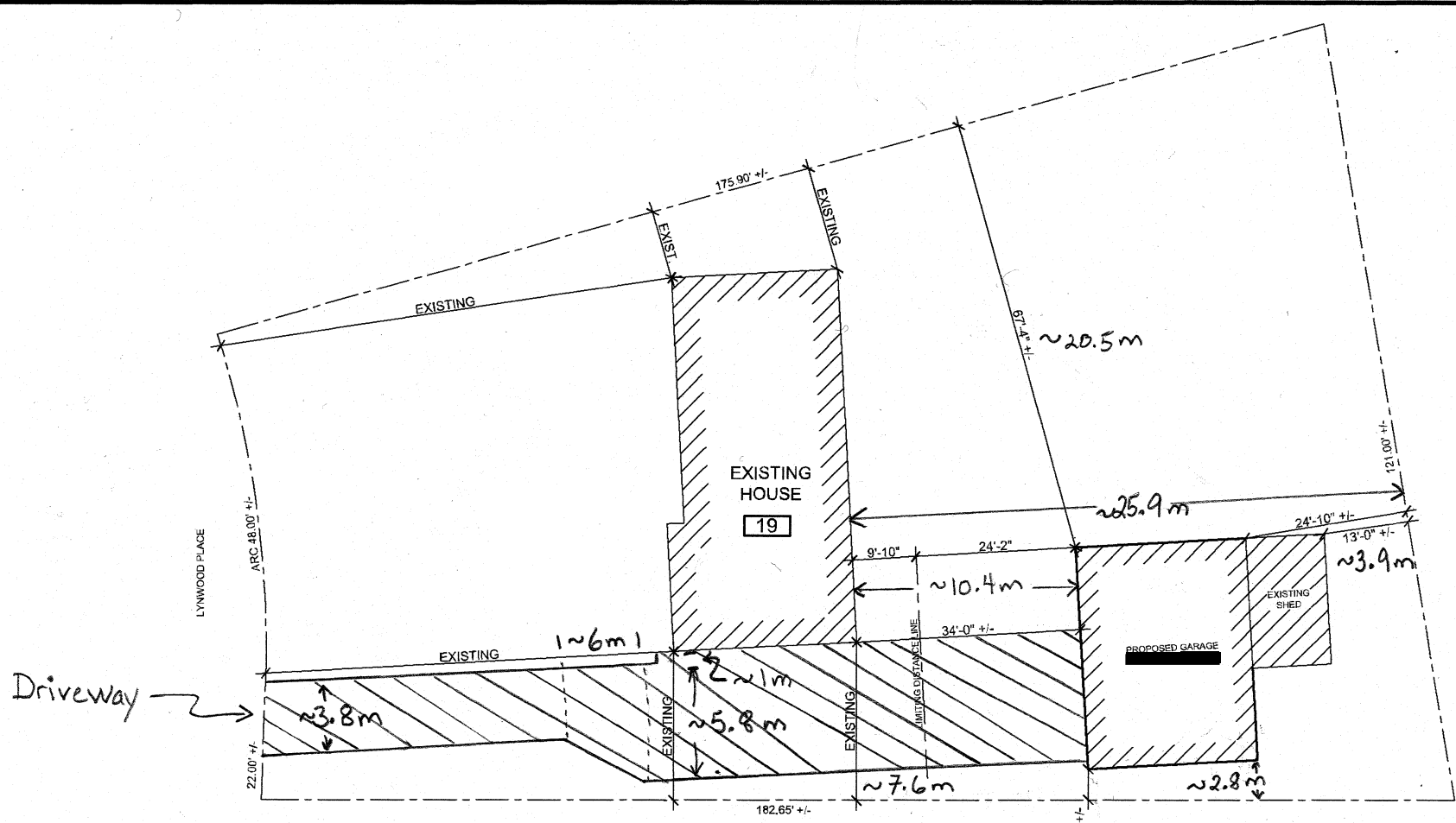
**A-11/24 (19 Lynwood Place)**  
**30m Circulation Area**

Produced by the City of Guelph  
 City Clerk's Office-Committee of Adjustment  
 Date Printed: 2024-01-18, 9:20:12 a.m.

40 20 0 40 80 m

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C311-17-14-11-100



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

TOTAL LOT AREA	=	16,930.00 SQ.FT +/-			
EXIST. HOUSE BUILDING AREA	=	1,507.00 SQ.FT +/-	EXISTING HOUSE INCLUDING GARAGE DWELLING BUILDING	=	2,631.00 SQ.FT +/-
EXISTING SHED BUILDING AREA	=	240.00 SQ.FT +/-	TOTAL BUILDING LOT COVERAGE	=	15.54% +/-
GARAGE/DWELLING ADDITION AREA	=	884.00 SQ.FT +/-			

ENSURE MINIMUM SETBACK OBTAIN SURVEYOR IF REQUIRED

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND REQUIREMENTS TO BE A DESIGNER AS SET OUT IN THE ONTARIO BUILDING CODE.  
 QUALIFICATION INFORMATION: **CHRIS FORMING** (Signature)  
 REGISTRATION INFORMATION: **CHRIS FORMING** (Signature)  
 JAN. 7, 2023 DATE  
 CREATIVE DRAFTING FIRM NAME  
 BCIN No. 18652 BCIN No. 32811

Date: JANUARY 7, 2023

**GENERAL NOTES:**  
 1. DO NOT SCALE DRAWINGS.  
 2. SITE VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.  
 3. CONSTRUCTION IS NOT LIMITED TO THE INFORMATION PROVIDED ON THE DRAWINGS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION TO CONFORM WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS INCLUDING LOCAL BY-LAWS.

**CREATIVE DRAFTING**  
 866 CREEKSIDE DR. WATERLOO, ON N2V 2S7  
 Tel, 519-581-8863 e-mail, creative.drafting@rogers.com

JOB No:	<b>NIXON</b>	DATE:	<b>JAN. 7/23</b>
SCALE:	<b>1/16"=1'-0"</b>	FILENAME:	<b>Nixon.dwg</b>
DRAWN BY:	<b>C.D.G.</b>	ISSUED:	<b>CONST.</b>

MODEL:  
**ROB NIXON**  
 19 LYNWOOD PL.  
 GUELPH, ON N1G 2V9

DESCRIPTION:  
**SITE PLAN**  
 SHEET No.:  
**1 OF 9**