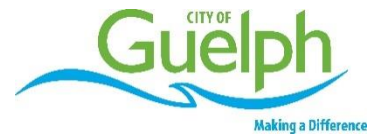


Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

262 Grange Road

Proposal:

The applicant is proposing to sever the rear and right portion of the subject property as a lot addition to 264 Grange Road. The applicant is proposing to maintain the existing detached dwellings on the enlarged parcel (264 Grange Road) and the retained parcel (262 Grange Road), and maintain the existing detached garage as part of the enlarged parcel. Due to the lot reconfiguration, a minor variance application has been submitted (file A-59/20, see attached) as the driveway of the enlarged parcel (264 Grange Road) is proposed to be widened in order to access the detached garage at the rear of the enlarged property.

By-Law Requirements:

The subject property is located in the Urban Reserve (UR) Zone.

Request:

The applicant proposes to sever a parcel of land at the rear and right side of 262 Grange Road with an area of 758 square metres as a lot addition to the rear and left side of the abutting property known as 264 Grange Road. The retained parcel will have frontage along Grange Road of 31.4 metres and an area of 678 square metres.

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, December 10, 2020**
Time: **4:00 p.m.**
Location: **Remote Committee of Adjustment hearing live streamed at guelph.ca/live**
Application Number: **B-16/20**

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 watch the remote public hearing on guelph.ca/live and participate by submitting written comments and/or speaking to the application. Alternate meeting formats are available upon request.

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, 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 **December 3 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 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 consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

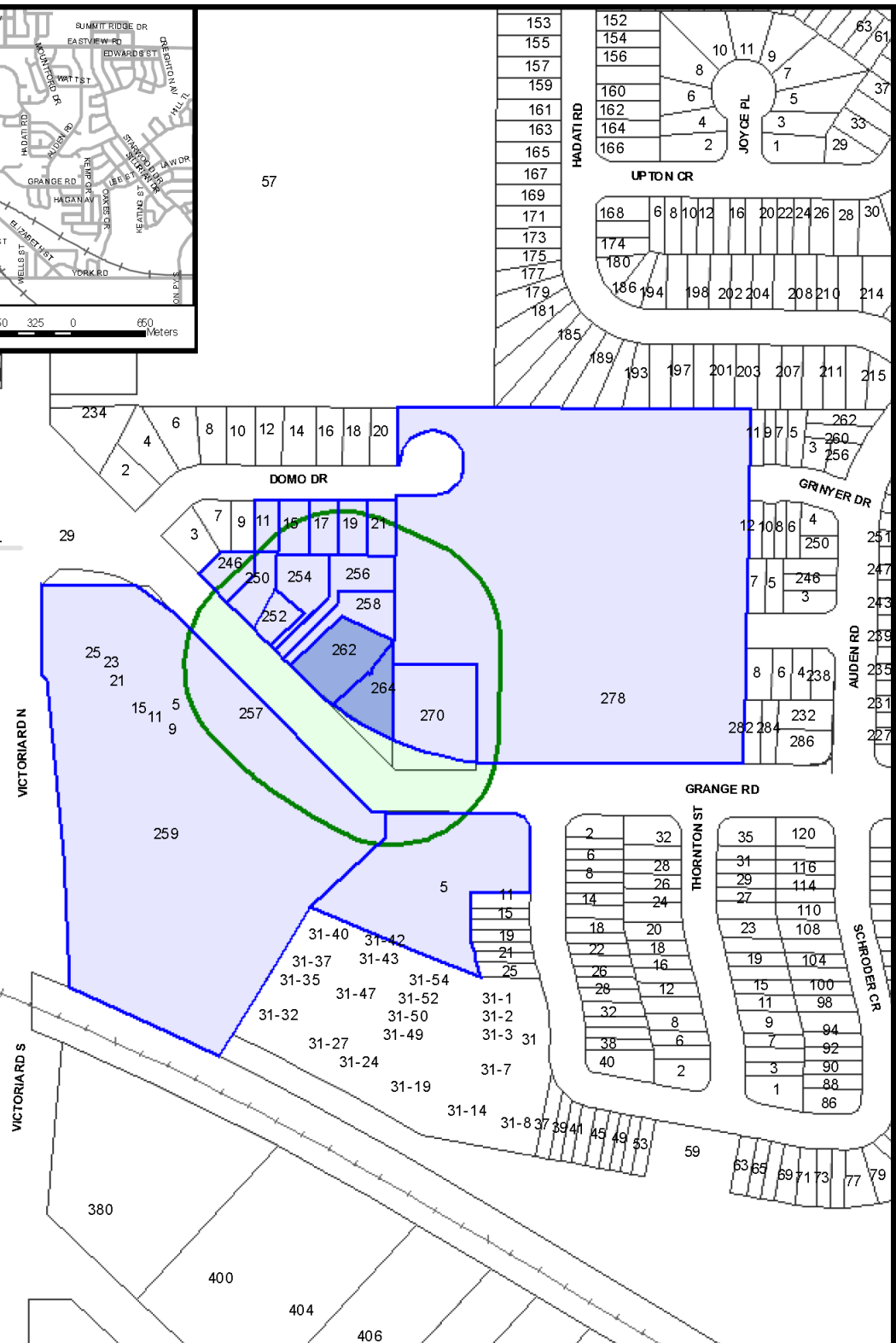
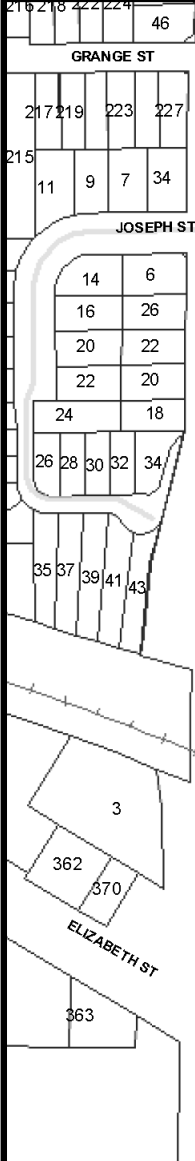
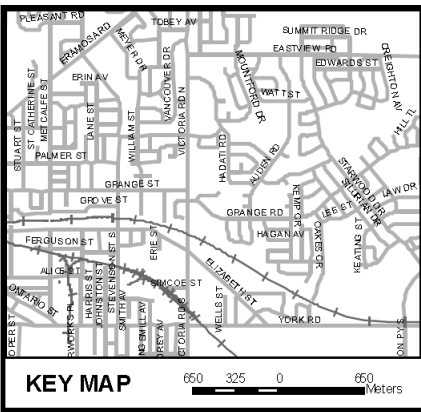
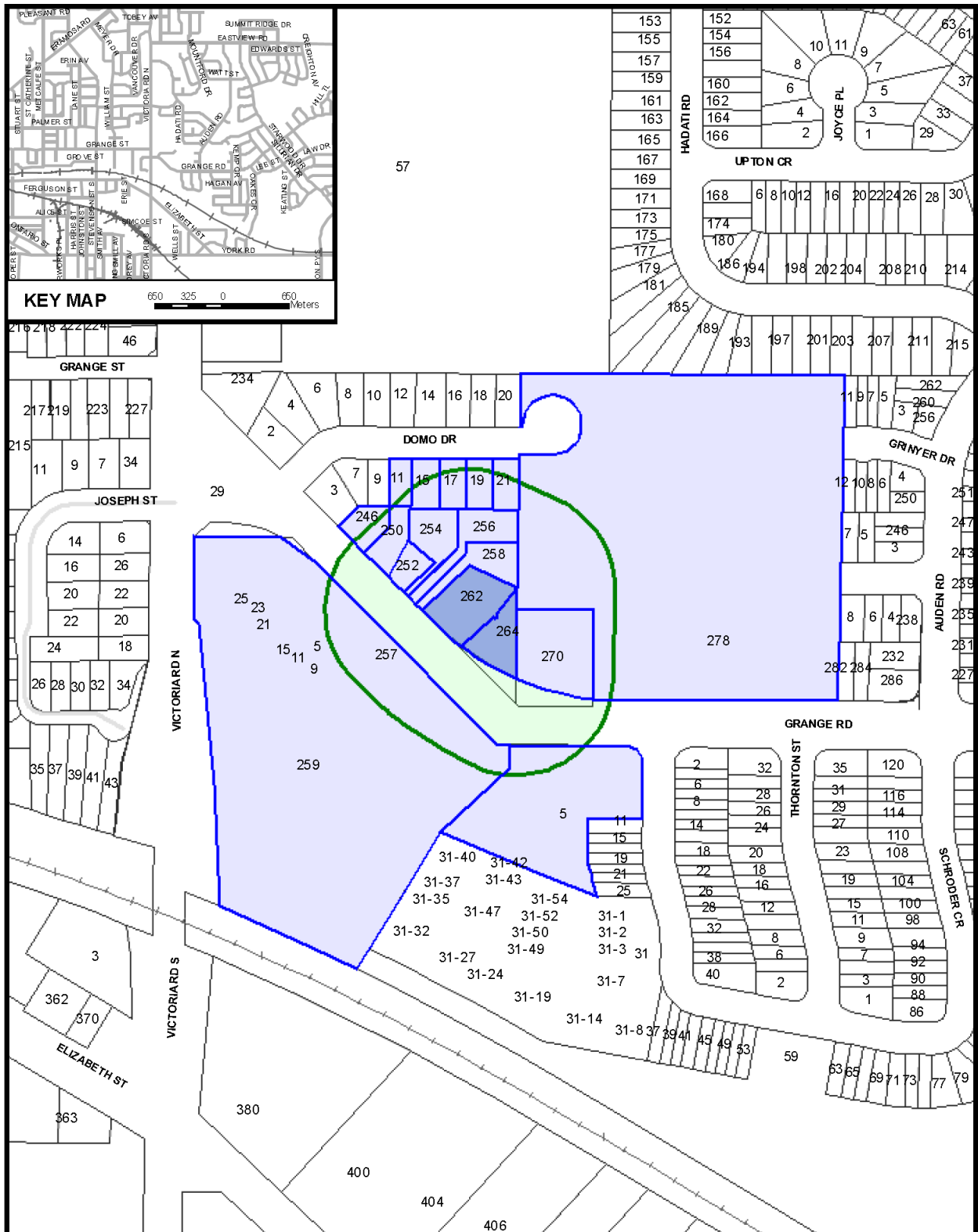
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.


Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated this November 20, 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





262 and 264 Grange Road (B-16/20 and A-59/20)
60m Circulation Area





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Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment
Date Printed: Date: November, 18-20