

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

204 Alma Street North

Proposal:

The applicant is proposing to convert the existing garage on the subject property into an additional residential dwelling unit.

By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone. Variances from Sections 4.15.1.7.8 and 4.15.1.7.4 of Zoning By-law (1995)-14864, as amended, are being requested. The By-law requires:

- a) that an additional residential dwelling unit in a separate building on a lot shall have a minimum side and rear yard setback consistent with the side yard setback for the primary dwelling [1.5 metres]; and
- b) that the maximum building height of an additional residential dwelling unit within a separate building on the same lot shall be 5 metres, and shall not exceed an overall building height of primary dwelling [4.775 metres].

The property is also located in the Low Density Residential 1 (RL.1) Zone. Variances from Section 4.12.1(d)(vii) and 4.12.1(d)(iii) of Zoning By-law (2023)-20790, as amended, are being requested. The By-law requires:

- a) that an additional residential dwelling unit in a separate building on a lot shall have a minimum interior side yard and rear yard setback consistent with the interior side yard setback for the primary dwelling unit [1.5 metres] in the RL.1 Zone; and
- b) that the maximum building height for an additional residential dwelling unit is 5 metres, but shall not exceed the overall height of the primary dwelling unit, measured between the average finished grade to the top of such building [4.775 metres].

Request:

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

- a) a minimum left side yard setback of 0.54 metres for the proposed additional residential dwelling unit within a separate building on the lot; and
- b) a maximum building height of 5 metres for the proposed additional residential dwelling unit within a separate building on the lot.

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, June 8, 2023**
Time: **4:00 p.m.**
Location: **[Guelph.ca/live](https://guelph.ca/live) and Council Chambers, City Hall,
1 Carden Street**
Application Number: **A-34/23**

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 public hearing at 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 **June 1, 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 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 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

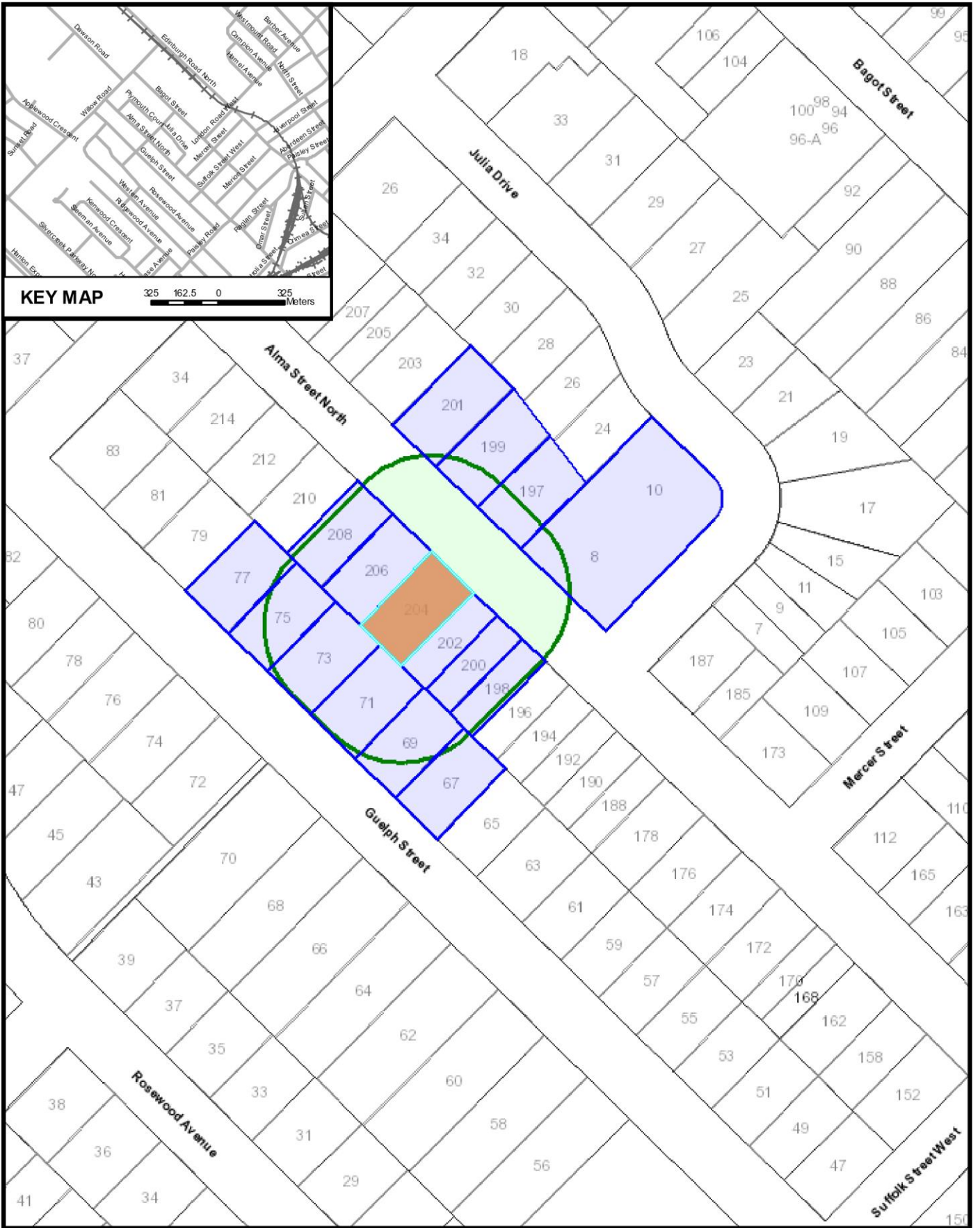
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal.

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated May 23, 2023.

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



**A-34/23 (204 Alma Street North)
30m Circulation Area**



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