

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

39 Armstrong Avenue

Proposal:

The applicant is proposing to sever the property to create one new residential lot with one retained residential lot (file B-51/24). Due to the lot reconfiguration, minor variances are required for the proposed severed and retained parcels.

While uses permitted with the RL.2 zone are in effect, certain regulations associated with the RL.2 zone remain under appeal and are not yet in effect. To address this, the applicant has requested minor variance approvals to effectively replace certain sections of Zoning By-law (2023)-20790, as amended, that are under appeal with legally approved regulations that mirror the regulations that are under appeal. This approach serves as an interim method to bring site-specific zoning into force in a manner consistent with the intent of Zoning By-law (2023)-20790, as amended.

By-Law Requirements:

The property is located in the Low Density Residential 2 (RL.2) Zone. Variances from Table 6.2, Table 6.3, Section 5.2.1(a)(i), Table 5.9 Row 2, Table 5.10 Row 2, Section 5.11.2(a), and Table 5.2 Additional Regulation 1 of Zoning By-law (2023)-20790, as amended, are being requested.

The By-law requires:

- a) a minimum lot area of 275 square metres in the RL.2 Zone;
- b) that for lots within the Older Built-Up Area Overlay, the minimum front yard setback is the average of the established setbacks of the immediately adjacent lots, and where there is only one immediately adjacent lot or where the average of the setbacks of the adjacent lots cannot be determined, the minimum setback shall be 6 metres;
- c) a maximum front yard setback of 10 metres;
- d) a minimum interior side yard setback of 1.2 metres on one side of the dwelling unit and 0.6 metres on the other side;
- e) a minimum rear yard setback of 7.5 metres or 20 percent of the lot depth, whichever is less;
- f) one required parking space shall be located a minimum distance of 6 metres from the street line and to the rear of the front wall of the main building;
- g) a maximum attached garage width for a single detached dwelling in a RL.2 Zone to be 50 percent of the lot frontage or 5 metres, whichever is greater;
- h) a maximum residential driveway width for a single detached dwelling in a RL.2 Zone to be 50 percent of the lot frontage or 5 metres, whichever is greater;
- i) that within residential zones, attached garages shall not project beyond the main front wall of the first storey containing habitable floor space oriented towards the front lot line or exterior side lot line abutting a street line, and where a roofed porch is provided, the attached garage may be located ahead of the main front wall, to a maximum projection of 2 metres; and
- j) that an attached garage for single detached dwellings shall have a minimum floor area of 20 square metres.

Request:

File A-92/24 (proposed severed parcel)

The applicant is seeking relief from the requirements of Zoning By-law (2023)-20790, as amended, to permit:

- a) a minimum lot area of 245 square metres;

- b) a minimum front yard setback of 4.35 metres for the proposed detached dwelling;
- c) a minimum interior side yard setback of 1.2 metres on one side of the dwelling unit and 0.6 metres on the other side;
- d) a maximum attached garage width of 50 percent of the lot frontage or 5 metres, whichever is greater, for the proposed single detached dwelling;
- e) a maximum residential driveway width to be 50 percent of the lot frontage or 5 metres, whichever is greater, for the proposed single detached dwelling;
- f) an attached garage to project beyond the main front wall of the first storey containing habitable floor space oriented towards the front lot line abutting a street line, and if a roofed porch is proposed, the attached garage may be located ahead of the main front wall, to a maximum projection of 2 metres; and
- g) a minimum floor area of 20 square metres for the proposed attached garage.

File A-93/24 (proposed retained parcel)

The applicant is seeking relief from the requirements of Zoning By-law (2023)-20790, as amended, to permit:

- a) a maximum front yard setback of 14.21 metres for the existing detached dwelling;
- b) to permit a minimum rear yard setback of 0.7 metres for the existing detached dwelling;
- c) a minimum interior side yard setback of 1.2 metres on one side of the dwelling unit and 0.6 metres on the other side;
- d) the required parking space to be in front of the front wall of the existing dwelling; and
- e) a maximum residential driveway width to be 50 percent of the lot frontage or 5 metres, whichever is greater, for the existing single detached dwelling.

Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider applications under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

Date: **Thursday, December 12, 2024**
Time: **4:00 p.m.**
Location: **[Guelph.ca/live](https://guelph.ca/live) and Council Chambers, City Hall,
1 Carden Street**
Application Numbers: **A-92/24 and A-93/24**

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 applications. 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 **December 5, 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 or 519-822-1260 extension 2349.

Additional Information

Agendas and comments related to these applications will be available online at guelph.ca/cofa. Alternative document formats are available upon request. Additional information related to this applications 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

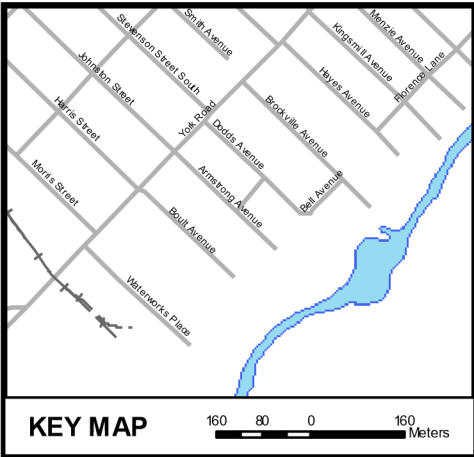
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
November 28, 2024

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



KEY MAP

160 80 0 160 Meters



**B-51/24 A-92/24 A-93/24 (39 Armstrong Avenue)
60m Circulation Area**

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