

# Committee of Adjustment Notice of Public Hearing



**Applications for Minor Variances have been filed with the Committee of Adjustment**

## **Application Details**

### **Location:**

79 Northumberland Street

### **Proposal:**

The applicant is proposing to sever the property to create one new residential lot with one retained residential lot (File B-3/25, see attached). The subject property currently contains an existing dwelling with an addition, and the addition is proposed to be removed. The applicant is proposing to construct a new addition to the existing two-storey dwelling, and construct a new semi-detached residential unit on the severed parcel. Due to the lot reconfiguration, minor variances are required for the proposed severed and retained parcels.

While uses permitted with the RL.1 zone are in effect, certain regulations associated with the RL.1 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 1 (RL.1) Zone. Variances from Table 5.9 Row 1, Table 5.10 Row 1, Table 5.3 Row 15 and Table 4.1 Row 5 of Zoning By-law (2023)-20790, as amended, are being requested.

The By-law requires:

- a) a maximum attached garage width for a semi-detached dwelling in a RL.1 Zone to be 50 percent of the lot frontage or 5 metres, whichever is less;
- b) a maximum residential driveway width for a semi-detached dwelling in a RL.1 Zone to be 60 percent of the lot frontage or 5 metres, whichever is less;
- c) a minimum of 1 parking space per semi-detached dwelling unit; and
- d) that architectural features such as eaves have a maximum projection of 0.8 metres into the 1.2 metre required interior side yard with no minimum setback requirement from the lot line.

### **Request:**

#### **File A-10/25 (proposed severed parcel)**

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

- a) a maximum attached garage width of 50 percent of the lot frontage or 5 metres, whichever is less, for the proposed semi-detached dwelling;
- b) a maximum residential driveway width of 60 percent of the lot frontage or 5 metres, whichever is less, for the proposed semi-detached dwelling; and
- c) a minimum of 1 parking space per semi-detached dwelling unit.

#### **File A-11/25 (proposed retained parcel)**

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

- a) a maximum attached garage width of 50 percent of the lot frontage or 5 metres, whichever is less, for the proposed semi-detached dwelling;
- b) a maximum residential driveway width for a semi-detached dwelling in a RL.1 Zone to be 60 percent of the lot frontage or 5 metres, whichever is less;
- c) a minimum of 1 parking space per semi-detached dwelling unit; and

d) the proposed eaves have a maximum projection of 1.2 metres into the left side yard.

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## 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, February 13, 2025**  
Time: **4:00 p.m.**  
Location: **[Guelph.ca/live](https://guelph.ca/live) and Council Chambers, City Hall,  
1 Carden Street**  
Application Numbers: **A-10/25 and A-11/25**

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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 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 **February 6, 2025 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 these applications will be available online at [guelph.ca/cofa](https://guelph.ca/cofa). Alternative document formats are available upon request. Additional information related to these 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.

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## Notice Details

Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
January 29, 2025

# Contact Information

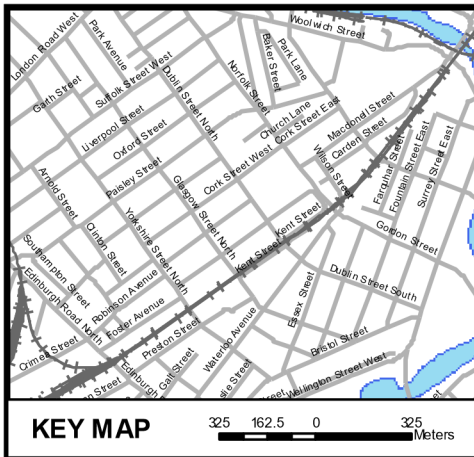
**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

[cofa@guelph.ca](mailto:cofa@guelph.ca)

TTY: 519-826-9771

[guelph.ca/cofa](http://guelph.ca/cofa)



**B-3/25, A-10/25, A-11/25 (79 Northumberland Street)**  
**60m Circulation Area**

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