

Committee of Adjustment Notice of Public Hearing



Applications for Consent [New Lots] have been filed with the Committee of Adjustment

Application Details

Location:

8 Mitchell Street

Proposal:

The applicant is proposing to sever the property to create three new residential lots with one retained residential lot. The subject property currently contains a church which is proposed to be removed. New semi-detached dwellings are proposed to be constructed on the proposed severed and retained lands. Easements are proposed in order to permit access, parking, snow storage and shared walkway for the supplemental parking area off Mitchell Street.

The property was recently subject to a zoning by-law amendment (file OZS24-011).

By-Law Requirements:

The property is located in the Site-specific Low Density Residential 1 with Holding Provisions (RL.1-26(H)) Zone, according to Zoning By-law (2023)-20790, as amended.

Request:

The applicant proposes the following, as shown on the attached sketch:

File B-4/25 – Proposed Severed Parcel 1

- a) Severance of a parcel of land with frontage along Mitchell Street of 7.9 metres and frontage along Arthur Street North of 8.4 metres, and an area of 448 square metres.

File B-5/25 – Proposed Severed Parcel 2 and Easement

- a) Severance of a parcel of land with frontage along Mitchell Street of 8.3 metres and frontage along Arthur Street North of 8.3 metres, and an area of 465 square metres.
- b) The applicant is also proposing to create a 27 square meter easement for parking and access over a portion of the proposed severed parcel in favour of proposed severed parcels 1, 3 and 4 [shown as E1 on the attached plan].
- c) The applicant is also proposing to create a 27 square meter easement for a shared walkway over a portion of the proposed severed parcel in favour of proposed severed parcels 1, 3 and 4 [shown as E3 on the attached plan].

File B-6/25 – Proposed Severed Parcel 3 and Easement

- a) Severance of a parcel of land with frontage along Mitchell Street of 8.3 metres and frontage along Arthur Street North of 8.3 metres, and an area of 465 square metres.
- b) The applicant is also proposing to create a 101 square meter easement for parking, access, and snow storage over a portion of the proposed severed parcel in favour of proposed severed parcels 1, 2 and 4 [shown as E2 on the attached plan].
- c) The applicant is also proposing to create a 27 square meter easement for a shared walkway over a portion of the proposed severed parcel in favour of proposed severed parcels 1, 2 and 4 [shown as E4 on the attached plan].

Proposed Retained Parcel 4

The retained parcel (proposed Retained Parcel 4) will have frontage along Mitchell Street of 3.5 metres and frontage along Arthur Street North of 11.4 metres, and an area of 436 square metres.

Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider applications under Section 53 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: **B-4/25, B-5/25, and B-6/25**

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 **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 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 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 consent, 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.

If a person or public body has the ability to appeal the decision of the City of Guelph Committee of Adjustment in respect to the proposed consent to the Ontario Land Tribunal but does not make written submissions to the City of Guelph Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment

Dated January 29, 2025.

Contact Information

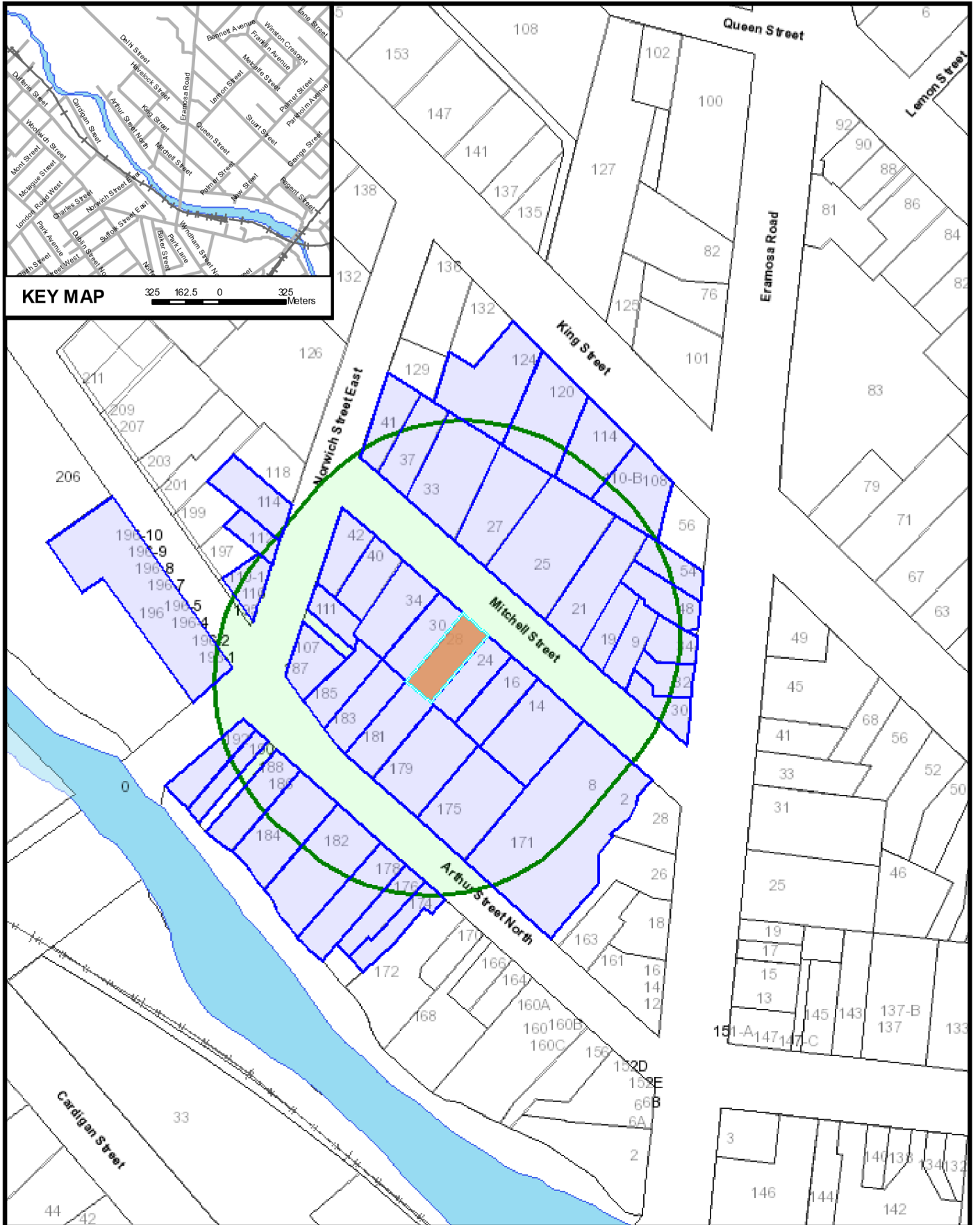
Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa




**B-4/25, B-5/25, B-6/25 (8 Mitchell Street)
60m Circulation Area**

Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment

Date Printed: 2025-01-28, 10:14:43 a.m.




The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey to be used for legal descriptions. This map may not be reproduced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.