

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

25 and 27 Alice Street

Proposal:

The applicant is currently constructing semi-detached dwellings on the subject properties.

By-Law Requirements:

The properties are located in the Low Density Residential 2 (RL.2) Zone and Special Policy Area Overlay and Older Built-up Area Overlay. Variances from Table 4.7.5 and Table 4.7.7 of Zoning By-law (2023)-20790, as amended, are being requested. The By-law requires:

- a) a minimum front yard setback of 2 metres and a maximum projection of 2.4 metres into the required yard for an open, roofed porch not exceeding 1 storey in height; and
- b) a minimum rear yard setback of 0.6 metres for an uncovered porch above 1.2 metres to a maximum height not exceeding the main floor/entry level.

Request:

Files A-32/25 and A-33/25 – 25 Alice Street and 27 Alice Street

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

- a) the proposed open, roofed front porch exceeding 1 storey in height to be located on the second storey of the proposed semi-detached dwelling; and
- b) the proposed rear uncovered porch above 1.2 metres with stairs to be located on the second storey of the proposed semi-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, March 27, 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-32/25 and A-33/25**

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 **March 20, 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 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

March 11, 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

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