

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

486 College Avenue West

Proposal:

The applicant is proposing to sever the property to create three new residential lot with one retained residential lot. The property currently contains an existing dwelling and detached garage, which are proposed to be demolished. New semi-detached dwellings are proposed to be constructed on the proposed severed and retained lands. Each of the proposed semi-detached dwelling units is proposed to have 2 internal additional dwelling units, for a total of 12 residential units between the four parcels.

The Committee of Adjustment gave provisional consent to create one new lot on the property in August 2022 (File B-14/22), however due to non-fulfillment of the conditions of approval, the file has lapsed.

By-Law Requirements:

The property is located in the Low Density Residential 1 (RL.1) Zone, according to Zoning By-law (2023)-20790, as amended.

Request:

File B-48/25 – Proposed Severed Parcel 1

The applicant proposes to sever a parcel of land with frontage along College Avenue West of 7.6 metres, a depth of 45.7 metres, and an area of 348 square metres.

File B-49/25 – Proposed Severed Parcel 2

The applicant proposes to sever a parcel of land with frontage along College Avenue West of 7.6 metres, a depth of 45.7 metres, and an area of 348 square metres.

File B-50/25 – Proposed Severed Parcel 3

The applicant proposes to sever a parcel of land with frontage along College Avenue West of 7.6 metres, a depth of 45.7 metres, and an area of 348 square metres.

Proposed Retained Parcel

The retained parcel will have frontage along College Avenue West of 7.6 metres, a depth of 45.7 metres, and an area of 348 square metres.

Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 53 of the Planning Act R.S.O. 1990 P.13, as amended.

Date: **Thursday, July 10, 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-48/25, B-49/25 and B-50/25**

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 **July 3, 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 June 23, 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

