

Committee of Adjustment Notice of Public Hearing



Applications for Consent [new lot and easements] have been filed with the Committee of Adjustment

Application Details

Location:

73 and 93 Arthur Street South

Proposal:

The applicant is proposing to sever the property and create a new lot as part of the multi-phase development known as the Metalworks. The vacant parcel proposed to be severed is phase 4 of the Metalworks development (to be known as 93 Arthur Street South) and the parcel being retained is phase 3. A 10-storey residential building is currently being constructed on the retained parcel. In addition to the new lot being created, several easements are being requested to provide fire route access, loading access, and turning radius between the two parcels.

By-Law Requirements:

The property is located in the Specialized Residential High Density Apartment (R.4B-15.3) and (R.4B-15.4 (H)) Zones.

Request:

The applicant proposes the following:

File B-7/20 73 Arthur Street South (retained parcel):

- a) the creation of a 617.5 square metre shared access easement over a portion of the retained parcel for a shared driveway required for fire route, loading access and turning radius in favour of the severed parcel (shown as parts 4, 5, 6 and 8 on the attached sketch).

File B-8/20 93 Arthur Street South (severed parcel):

- a) to sever a parcel of land with frontage along Arthur Street South of 32.41 metres and an area of 5,855.5 square metres (shown as parts 7, 9, 10, 11, 14 to 19 on the attached sketch). The retained parcel will have frontage along Arthur Street South of 57.8 metres and an area of 5,463.1 square metres (shown as parts 1 to 6, 8, 12, and 13 on the attached sketch), and
- b) the creation of a 45.2 square metre shared access easement over a portion of the severed parcel for a shared driveway required for fire route, loading access and turning radius in favour of the retained parcel (shown as parts 10 and 11 on the attached sketch).

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, August 13, 2020**
Time: **4:00 p.m.**
Location: **Remote Committee of Adjustment hearing live streamed at guelph.ca/live**
Application Numbers: **B-7/20 and B-8/20**

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 remote public hearing on guelph.ca/live and participate by submitting written comments and/or speaking to the applications. Alternate meeting formats are available upon request.

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, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **August 6, 2020 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at 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. on the day of 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 remote public hearing. Instructions will also be provided during the hearing to ensure those watching the remote public hearing are 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 4:00 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 applications, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

Dated this July 24, 2020.

Contact Information

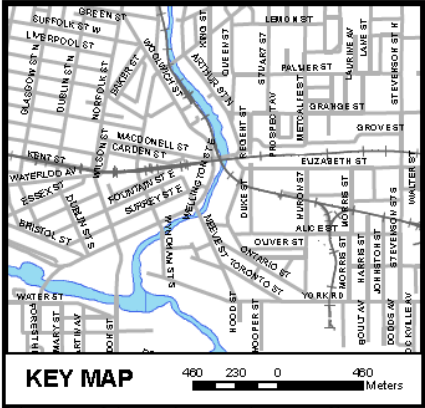
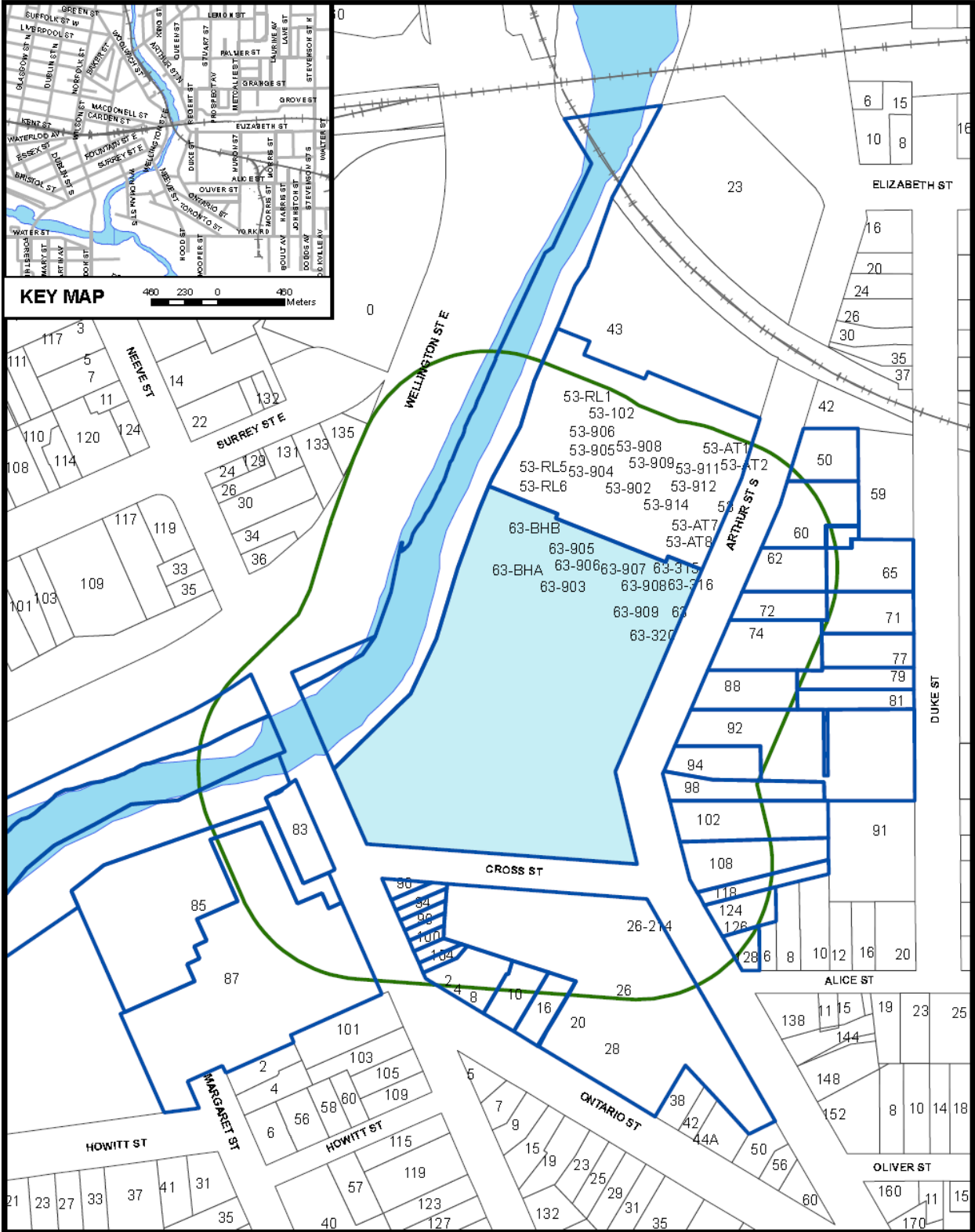
Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa



73 and 93 Arthur Street South (B-7/20 and B-8/20)
60m Circulation Area

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