

Committee of Adjustment Notice of Public Hearing



An Application for Consent [New Lot] has been filed with the Committee of Adjustment

Application Details

Location:

25 Heather Avenue

Proposal:

The applicant is proposing sever the property to create a new residential lot and construct a single detached dwelling on the severed parcel. The applicant is also proposing to maintain the existing one-storey single detached dwelling on the retained parcel. Due to the creation of the new lot, minor variance applications have been submitted (Files A-52/20 and A-53/20, see attached) for the severed and retained parcels.

By-Law Requirements:

The property is located in the Residential Single Detached (R.1B) Zone.

Request:

The applicant proposes to sever a parcel of land with frontage along Floral Drive of 15.3 metres and an area of 396 square metres. The retained parcel will have frontage along Floral Drive of 22.8 metres and an area of 585 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, November 12, 2020
Time:	4:00 p.m.
Location:	Remote Committee of Adjustment hearing live streamed at guelph.ca/live
Application Number:	B-15/20

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 application. 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 **November 5, 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 this application will be available online at guelph.ca/cofa. Alternative document formats are available upon request. Additional information related to this application 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 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.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposed consent who has not made a written submission to the City of Guelph Committee of Adjustment or a verbal presentation to the Committee before it gives or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Notice Details

Trista Di Lullo, ACST

Secretary-Treasurer, Committee of Adjustment

Dated this October 23, 2020.

Contact Information

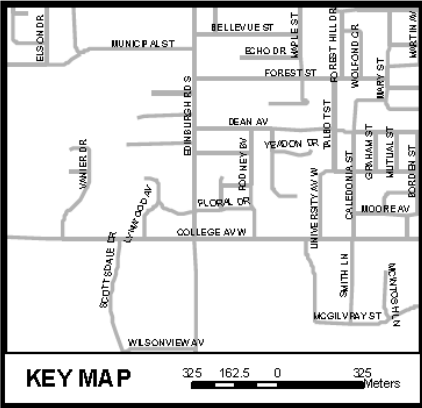
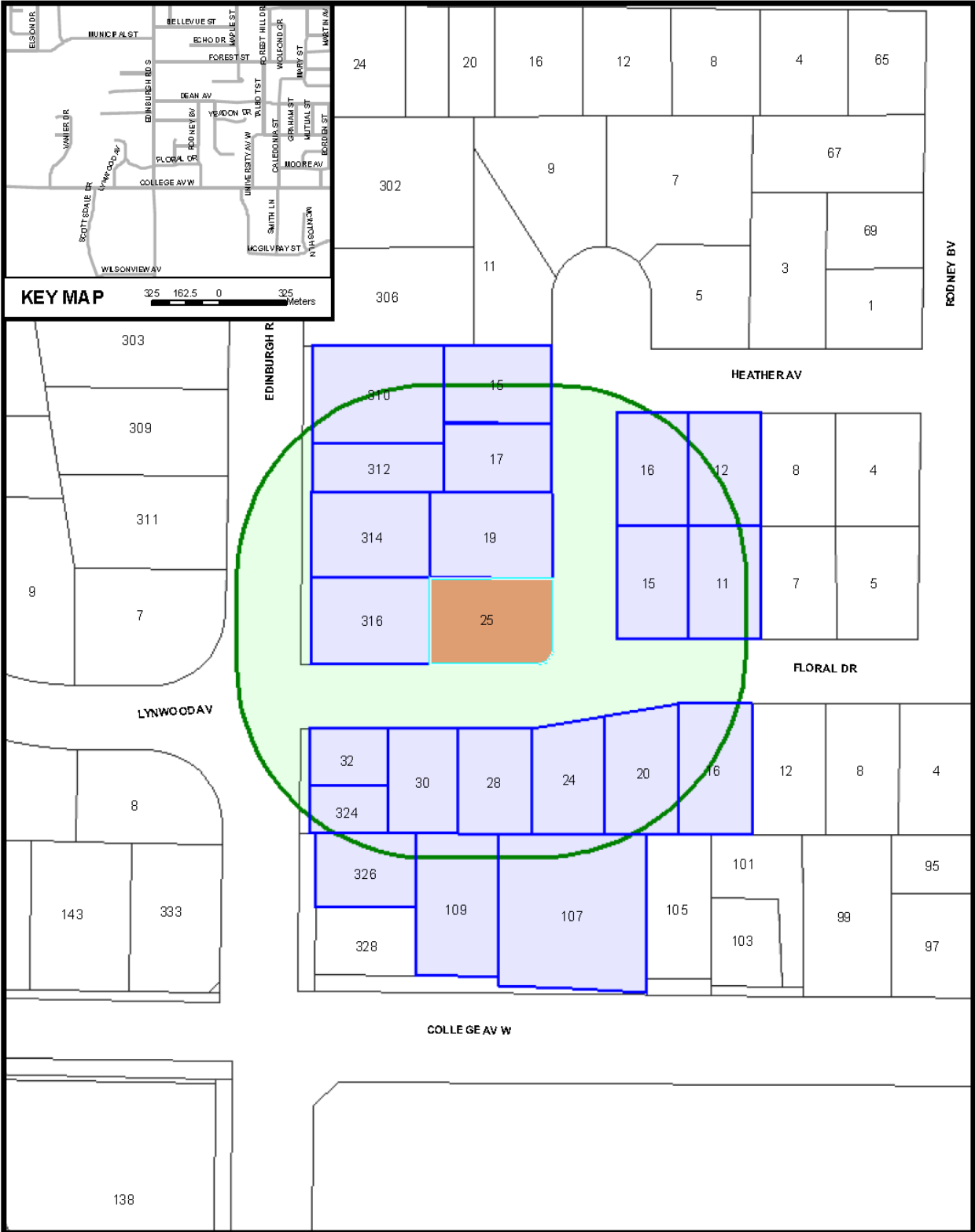
Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1


519-822-1260 Extension 2524

cofa@guelph.ca

TTY: 519-826-9771


guelph.ca/cofa






25 Heather Avenue (B-15/20, A-52/20 and A-53/20)
60m Circulation Area

Produced by the City of Guelph
City Clerk's Office-Committee of Adjustment
Date Printed: Date: October-15-20



40 20 0 40 80 m



N

The City of Guelph, its employees and agents, do not warrant or guarantee the reliability of the content of the digital or hardcopy map files, and will not be liable for any errors or omissions or for any consequences arising from their use or interpretation, by any party. It is not intended to replace a survey or 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 519-822-1286.