



Committee of Adjustment Minutes

**Thursday, October 29, 2020, 4:00 p.m.
Remote meeting live streamed on guelph.ca/live**

Members Present	K. Ash, Chair S. Dykstra L. Janis K. Meads J. Smith
Members Absent	D. Kendrick, Vice Chair D. Gundrum
Staff Present	B. Bond, Zoning Inspector J. da Silva, Council and Committee Assistant S. Daniel, Engineering Technologist T. Di Lullo, Secretary-Treasurer D. Tremblay, Council and Committee Coordinator M. Witmer, Planner

Call to Order

Chair Ash called the meeting to order. (4:00 p.m.)

Opening Remarks

Chair K. Ash explained the hearing procedures and Secretary-Treasurer T. Di Lullo conducted attendance by roll call and confirmed quorum.

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Approval of Minutes

Moved by L. Janis

Seconded by K. Meads

That the minutes from the October 8, 2020 Regular Hearing of the Committee of Adjustment, be approved as circulated.

Carried

Current Applications

A-43/20 1886 Gordon Street

Owner: Tricar Properties Ltd.

Agent: Astrid Clos, Astrid J. Clos Planning

Location: 1886 Gordon Street

In Attendance: A. Clos, A. Carapella

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. A. Clos, agent, responded that the sign was posted and comments were received. She also explained the purpose of the application and outlined the need for the variance.

A. Carapella, representative for the owner, had no additional comments regarding this application.

After a brief break to allow members of the public to express interest in speaking to the application, no members of the public spoke via electronic participation.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by S. Dykstra

Seconded by L. Janis

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 5.4.3.2.20.1 of Zoning By-law (1995)-14864, as amended, for 1886 Gordon Street, to permit a recreation centre (fitness centre) as an additional permitted use within the building

labelled as "Building 5", when the By-law permits a variety of uses in the R.4B-20 zone, but does not permit a recreation centre, be **approved**, subject to the following conditions:

1. That the Owner demonstrate to the satisfaction of the General Manager of Planning and Building Services where on the subject lands a total of 39 off-street parking spaces for Building 5 will be accommodated, prior to the issuance of any building permits for a recreation centre.
2. That the Owner show where a total of 39 off-street parking spaces will be permanently accommodated on Site Plan SP20-015, prior to the issuance of site plan approval.
3. That a recreation centre be limited to a total of 201 square metres in gross floor area in Building 5 (municipally known as 1886 Gordon Street) and as generally shown on the 'Floor Sketch' accompanying minor variance application A-43/20.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Carried

Staff Announcements

There were no announcements.

Adjournment

Moved by K. Meads

Seconded by S. Dykstra

That this hearing of the Committee of Adjustment be adjourned. (4:22 p.m.)

Carried

K. Ash, Chair

T. Di Lullo, Secretary-Treasurer