

DECISION

Committee of Adjustment Application Number A-26/21

The Committee, having considered whether or not the variance(s) 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 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, passed the following resolution:

That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Sections 6.1.3.15.1 and 6.1.3.15.2 of the Zoning By-law (1995)-14864, as amended, for 60 Ontario Street, to permit:

- a) a personal service establishment, a take-out restaurant and a convenience store, as additional permitted uses; and
 - b) a minimum of 0 off-street parking spaces,
- when the By-law:
- a) permits a variety of uses in the C.1-15 Zone, but does not permit a personal service establishment, take-out restaurant and convenience store; and
 - b) requires a minimum of 11 off-street parking spaces for the proposed coffee, shop, barber shop and convenience store,

be **approved**, subject to the following condition:

1. That permanent planters are placed along the Ontario Street property frontage to prevent through traffic on the property to the satisfaction of the General Manager of Planning and Building Services within 30 days of the Committee's final decision.

Reasons:

This application is approved, as it is the opinion of the Committee that, with the above noted condition 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.


**Members of
the Committee
of Adjustment
concurring in
the decision:**


K. Ash

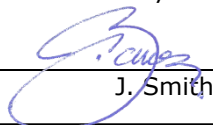
D. Kendrick


M. Allison


S. Dykstra


D. Gundrum

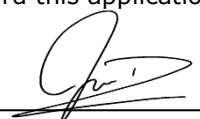
K. Meads


J. Smith

I, Juan da Silva, Acting Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a hearing held on May 13, 2021.

Dated: May 18, 2021

Signed:



**The last day on which a Notice of Appeal to the Local Planning
Appeal Tribunal may be filed is June 2, 2021.**

Committee of Adjustment
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