

# DECISION

## Committee of Adjustment Application Number A-43/20

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:


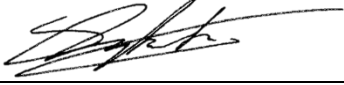

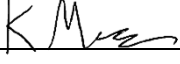
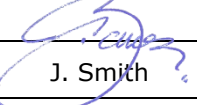
That in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 5.4.3.2.20.1 of Zoning By-law (1995)-14864, as amended, for 1886 Gordon Street, to permit a recreation centre (fitness centre) as an additional permitted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

<b>Members of the Committee of Adjustment concurring in the decision:</b>	 K. Ash	 S. Dykstra	<b>Absent</b> D. Gundrum
	 L. Janis	<b>Absent</b> D. Kendrick	 K. Meads
	 J. Smith		

I, Trista Di Lullo, 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 October 29, 2020.

**Dated: November 3, 2020**

**Signed:**



**The last day on which a Notice of Appeal to the Local Planning Appeal Tribunal may be filed is November 18, 2020.**

**Committee of Adjustment**  
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