

COMMITTEE OF ADJUSTMENT

Minutes

The Committee of Adjustment for the City of Guelph held a Special Meeting on Tuesday April 1, 2014 at 4:00 p.m. in Meeting Room D, City Hall, with the following members present:

D. Kelly, Chair
J. Hillen, Vice-Chair
R. Funnell
B. Birdsell
C. Downer
K. Ash

Regrets: L. McNair

Staff Present: R. Mallory, Planner
M. Bunnett, Acting Secretary-Treasurer

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

Other Business

The Secretary-Treasurer advised that a decision was received from Ontario Municipal Board for Application A-118/13 at 211 Arthur Street North. She noted the Board allowed the appeal and the minor variance for off-street parking was approved without the condition imposed by the Committee.

Chair D. Kelly began the meeting by introducing the members and staff present.

Application: A-21/14
Owner: Allison Fry
Agent: Stephen Fry
Location: 16 Wood Duck Court
In Attendance: Stephen Fry

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Chair D. Kelly questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received.

Mr. S. Fry replied that he posted the sign as required and he received staff comments. He noted that City staff has no objections to his proposal. He also noted that the tenants have always used the extra space as an office. He explained that it is a large area and the office is the best use for it.

There were no questions from the members of the Committee.

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 R. Funnell and seconded by B. Birdsell,

“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 4.15.1.5 of Zoning By-law (1995)-14864, as amended, for 16 Wood Duck Court, to permit a one bedroom accessory apartment in the basement to have an area of 93.3 square metres (1,004 square feet, 22.4 % of the gross floor area) when the By-law requires that an accessory apartment shall not exceed 45% of the total floor area of the building and shall not exceed a maximum of 80 square metres (861.1 square feet) in floor area, be approved.”

Carried

The meeting adjourned at 4:05 p.m.

D. Kelly
Chair

Minna Bunnett, ACST(A)
Acting Secretary Treasurer