



COMMITTEE OF ADJUSTMENT MINUTES

The Committee of Adjustment for the City of Guelph held its Regular Hearing on Thursday August 8, 2019 at 4:00 p.m. in Council Chambers, City Hall, with the following members present:

K. Ash, Chair
D. Kendrick, Vice Chair
D. Gundrum
K. Meads
J. Smith

Regrets: S. Dykstra
L. Janis

Staff Present: B. Bond, Zoning Inspector
S. Daniel, Engineering Technologist
J. da Silva, Council and Committee Assistant
T. Di Lullo, Secretary-Treasurer
E. Safi, Policy Planning Research Assistant
L. Sulatycki, Planner
A. Watts, Planner

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Approval of Minutes

Moved by D. Kendrick
Seconded by K. Meads

THAT the Minutes from the July 11, 2019 Regular Meeting of the Committee of Adjustment, be approved as circulated.

CARRIED

Requests for Withdrawal or Deferral

There were no requests.

Current Applications

Applications: **A-57/19 and A-58/19**
Owner: **Michael and Maria Finoro**
Agent: **Brian McCulloch**
Location: **9 and 11 Cork Street West**

In Attendance:

M. Finoro	R. East
M. Finoro	B. Skerrett
B. McCulloch	E. Macrae
A. Gajerski- Cauley	P. Kandel
M. Dean	M. Coutts
L. Grist	M. Coutts
V. Zimmermann	U. McDonald
S. Ratcliffe	A. Darling
	H. Felker

Secretary-Treasurer T. Di Lullo noted that correspondence with concerns about the applications was received after the comment deadline from L. Weiler, resident of Cork Street West, and S. Douglas. Copies of the correspondence were circulated to the members.

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. B. McCulloch, agent, responded that the sign was posted and comments were received.

B. McCulloch displayed photos of the existing views of the church and showed mockup drawings showing the existing view obstructions as well as elevation drawings. He addressed the correspondence received from R. Johnson, and explained how the application met the four tests of the Planning Act.

Committee member D. Gundrum arrived at 4:09 p.m.

A. Gajerski-Cauley, member of the Guelph Old City Residents' Association, expressed concerns about protection of the views of the Basilica. She was concerned that the public notice was circulated to a limited area.

M. Dean indicated she was concerned about the matter being considered a minor variance and the cumulative effect of granting variances in the protected view area.

L. Grist, resident, indicated that the subject site is a special site and did not believe the proposal meets the four tests of the Planning Act. She was concerned that further public consultation had not happened and Heritage Guelph had not commented on the application.

V. Zimmermann, resident of Glasgow Street South, showed a sketch he prepared displaying the current and proposed elevations. He expressed concerns about the impact on other buildings beside the Basilica and protecting the view for future generations.

S. Ratcliffe, President of the Guelph-Wellington branch of the Architectural Conservatory of Ontario and past member of Heritage Guelph, indicated that she did not believe the

proposal was a minor variance and expressed concern about the absence of comments from Heritage Guelph. She showed a map showing the area of Catholic Hill and indicated that the subject property was considered to be part of it. She recommended that the application be refused until the Catholic Hill property is designated as a cultural heritage landscape.

R. East, resident and Chair of the local chapter of the Council of Canadians, indicated the Basilica is an important icon of the city and emphasized the permanence of this decision. He also expressed concerns about staff being supportive of the application and the absence of comments from Heritage Guelph after the application was previously deferred.

B. Skerrett, resident, expressed concerns about this proposal being considered a minor variance and explained how it did not meet the four tests.

B. McCulloch addressed the comments made by the public and suggested that the elevator tower projection could be reduced to 1.2 to 1.5 metres above the roof.

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 these applications have met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by D. Gundrum
Seconded by J. Smith

THAT in the matter of applications under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.18.2 of Zoning By-law (1995)-14864, as amended, for 9 and 11 Cork Street, to permit the proposed apartment building to have an elevation of 346 metres above sea level, when the By-law requires that no part of any building or structure constructed within any of the protected view areas defined on Defined Area Map Number 63 of the Zoning By-law shall exceed the elevation specified for its site construction, being 343.51 metres above sea level, be **REFUSED**.

REASONS:

These applications are refused, as it is the opinion of the Committee that these applications do not meet all four tests under Section 45(1) of the Planning Act, specifically being that the requested variance is not minor in nature, does not meet the general intent and purpose of the Zoning By-law, and is not considered desirable for the streetscape and appropriate development of the lands.

Any and all written submissions relating to these applications that were made to the Committee of Adjustment before its decision and any and all oral submissions related to these applications 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

Application: A-73/19
Owner: City of Guelph
Agent: Sarah Code, Hugh Handy; GSP Group Inc.
Location: 25 Poppy Drive
In Attendance: S. Code
H. Handy
R. Allen
C. Wong
H. Flaherty
J. Joginder

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. S. Code, agent, responded that the sign was posted and comments were received.

S. Code explained the purpose of the application.

No members of the public spoke.

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 D. Kendrick
Seconded by J. Smith

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 4.13.4.2 of Zoning By-law (1995)-14864, as amended, for 25 Poppy Drive West, to permit a minimum of 521 off-street parking spaces for the proposed recreation centre at 25 Poppy Drive West, when the By-law requires 1 parking space per 10 square metres of gross floor area for a recreation centre (1505 parking spaces), or 1 parking space per 5 seats (283 parking spaces), whichever is greater, be **REFUSED**.

REASONS:

This application is refused, as it is the opinion of the Committee this application does not meet all four tests under Section 45(1) of the Planning Act, specifically being that the requested variance is not minor.

NOT CARRIED

Moved by K. Meads
Seconded by J. Smith

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 4.13.4.2 of Zoning By-law (1995)-14864, as amended, for 25 Poppy Drive West, to permit a minimum of 521 off-street parking spaces for the proposed recreation centre at 25 Poppy Drive West, when the By-law requires 1 parking space per 10 square metres of gross floor area for a recreation centre (1505 parking spaces), or 1 parking space per 5 seats (283 parking spaces), whichever is greater, be **APPROVED**.

REASONS:

This application is approved, as it is the opinion of the Committee 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

Application: A-68/19
Owner: Dimitri and Stanka Tocheva
Agent: Frank Verdone
Location: 68 Robin Road
In Attendance: D. Tocheva
S. Tocheva
F. Verdone

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. F. Verdone, agent, responded that the sign was posted and comments were received.

No members of the public spoke.

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 D. Kendrick
Seconded by D. Gundrum

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 68 Robin Road, to permit an accessory apartment size of 117.89 square metres, or 32% of the total floor area of the dwelling, when the By-law requires that, the accessory apartment shall not exceed 45% of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, which ever is lesser, be **APPROVED**.

REASONS:

This application is approved, as it is the opinion of the Committee that, 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

Application: **A-69/19**
Owner: **Amita Sachan**
Agent: **N/A**
Location: **75 Vaughan Street**
In Attendance: **A. Sachan**
 A. Sachan

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. A. Sachan, owner, responded that the sign was posted, but that she not received staff comments. Chair K. Ash explained that staff were recommending approval of the application.

No members of the public spoke.

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 J. Smith
Seconded by D. Gundrum

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 75 Vaughan Street, to permit an accessory apartment size of 110 square metres, or 35% of the total floor area of the

dwelling, when the By-law requires that the accessory apartment shall not exceed 45% of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser, be **APPROVED**.

REASONS:

This application is approved, as it is the opinion of the Committee that, 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

Application: A-70/19
Owner: Nadia and Jaroslaw Smetana
Agent: N/A
Location: 9 Hales Crescent
In Attendance: N. Smetana
O. Kozak

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. O. Kozak, agent for the owner, responded that the sign was posted and comments were received.

O. Kozak indicated that he wanted the application to proceed even though staff were recommending deferral.

Moved by K. Meads
Seconded by J. Smith

THAT Application A-70/19 for 9 Hales Crescent, be **DEFERRED** sine die, and in accordance with the Committee's policy on an application deferred sine die, that the application will be considered to be withdrawn if not dealt with within 12 months of deferral and that the deferral fee be paid prior to reconsideration of the application.

REASONS:

This application is deferred to allow the applicant additional time to work with staff.

CARRIED

Application: A-71/19
Owner: Lynn Baribault
Agent: N/A
Location: 23 Norma Crescent
In Attendance: L. Baribault
K. Baribault
F. Vettoretto

Secretary-Treasurer T. Di Lullo noted that correspondence was received after the comment deadline from K. Stoddart and J. Potoscka, residents of Norma Crescent, in support of the application. A copy of the correspondence was provided to the members and to the owner.

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. L. Baribault, owner, responded that the sign was posted and comments were received.

L. Baribault explained the application.

No members of the public spoke.

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 J. Smith
Seconded by D. Kendrick

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 23 Norma Crescent, to permit an accessory apartment size of 89.84 square metres, or 23% of the total floor area of the dwelling, when the By-law requires that the accessory apartment shall not exceed 45% of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser, be **APPROVED**.

REASONS:

This variance is approved, as it is the opinion of the Committee that this variance request meets all four tests under Section 45(1) of the Planning Act.

AND

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 4.15.1.1 of Zoning By-law (1995)-14864, as amended, for 23 Norma Crescent, to permit the addition of a second door on the front façade of the dwelling, when the By-law

requires that the external appearance of all building facades and outdoor amenity areas shall be preserved except dual service metres are permitted, be **REFUSED**.

REASONS:

This variance is refused, as it is the opinion of the Committee that this variance request does not meet all four tests under Section 45(1) of the Planning Act, specifically being that the variance request is not minor.

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

Application: A-72/19
Owner: Omar Irfan Kahn and Irfan Ali Khan
Agent: Matthew McFarlane, Hailey Inc.
Location: 10 Blair Drive
In Attendance: O. Khan
I. Khan
K. Khan
S. Narang

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. O. Khan, owner, responded that the sign was posted and comments were received.

O. Khan explained that he had met with Engineering staff. S. Daniel indicated that Engineering was still recommending deferral to allow the applicant to confirm if there will be adverse drainage impact on the neighbouring property.

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 K. Meads
Seconded by J. Smith

THAT Application A-72/19 for 10 Blair Drive, be **DEFERRED** sine die, and in accordance with the Committee's policy on an application deferred sine die, that the application will be considered to be withdrawn if not dealt with within 12 months of deferral and that the deferral fee be paid prior to reconsideration of the application.

REASONS:

To provide additional time for the applicant to consult with Engineering staff regarding drainage issues.

CARRIED

Applications: A-74/19 and A-75/19
Owner: Vesterra 735 Woolwich Inc and Vesterra737 Woolwich Inc
Agent: Scott Patterson; Scott Patterson, Labreche Patterson & Associates Inc.
Location: 735 Woolwich Street and 737 Woolwich Street
In Attendance: S. Patterson
R. Eilers
B. Brombal

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. S. Patterson, agent, responded that the sign was posted and comments were received.

S. Patterson indicated he was in full support of the staff recommendation.

No members of the public spoke.

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 these applications have met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by K. Meads
Seconded by D. Kendrick

THAT in the matter of applications under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 6.4.2 Rows 7 and 4 of Zoning By-law (1995)-14864, as amended, for 735 and 737 Woolwich Street,

- a) to permit a building height of four storeys, when the By-law requires that a maximum building height of three storeys; and
- b) to permit a front yard setback of 3 metres for the underground parking area, when the By-law requires that a minimum front yard setback of 6 metres,

be **APPROVED**, subject to the following conditions:

1. That the building height of four storeys be in general accordance with the Public Notice sketch.
2. That the front yard setback of 3 metres only apply to the underground parking area.

REASONS:

These applications are approved, as it is the opinion of the Committee that, with the above noted conditions of approval, these applications meet all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to these applications that were made to the Committee of Adjustment before its decision and any and all oral submissions related to these applications 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

Application: **B-9/19**
Owner: **JTD Enterprise Inc.**
Agent: **Jonathan Kitchen, Filiz Tamer; Dillon Consulting Limited**
Location: **230-232 Silvercreek Parkway North**
In Attendance: **F. Tamer**

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Filiz Tamer, agent, responded that the sign was posted and comments were received.

F. Tamer briefly explained the application and agreed to complete a reference plan as part of the conditions of approval.

No members of the public spoke.

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by D. Gundrum
Seconded by K. Meads

THAT in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for a long term lease in excess of 21 years for Part of Block A, Registered Plan 682, for a building municipally known as 232 Silvercreek Parkway North, a parcel occupied by a Tim Horton's restaurant and associated drive-through comprising an area of 814.3 square metres, substantially in

accordance with a sketch prepared by Black, Shoemaker, Robinson and Donaldson Limited dated April 5, 2019, project number 19-14-879, be **APPROVED**, subject to the following conditions:

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the leased parcel(s), any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

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

Applications: **B-10/19 and B-11/19**
Owner: **Vesterra 77 Wyndham Inc.**
Agent: **Jeff Buisman, Van Harten Surveying Inc.**
Location: **279 and 285 Woolwich Street**
In Attendance: **H. Keast**

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. H. Keast, representative for agent, responded that the sign was posted and comments were received.

No members of the public spoke.

File B-10/19

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by D. Kendrick
Seconded by D. Gundrum

THAT in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for the creation of the following easements over Registered Plan 144, Lot 18 and Part of Lot 21, currently known as 279 Woolwich Street, substantially in accordance with a plan prepared by Van Harten Surveying Inc. dated July 4, 2019, project number 26474-18:

- a) to permit the creation of a 23 square metre easement over a portion of the left side of 279 Woolwich Street for access and maintenance in favour of 285 Woolwich Street; and
- b) to permit the creation of a 2 square metre easement over a portion of the rear corner of 279 Woolwich Street for access in favour of 285 Woolwich Street,

be **APPROVED**, subject to the following conditions:

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

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

File B-11/19

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by D. Kendrick
Seconded by D. Gundrum

THAT in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent for the creation of an easement on Registered Plan 144, Part of Lots and 21, currently known as 285 Woolwich Street, a 26 square metre easement over a portion of the right side of 285 Woolwich Street for access and maintenance in favour of 279 Woolwich Street, substantially in accordance with a plan prepared by Van Harten Surveying Inc. dated July 4, 2019, project number 26474-18, be **APPROVED**, subject to the following conditions:

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

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

Secretary-Treasurer T. Di Lullo noted that two appeals to the Local Planning Appeal Tribunal (LPAT) were received regarding the Committee's refusal of file A-52/19 (58 Memorial Crescent) and file A-3/19 (622 College Avenue West).

Chair K. Ash expressed concerns about the correspondence received from S. Douglas regarding files A-57/19 and A-58/19 for 9 and 11 Cork Street West as the letter included the University of Guelph letterhead. She was concerned that the comments appeared to be official comments on behalf of the university, while they were comments on behalf of an individual.

Adjournment

Moved by D. Kendrick
Seconded by K. Meads

THAT the hearing of the Committee of Adjustment be adjourned at 6:25 p.m.

CARRIED

K. Ash
Chair

T. Di Lullo
Secretary-Treasurer