

COMMITTEE OF ADJUSTMENT

Minutes

The Committee of Adjustment for the City of Guelph held its Regular Meeting on Thursday March 26, 2015 at 4:00 p.m. in Council Chambers, City Hall, with the following members present:

B. Birdsell, Chair
M. Bosch
S. Dykstra
L. Janis
D. Kendrick
P. Ross
K. Ash

Regrets: None

Staff Present: M. Witmer, Planner
L. Sulatycki, Planner
T. Russell, Secretary-Treasurer
S. Samuel, Legislative Coordinator
D. McMahon, Council Committee Coordinator

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

Meeting Minutes

Moved by D. Kendrick and seconded by M. Bosch,

“THAT the Minutes from the March 12, 2015 Regular Meeting of the Committee of Adjustment, be approved as printed and circulated.”

Carried

Other Business

Secretary-Treasurer T. Russell introduced D. McMahon, Council Committee Coordinator, who assisted the Secretary-Treasurer.

Secretary-Treasurer T. Russell notified the Committee that an appeal to the Ontario Municipal Board (OMB) was filed by SmithValeriot Law Firm LLP, on behalf of the owners of 58 Dean Avenue. Application A-13/15 requested a reduced exterior side yard setback and was refused by the Committee at the March 12, 2015 meeting. A copy of the appellant form was provided to the Committee members.

Secretary-Treasurer T. Russell indicated that members L. Janis and M. Bosch have been selected to attend the Ontario Association of Committees of Adjustment and Consent Authorities (OACA) conference this year in Kingston. Secretary-Treasurer T. Russell also indicated she will be attending.

Secretary-Treasurer T. Russell noted that she is in the process of arranging another orientation session for Committee members as part of the April 23, 2015 special meeting. She indicated that more information will be provided in the near future.

Application: **B-6/15**

Owner: **1123782 Ontario Limited**

Agent: **Astrid Clos, Astrid J. Clos Planning Consultants**

Location: **30 Wilbert Street**

In Attendance: **Astrid Clos**

Secretary-Treasurer T. Russell notified the Committee that a written request to defer this application had been received from the agent on behalf of the property owner. She also stated that the notice sign was recently picked up and posted in the last two days. Therefore, she recommended that the Committee consider the deferral request first, and if granted, no discussion of the merits of the application take place until the application is brought forward to a future meeting.

Ms. A. Clos stated that the signs were picked up but not posted in accordance with the Planning Act regulations. She provided the Secretary-Treasurer photos of the recently posted signs. She indicated that the signs will be posted accordingly when the application comes back to the Committee at a future meeting.

Moved by M. Bosch and seconded by S. Dykstra,

THAT Application B-6/15 for 30 Wilbert Street, be deferred sinedie, and in accordance with the Committee's policy on applications deferred sinedie, that the application will be considered to be withdrawn if not dealt with within 12 months of deferral and that the deferral application fee be paid prior to reconsideration of the application.

Carried

REASONS:

This application is deferred at the request of the applicant.

Application: B-7/15
Owner: Christina Marconi
Agent: Brian Beatty, Black, Shoemaker, Robinson & Donaldson Ltd.
Location: 103 Grove Street
In Attendance: Brian Beatty

Mr. B. Beatty requested that the application be deferred upon reviewing staff comments as a minor variance application is needed. He indicated that hopefully both consent and minor variance applications can be considered at the May 14, 2015 meeting.

Moved by M. Bosch and seconded by K. Ash,

THAT Application B-7/15 for 103 Grove Street, be deferred sinedie, and in accordance with the Committee's policy on applications deferred sinedie, that the application will be considered to be withdrawn if not dealt with within 12 months of deferral and that the deferral application fee be paid prior to reconsideration of the application.

Carried

REASONS:

This application is deferred at the request of the applicant in order for the submission of a minor variance application.

Application: A-19/15
Owner: Uta Kayser
Agent: N/A

Location: 27 Forbes Avenue

In Attendance: Uta Kayser

Secretary-Treasurer T. Russell noted that correspondence had been received from Ms. S. O'Reilly and Mr. A. Heble indicating support of the application. A copy of the correspondence was provided to the Committee members.

Chair B. Birdsell questioned if the sign had been posted in accordance with Planning Act requirements. Ms. U. Kayser replied that the sign was posted.

Ms. U. Kayser explained her application and background of the property, and outlined the previous rezoning application that was approved to permit a single family dwelling. She indicated that the basement had been partially finished. She showed before and after photos on the overhead projector of the renovations to the dwelling. She also asked that the minor variance application fee of \$465.00 be refunded.

Committee member M. Bosch asked when the refund request will be discussed. Chair B. Birdsell replied that the refund request will be dealt with after a decision is made on the application. Committee member M. Bosch stated he had no issues with the application.

Planner M. Witmer said he met on-site with the property owner that morning and the owner expressed concerns with Heritage Planning conditions. Planner M. Witmer stated that he discussed these concerns with S. Robinson, Heritage Planner and he agreed to amend condition 1. Planner M. Witmer stated that he had provided a written copy of the amended condition to the Secretary-Treasurer earlier.

Committee member S. Dykstra asked if the amended condition would replace existing condition 1. Planner M. Witmer replied yes.

Committee member D. Kendrick asked if the applicant had any comments on the amended condition. Ms. U. Kayser replied that she spoke with the Heritage Planner and the amendment is acceptable.

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 K. Ash and seconded by P. Ross,

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 8.3.1.10.1 of Zoning By-law (1995)-14864, as amended, for 27 Forbes Avenue, to permit an accessory apartment within the existing dwelling, when the By-law permits a single detached dwelling in the I.1-10 zone, but it does not permit an accessory apartment,

be approved, subject to the following conditions:

1. Prior to the issuance of any building permits, the applicant shall arrange for a site visit by the Senior Heritage Planner to determine if the proposed alterations would create any potential impacts to the heritage attributes of the subject property.
2. That prior to the issuance of a building permit related to the proposed minor variance, that any elevation and floor plan drawings submitted be to the satisfaction of the Senior Heritage Planner and be reviewed for comment by Heritage Guelph to ensure that the design of the accessory apartment respects the heritage character of the existing dwelling and the Brooklyn and College Hill Heritage Conservation District.
3. That the accessory apartment not exceed a total floor area of 94.8 m².

Carried

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.

Consideration of refund of the application fee for application A-19/15, 27 Forbes Avenue

Chair B. Birdsell asked if the Committee members had any comments regarding the refund request. Committee member M. Bosch stated that the rezoning allows both residential and institutional uses and therefore he feels that this flexibility is in the applicant's favour. He indicated that he would not be supporting the request.

Moved by M. Bosch and seconded by S. Dykstra,

THAT no action be taken on the request for a full refund on the application fee for Application A-19/15, 27 Forbes Avenue.

Carried

Applications: B-8/15, B-9/15, B-10/15, A-20/15, A-21/15, A-22/15, A-23/15

Owner: Knight Lumber Limited

Agent: Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited

Location: 24-34 Raglan Street

In Attendance: Nancy Shoemaker
Orval Gates

Chair B. Birdsell questioned if the signs had been posted in accordance with Planning Act requirements. Ms. N. Shoemaker replied that the signs were posted.

Ms. N. Shoemaker explained the history of the existing buildings on the property and that the owner wants to sell the buildings individually. She indicated that the owner wished to create three parcels with existing buildings and the fourth parcel is for a future single family dwelling. She noted there are a number of variances required since the existing buildings were constructed prior to current Zoning By-law regulations. She explained that the City has asked for a road widening along the frontages of 28 to 34 Raglan Street, which will further decrease the conformity with the Zoning By-law. She indicated that she had read the public comments and stated that by creating these separate parcels, the dwellings will likely be habituated by owners instead of absentee owners. Ms. N. Shoemaker stated she felt the applications met the four tests under the Planning Act.

Ms. N. Shoemaker questioned Engineering Services' comment about the existing service laterals to the vacant lot. She indicated that in the recommended conditions, it requires the laterals to be removed prior to endorsonation of deeds, yet the Engineering Services' comments referenced that these should be removed prior to building permit. She requested that the conditions reference the removal being completed prior to building permit.

Committee member S. Dykstra asked which conditions Ms. N. Shoemaker was referring to. Ms. N. Shoemaker replied conditions 7 and 8.

Committee member M. Bosch stated he agreed that it will be better if the lots are owned individually, but he had concerns about 24 Raglan Street having no front yard and a small back yard. He recommended 24 Raglan Street and 28 Raglan Street be one lot to create a total of three instead of four lots, with the existing one-storey building removed which would alleviate the encroachment concerns. He also stated that he believed that having the sidewalk jog around 24 Raglan Street is a possibility not in the interest of the neighbourhood. Chair B. Birdsell stated he appreciated Committee member M. Bosch's concerns, but also clarified that it is not the intent of the Committee to provide guidance on how many lots should be created.

Ms. N. Shoemaker replied that part of building at 24 Raglan Street will be removed as per the drawing so there will be an adequate back yard. She also indicated that 24 Raglan Street has some heritage value and was unsure if Heritage Guelph would accept the entire removal of the building.

Committee member P. Ross asked who owned the land to the south of the subject property. Ms. N. Shoemaker replied it is probably Canadian National Railways (CNR) or Metrolinx. She said that the owner used to lease the lands from CNR.

Committee member P. Ross asked if the lots could be enlarged by obtaining land to the south of the subject property. Ms. N. Shoemaker replied that there are two issues with this suggestion as the current owners have completed a Record of Site Condition and done extensive rehabilitation as lands associated with railways often contain contamination. She indicated that the owners are not interested in acquiring additional property and that CNR probably views this property as an asset they do not wish to sell. Committee member P. Ross asked Planning staff if the proposed lots are similar and compatible to those across the street. Planner L. Sulatycki replied yes they are compatible and showed an aerial photo of the lots on the overhead projector.

Committee member P. Ross asked Planning staff about the number of variances required for 28 and 24 Raglan Street. Planner L. Sulatycki replied that in terms of lot size, she said the proposal is compatible with the existing neighbourhood.

Committee member S. Dykstra asked about the parts proposed for road widening and asked why there is no road widening proposed along the frontage of 24 Raglan Street. He stated he was concerned if a future road widening is needed in front of 24 Raglan Street, it would further reduce the size of the lot. Planner L. Sulatycki replied that the City's Official Plan outlines when road widenings can be requested.

Ms. N. Shoemaker said she talked to Engineering Services' staff about the proposed road widening and in order to have the road widened in front of 24 Raglan Street, the City would need to expropriate the existing building. Therefore, she said the City is not interested in widening the road along 24 Raglan Street as there is no value in road widening in this location.

Committee member M. Bosch said he had the same concern as Committee member S. Dykstra. Committee member M. Bosch asked if the applicant can make the façade at the front of 24 Raglan Street completely straight across. Chair B. Birdsell indicated that that was already mentioned that this building might have some heritage value, but asked the agent if this had been considered. Ms. N. Shoemaker replied that this suggestion is not likely and that in the comments provided, staff recognized that the existing building is encroaching and therefore are recommending an encroachment agreement be entered into.

No members of the public spoke.

Committee member K. Ash indicated that it makes good planning sense to separate these buildings and recognize the existing conditions.

Committee member S. Dykstra asked if conditions regarding cash in-lieu of parkland were missed. Secretary-Treasurer T. Russell confirmed that no comments on these applications were received from Parks Planning.

Committee member P. Ross noted that 24 Raglan Street is noted in the report as not being in the heritage registrar. He stated that he believes it would be a better outcome if lots 28 and 24 Raglan Street were merged and the only way to accomplish that would be to refuse consent to sever 28 Raglan Street, which would have the effect of merging the two together and a total of three lots would be created. Committee member K. Ash stated that she opposed a refusal. Chair B. Birdsell clarified that the existing motion from Committee member K. Ash to approve the applications should be considered first.

Committee member D. Kendrick asked if Committee member P. Ross' statement was a separate motion. Chair B. Birdsell replied yes or the Committee would need to break the applications down into component parts and vote on them individually.

Committee member P. Ross asked for clarification as it was stated previously that only 3 lots are being created. Committee member K. Ash clarified that there are three consent applications which will create a total of four lots.

There was a tie vote when the motion to approve the applications as requested was considered. Chair B. Birdsell voted in favour of the motion.

Application B-8/15

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 K. Ash and seconded by L. Janis,

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 severance of Part of Lot 50, Registered Plan 258, municipally known as 34 Raglan Street, a parcel with a frontage along Raglan Street of 20.96 metres,

be approved, subject to the following conditions:

1. That the owner deeds to the City free of all encumbrances a 1.50-metre wide parcel of land for a road widening across the entire frontage of the proposed severed lands (Proposed Parts 1, 2 and 3) as shown in red on the owners site plan, prior to endorsation of the deeds.
2. That prior to endorsation of the deeds, the owner shall have an Ontario Land Surveyor prepare a reference plan identifying the required road widening.
3. That prior to endorsation of the deeds, the owner shall submit a Phase 1 Environmental Site Assessment in accordance with the Record of Site Condition regulation (O. Reg. 153/04 as amended), describing the current conditions of the property to be known municipally as 32 Raglan Street to the satisfaction of the City. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the owner's expense.
4. That prior to endorsation of the deeds, the owner complete the following:
 - a) file a Record of Site Condition (RSC) on the Ministry of the Environment (MOE) Environmental Site Registry for the property including certification by a Qualified Person as defined by O.Reg. 153/04 as amended, that the environmental condition of the property meets the appropriate MOE Site Condition Standards for the intended land use; and,
 - b) submit the MOE acknowledgment letter for the RSC to the satisfaction of the City.
5. That prior to endorsation of the deeds, the owner applies to the City Solicitor for an encroachment agreement and obtains approval for the encroachment of a portion of the main building and roof of 24 Raglan Street that encroaches on the Raglan Street road allowance.
6. Prior to endorsation of the deeds, the owner shall pay to the City the estimated costs associated with the construction of the sidewalk across the entire frontage of the property as determined by the General Manager/City Engineer. Furthermore, the owner agrees to pay the actual cost of the sidewalk across the entire frontage of the property, and pay the full amount by which the actual cost exceeds the estimated cost within thirty (30) days of receipt of an invoice from the City. Similarly, upon completion of accounting, should the estimated cost exceed the actual cost, the City shall refund the difference to the owner without interest.
7. That the owner pays all the costs associated with the removal of the existing service laterals from the proposed severed lands (Proposed Part 2), satisfactory to the Plumbing/Sewage System Inspector, prior to the issuance of any building permits.

8. That the owner pays the actual cost of the removal of the existing sanitary and water service laterals from the road allowance, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits.
9. That the owner pays the actual cost of constructing new sanitary and water service laterals to the proposed severed lands (Proposed Part 2) including the cost of any curb cuts and/or curb fills required, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits.
10. That the owner pays the actual cost of the construction of the new driveway entrances including the required curb cuts and/or curb fills, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits.
11. That prior to the issuance of any building permits on the proposed severed lands, the owner shall pay the flat rate charge established by the City per metre of road frontage to be applied to tree planting for the said lands.
12. That the owner constructs the new dwellings at such an elevation that the lowest level of the building can be serviced with a gravity connection to the sanitary sewer.
13. That the owner enters into a Storm Sewer Agreement, as established by the City, providing for a grading and drainage plan, registered on title, prior to endorsement of the deeds.
14. That a legal off-street parking space be created on the proposed severed parcel (Proposed Part 2) and on the proposed retained lands (Proposed Part 4) at a minimum setback of 6-metres from the property line at the street.
15. Prior to the issuance of any building permit, the owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.
16. That the owner shall make arrangements satisfactory to the Technical Services Department of Guelph Hydro Electric Systems Inc. for the installation of hydro service to the proposed new dwelling, as well as provisions for any easements and/or rights-of-way for their plants, prior to the issuance of any building permits.

17. That the owner makes satisfactory arrangements with Union Gas for the servicing of the proposed severed lands (Proposed Part 2), as well as provisions for any easements and/or rights-of-way for their plants, prior to the issuance of any building permits.
18. The owner shall ensure that all telephone service and cable TV service on the lands shall be underground. The owner shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services, prior to the issuance of any building permits.
19. That prior to endorsement of the deeds, the owner shall enter into an agreement with the City, registered on title, satisfactory to the General Manager/City Engineer, agreeing to satisfy the above-noted conditions and to develop the site in accordance with the approved plans.
20. That the two unit house be registered in accordance with City of Guelph By-law (1997)-15392, as amended, prior to endorsement of the deeds.
21. That the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement, prior to March 31, 2016.
22. 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 endorsement of the deed.
23. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsement of the deed, that he/she will provide a copy of the registered deed/instrument as registered in the Land Registry Office within two years of issuance of the consent certificate, or prior to the issuance of a building permit (if applicable), whichever occurs first.
24. That a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the draft Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca) or supplied on a compact disk.

Carried

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.

Application B-9/15

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 K. Ash and seconded by L. Janis,

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 severance of Part of Lots 49 and 50, Registered Plan 258, to be municipally known as 32 Raglan Street, a parcel with a frontage along Raglan Street of 14 metres,

be approved, subject to the following conditions:

1. That the owner deeds to the City free of all encumbrances a 1.50-metre wide parcel of land for a road widening across the entire frontage of the proposed severed lands (Proposed Parts 1, 2 and 3) as shown in red on the owners site plan, prior to endorstation of the deeds.
2. That prior to endorstation of the deeds, the owner shall have an Ontario Land Surveyor prepare a reference plan identifying the required road widening.
3. That prior to endorstation of the deeds, the owner shall submit a Phase 1 Environmental Site Assessment in accordance with the Record of Site Condition regulation (O. Reg. 153/04 as amended), describing the current conditions of the property to be known municipally as 32 Raglan Street to the satisfaction of the City. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the owner's expense.
4. That prior to endorstation of the deeds, the owner complete the following:
 - a) file a Record of Site Condition (RSC) on the Ministry of the Environment (MOE) Environmental Site Registry for the property including certification by a Qualified Person as defined by O.Reg. 153/04 as amended, that the environmental condition of the property meets the appropriate MOE Site Condition Standards for the intended land use; and,
 - b) submit the MOE acknowledgment letter for the RSC to the satisfaction of the City.

5. That prior to endorsation of the deeds, the owner applies to the City Solicitor for an encroachment agreement and obtains approval for the encroachment of a portion of the main building and roof of 24 Raglan Street that encroaches on the Raglan Street road allowance.
6. Prior to endorsation of the deeds, the owner shall pay to the City the estimated costs associated with the construction of the sidewalk across the entire frontage of the property as determined by the General Manager/City Engineer. Furthermore, the owner agrees to pay the actual cost of the sidewalk across the entire frontage of the property, and pay the full amount by which the actual cost exceeds the estimated cost within thirty (30) days of receipt of an invoice from the City. Similarly, upon completion of accounting, should the estimated cost exceed the actual cost, the City shall refund the difference to the owner without interest.
7. That the owner pays all the costs associated with the removal of the existing service laterals from the proposed severed lands (Proposed Part 2), satisfactory to the Plumbing/Sewage System Inspector, prior to the issuance of any building permits.
8. That the owner pays the actual cost of the removal of the existing sanitary and water service laterals from the road allowance, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits.
9. That the owner pays the actual cost of constructing new sanitary and water service laterals to the proposed severed lands (Proposed Part 2) including the cost of any curb cuts and/or curb fills required, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits.
10. That the owner pays the actual cost of the construction of the new driveway entrances including the required curb cuts and/or curb fills, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits.
11. That prior to the issuance of any building permits on the proposed severed lands, the owner shall pay the flat rate charge established by the City per metre of road frontage to be applied to tree planting for the said lands.
12. That the owner constructs the new dwellings at such an elevation that the lowest level of the building can be serviced with a gravity connection to the sanitary sewer.

13. That the owner enters into a Storm Sewer Agreement, as established by the City, providing for a grading and drainage plan, registered on title, prior to endorstation of the deeds.
14. That a legal off-street parking space be created on the proposed severed parcel (Proposed Part 2) and on the proposed retained lands (Proposed Part 4) at a minimum setback of 6-metres from the property line at the street.
15. Prior to the issuance of any building permit, the owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.
16. That the owner shall make arrangements satisfactory to the Technical Services Department of Guelph Hydro Electric Systems Inc. for the installation of hydro service to the proposed new dwelling, as well as provisions for any easements and/or rights-of-way for their plants, prior to the issuance of any building permits.
17. That the owner makes satisfactory arrangements with Union Gas for the servicing of the proposed severed lands (Proposed Part 2), as well as provisions for any easements and/or rights-of-way for their plants, prior to the issuance of any building permits.
18. The owner shall ensure that all telephone service and cable TV service on the lands shall be underground. The owner shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services, prior to the issuance of any building permits.
19. That prior to endorstation of the deeds, the owner shall enter into an agreement with the City, registered on title, satisfactory to the General Manager/City Engineer, agreeing to satisfy the above-noted conditions and to develop the site in accordance with the approved plans.
20. Prior to the issuance of any building permit for the lands, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the project, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
21. That the applicant pay to the City, as determined applicable by the City's Director of Finance, development charges and education development charges, in accordance with City of Guelph Development Charges By-law (2009)-18729, as amended from time to time, or any successor thereof, and in accordance with

the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereof, prior to issuance of a building permit, at the rate in effect at the time of issuance of the building permit.

22. That a site plan be submitted to, and approved by the General Manager of Planning, Urban Design and Building Services and the City Engineer, prior to the issuance of a building permit for the new dwelling on the severed parcel indicating:
 - i. The location and design of the new dwelling;
 - ii. All trees on the subject property, including the extent of their canopies that may be impacted by the development. Any trees within the City boulevard must be shown, including appropriate protective measures to maintain them throughout the development process. The plan should identify trees to be retained, removed and/or replaced and the location and type of appropriate methods to protect the trees to be retained during all phases of construction;
 - iii. A Tree Compensation Plan to mitigate the impacts of any tree loss utilizing a 3:1 replacement ratio;
 - iv. The location of the new dwelling with a setback that is in character with the surrounding area; and,
 - v. Grading, drainage and servicing information.
23. That the elevation and design drawings for the new dwelling on the severed parcel be submitted to, and approved by the General Manager of Planning, Urban Design and Building Services, prior to the issuance of a building permit for the new dwelling in order for staff to ensure that the design of the new dwelling respects the character of the surrounding neighbourhood in all aspects including the proposed massing, building setbacks and the size and location of any proposed garage.
24. That the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement, prior to March 31, 2016.
25. 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 endorsement of the deed.
26. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsement of the

deed, that he/she will provide a copy of the registered deed/instrument as registered in the Land Registry Office within two years of issuance of the consent certificate, or prior to the issuance of a building permit (if applicable), whichever occurs first.

27. That a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the draft Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca) or supplied on a compact disk.

Carried

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.

Application B-10/15

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 K. Ash and seconded by L. Janis,

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 severance of Part of Lot 49, Registered Plan 258, municipally known as 28 Raglan Street, a parcel with a frontage along Raglan Street of 12.71 metres,

be approved, subject to the following conditions:

1. That the owner deeds to the City free of all encumbrances a 1.50-metre wide parcel of land for a road widening across the entire frontage of the proposed severed lands (Proposed Parts 1, 2 and 3) as shown in red on the owners site plan, prior to endorstation of the deeds.
2. That prior to endorstation of the deeds, the owner shall have an Ontario Land Surveyor prepare a reference plan identifying the required road widening.

3. That prior to endorsation of the deeds, the owner shall submit a Phase 1 Environmental Site Assessment in accordance with the Record of Site Condition regulation (O. Reg. 153/04 as amended), describing the current conditions of the property to be known municipally as 32 Raglan Street to the satisfaction of the City. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the owner's expense.
4. That prior to endorsation of the deeds, the owner complete the following:
 - a) file a Record of Site Condition (RSC) on the Ministry of the Environment (MOE) Environmental Site Registry for the property including certification by a Qualified Person as defined by O.Reg. 153/04 as amended, that the environmental condition of the property meets the appropriate MOE Site Condition Standards for the intended land use; and,
 - b) submit the MOE acknowledgment letter for the RSC to the satisfaction of the City.
5. That prior to endorsation of the deeds, the owner applies to the City Solicitor for an encroachment agreement and obtains approval for the encroachment of a portion of the main building and roof of 24 Raglan Street that encroaches on the Raglan Street road allowance.
6. Prior to endorsation of the deeds, the owner shall pay to the City the estimated costs associated with the construction of the sidewalk across the entire frontage of the property as determined by the General Manager/City Engineer. Furthermore, the owner agrees to pay the actual cost of the sidewalk across the entire frontage of the property, and pay the full amount by which the actual cost exceeds the estimated cost within thirty (30) days of receipt of an invoice from the City. Similarly, upon completion of accounting, should the estimated cost exceed the actual cost, the City shall refund the difference to the owner without interest.
7. That the owner pays all the costs associated with the removal of the existing service laterals from the proposed severed lands (Proposed Part 2), satisfactory to the Plumbing/Sewage System Inspector, prior to the issuance of any building permits.
8. That the owner pays the actual cost of the removal of the existing sanitary and water service laterals from the road allowance, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits.
9. That the owner pays the actual cost of constructing new sanitary and water service laterals to the proposed severed lands (Proposed Part 2) including the cost of any curb cuts and/or curb fills required, with the estimated cost of the

works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits.

10. That the owner pays the actual cost of the construction of the new driveway entrances including the required curb cuts and/or curb fills, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of any building permits.
11. That prior to the issuance of any building permits on the proposed severed lands, the owner shall pay the flat rate charge established by the City per metre of road frontage to be applied to tree planting for the said lands.
12. That the owner constructs the new dwellings at such an elevation that the lowest level of the building can be serviced with a gravity connection to the sanitary sewer.
13. That the owner enters into a Storm Sewer Agreement, as established by the City, providing for a grading and drainage plan, registered on title, prior to endorsement of the deeds.
14. That a legal off-street parking space be created on the proposed severed parcel (Proposed Part 2) and on the proposed retained lands (Proposed Part 4) at a minimum setback of 6-metres from the property line at the street.
15. Prior to the issuance of any building permit, the owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.
16. That the owner shall make arrangements satisfactory to the Technical Services Department of Guelph Hydro Electric Systems Inc. for the installation of hydro service to the proposed new dwelling, as well as provisions for any easements and/or rights-of-way for their plants, prior to the issuance of any building permits.
17. That the owner makes satisfactory arrangements with Union Gas for the servicing of the proposed severed lands (Proposed Part 2), as well as provisions for any easements and/or rights-of-way for their plants, prior to the issuance of any building permits.
18. The owner shall ensure that all telephone service and cable TV service on the lands shall be underground. The owner shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services, prior to the issuance of any building permits.

19. That prior to endorsement of the deeds, the owner shall enter into an agreement with the City, registered on title, satisfactory to the General Manager/City Engineer, agreeing to satisfy the above-noted conditions and to develop the site in accordance with the approved plans.
20. That the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement, prior to March 31, 2016.
21. 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 endorsement of the deed.
22. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsement of the deed, that he/she will provide a copy of the registered deed/instrument as registered in the Land Registry Office within two years of issuance of the consent certificate, or prior to the issuance of a building permit (if applicable), whichever occurs first.
23. That a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the draft Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca) or supplied on a compact disk.

Carried

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.

Application A-20/15

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. Ash and 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, variances from the requirements of Table 5.1.2 Rows 3, 6, 7 and 8 of Zoning By-law (1995)-14864, as amended, for 34 Raglan Street,

- a) to permit a lot area of 385 square metres (4,144.1 square feet), when the By-law requires that the minimum lot area be 460 metres,
- b) to permit a front yard of 2.72 metres (8.9 feet), when the By-law requires that the minimum front yard be the average of the setbacks of the adjacent properties, being 3.5 metres, and
- c) to permit a right side yard of 0.13 metres (0.4 feet), when the By-law requires that the minimum side yard be 1.5 metres,

be approved, subject to the following condition:

1. That the conditions imposed for Application B-8/15 be and form part of this approval.

Carried

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.

Application A-21/15

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. Ash and 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, variances from the requirements of Table 5.1.2 Rows 3 and 4 of Zoning By-law (1995)-14864, as amended, for 32 Raglan Street,

- a) to permit a lot area of 363 square metres, when the By-law requires that the minimum lot area be 460 square metres, and

- b) to permit a lot frontage of 14 metres, when the By-law requires that the minimum lot frontage be 15 metres,

be approved, subject to the following condition:

1. That the conditions imposed for Application B-9/15 be and form part of this approval.

Carried

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.

Application A-22/15

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. Ash and 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, variances from the requirements of Table 5.1.2 Rows 3, 4, and 6 of Zoning By-law (1995)-14864, as amended, for 28 Raglan Street,

- a) to permit a lot area of 245 square metres, when the By-law requires that the minimum lot area be 460 square metres,
- b) to permit a lot frontage of 12.7 metres, when the By-law requires that the minimum lot frontage be 15 metres, and
- c) to permit a front yard of 0.7 metres, when the By-law requires that the minimum front yard be the average of the setbacks of the adjacent properties, being 3.5 metres,

be approved, subject to the following condition:

1. That the conditions imposed for Application B-10/15 be and form part of this approval.

Carried

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.

Application A-23/15

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. Ash and 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, variances from the requirements of Table 5.1.2 Rows 3, 6, 7 and 8 of Zoning By-law (1995)-14864, as amended, for 24 Raglan Street,

- a) to permit a lot area of 257 square metres, when the By-law requires that the minimum lot area be 460 square metres,
- b) to permit a front yard of 0 metres, when the By-law requires that the minimum front yard be the average of the setbacks of the adjacent properties, being 3.5 metres,
- c) to permit a right side yard of 0.6 metres, when the By-law requires that the minimum side yard be 1.5 metres, and
- d) to permit a rear yard of 0.94 metres, when the By-law requires that the minimum rear yard be 7.5 metres or 20% of the lot depth, whichever is less,

be approved, subject to the following conditions:

1. That the addition at the back be removed prior to the endorstation of the deeds.
2. That the conditions imposed for Applications B-8/15, B-9/15, and B-10/15 be and form part of this approval.

Carried

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.

Application: **A-24/15**

Owner: **Thomasfield Homes Limited**

Agent: **Claudio and Andrea Di Lello**

Location: **304 Gosling Gardens**

In Attendance: **Claudio Di Lello**
 Andrea Di Lello

Secretary-Treasurer T. Russell noted that there was an error in regards to the zoning designation listed on the public meeting notice. She clarified that the zoning for the subject property is Specialized Residential Single Detached (R.1C-18).

Chair B. Birdsell questioned if the signs had been posted in accordance with Planning Act requirements. Mr. C. Di Lello replied that the three signs were posted, one in front of the subject property and one on each of Clair Road West and Gordon Street.

Mr. C. Di Lello explained that the purpose of the application was to allow family members to live in a basement apartment of the new dwelling.

Committee member M. Bosch asked if an accessory apartment needs a separate entrance. Chair B. Birdsell stated that he did not think a separate entrance was required. Planner M. Witmer stated that the Zoning By-law requires an interior connection for an accessory apartment, so therefore he believed that a separate exterior entrance is optional. Mr. C. Di Lello said dwelling is proposed to be a walk out and there will be a separate entrance from the basement to the rear of the property.

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 and seconded by P. Ross,

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 304 Gosling Gardens, to permit an accessory apartment to have to have an area of 113.4 square metres (24.6% of the gross floor area), when the By-law requires that an accessory apartment 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.

Carried

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.

Application: B-11/15
Owner: 2278560 Ontario Inc.
Agent: N/A
Location: 5 Arthur Street South
In Attendance: Pamela Kraft

Secretary-Treasurer T. Russell noted that there was an error in regards to the zoning designation listed on the public meeting notice. The zoning for the subject property is Specialized High Density Apartment with holding provisions (R.4B-15 (H2)).

Secretary-Treasurer T. Russell stated that comments from the Grand River Conservation Authority (GRCA) were provided after the comment deadline. She indicated that the GRCA has no objection to the application. A copy of the correspondence was provided to the Committee members.

Chair B. Birdsell questioned if the sign had been posted in accordance with Planning Act requirements. Ms. P. Kraft replied that the signs were posted.

Ms. P. Kraft explained that City Council recently approved the lifting of the holding zone for this property. She explained that the area identified as subject to consent is for the first phase of the Metalworks development. She indicated that the purpose of application was to allow construction financing on the area subject to consent instead of the entire parcel, as this area is the only part of the property being developed at this point. She indicated that she had

discussions with Planning staff about the staff comments and sorted out issues regarding their concerns.

Planner M. Witmer stated that he concurred with Ms. P. Kraft's comments and Planning staff were now in a position to recommend approval. He explained that there were some initial concerns about the application form being somewhat vague regarding the purpose of the application. He stated that the public notice was correct and had no concerns with the notice. He noted that the applicant made some amendments to the sketch provided and the revised sketch was shown on the overhead projector. He noted for the Committee members that the land subject to the mortgage have been identified as "lands subject to consent" rather than "lands to be severed". Planner M. Witmer recommended some minor amendments to the four conditions proposed to remove references to a deed and rather reference a charge/mortgage.

Committee member M. Bosch asked what portion of the property would be subject to the mortgage. Ms. P. Kraft explained that the area includes from Arthur Street down to the river, and includes River Walk, which the City will have a surface easement over. Committee member M. Bosch asked if this parcel is suitable to a partial mortgage. Planner M. Witmer explained that there are several types of consent and this application represents one of them. He clarified that this application is not a traditional severance to create a new parcel, but an application to have a mortgage apply to only part of a property.

Committee member M. Bosch asked about the boundaries of the parcel subject to consent and was concerned that the boundaries straddling the old foundry building and there was no set back. Ms. P. Kraft explained that the boundaries go behind the heritage building and there is some distance between the building and the edge of Phase 1. Planner M. Witmer explained that this application is more of an administrative item and will not physically affect the property.

Planner M. Witmer indicated that he wanted to go on record stating that yesterday he had a discussion with the applicant encouraging them to ensure their lender is amenable to this application and aware of the conditions. He stated that he received confirmation from the applicant that this has been done.

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 K. Ash and seconded by S. Dysktra,

THAT in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent to register a mortgage on part of Registered Plan 113,

Lots 77 to 82, Part Lot 76, Part Grist Mill Lands East Side of Speed River, being Parts 11 to 16 on Reference Plan 61R-11955, 5 Arthur Street South, a portion with frontage along Arthur Street South of 69 metres and an area of 0.7 hectares,

be approved, subject to the following conditions:

1. That the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for endorsement, prior to March 31, 2016.
2. 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 endorsement of the charge/mortgage.
3. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsement of the charge/mortgage, 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 consent certificate, or prior to the issuance of a building permit (if applicable), whichever occurs first.
4. That a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the parcel subject to the charge/mortgage, any easements/rights-of-way and building locations. The submission must also include a digital copy of the draft Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca) or supplied on a compact disk.

Carried

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.

Application: A-2/15

Owner: Robinson's Flowers Limited

Agent: Craig Dool, Craig Dool Property Maintenance Inc.

Location: 59 Duke Street

In Attendance: Ken Dool

Secretary-Treasurer T. Russell notified the Committee that this application was deferred at the January 15, 2015 Committee of Adjustment meeting to allow the applicant to provide further information. A copy of the previous decision to defer the application was provided to the Committee members. She explained that since the January meeting, the applicant has revised the application in regards to the minor variance requests and updated the drawing. The original application requested to permit the manufacturing of cut flowers in a 167 square metre area of the existing building, and to permit three off-street parking spaces for the manufacturing of cut flowers.

Chair B. Birdsell questioned if the sign had been posted in accordance with Planning Act requirements. Mr. K. Dool replied that the sign was posted.

Mr. K. Dool stated that staff helped him through the process.

Committee member S. Dykstra asked if accessory uses to the warehouse use are possible. He stated he was concerned that by permitting a warehouse that other accessory uses that are not compatible with the florist use or neighbourhood are possible. Planner L. Sulatycki provided the definition of a warehouse, which is a place used for the storage, distribution, or wholesaling of goods or materials, but does not include a retail establishment, manufacturing, or storage facility. Planner L. Sulatycki stated that she understood from the applicant that most of the building will be vacant and used for personal storage. She stated that considering this she feels this would be an appropriate use. Chair B. Birdsell clarified that there are no accessory warehouse uses.

Committee member M. Bosch asked if previous permitted uses, such as a machine shop, will no longer be permitted. Planner L. Sulatycki said the special zoning of the property recognizes existing uses, so in the future the owner or a subsequent owner could use the building for any of the permitted uses. Chair B. Birdsell clarified that if the property is proposed for another permitted use, the applicant would need a change of use permit from Building Services, which would trigger a zoning review. Planner L. Sulatycki replied that if the property is proposed to be used for another type of permitted use in the future, a change of use permit would be needed so zoning regulations such as parking requirements could be determined.

Committee member K. Ash said she was concerned about the addressing of the property. She stated that the application lists the property as 47-59 Duke Street, but the notice and map indicates 59 Duke Street, and in the special provisions section of the Zoning By-law it referenced the property as 47 Duke Street. She stated she wanted to ensure the correct address was used. Planner L. Sulatycki stated that she obtained the building file and previously 47 Duke Street was only used as a mailing address, not a physical address. She indicated that

staff will need to update the Zoning By-law to correct the addressing as part of the Comprehensive Review.

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 and seconded by K. Ash,

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 Section 7.3.4.1.1 and 4.13.4.2 of Zoning By-law (1995)-14864, as amended, for 59 Duke Street, be approved, subject to the following conditions:

1. That prior to the issuance of a building permit, the owner applies to the City Solicitor to amend the existing encroachment agreement registered on title for the encroachment of a portion of the main building and to include the existing chain link fence, steel gates and steel posts and obtains approval for the encroachment of a portion of the main building, the existing chain link fence, steel gates and the steel posts that encroach on the Duke Street road allowance; or that prior to the issuance of a building permit, the owner applies to the City Solicitor for a new encroachment agreement and obtains approval for the encroachment of a portion of the main building, the existing chain link fence, steel gates and steel posts that encroach on the Duke Street road allowance.
2. The owner shall submit an amended site plan satisfactory to the General Manager/City Engineer showing the accessibility and maneuverability of the seven (7) off-street parking spaces, prior to the issuance of a building permit.
3. That the owner shall be responsible to pay the actual costs associated with the removal of the existing asphalt pavement, gravel pavement, rolled curb within the road allowance including the restoration of the boulevard with topsoil and sod and the required concrete sidewalk at the building entrances and curb fills, with the estimated cost of the works as determined necessary by the General Manager/City Engineer being paid, prior to the issuance of a building permit.
4. That a site plan be submitted to, and approved by the General Manager of Planning, Urban Design and Building Services and the City Engineer prior to the issuance of a building permit.

5. That the retail portion of the florist be limited to 33 square metres in size.

Carried

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.

The meeting adjourned by Committee member S. Dykstra at 5:25 p.m.

B. Birdsell
Chair

T. Russell
Secretary-Treasurer