

**COMMITTEE OF ADJUSTMENT**

Minutes

The Committee of Adjustment for the City of Guelph held a Special Meeting on Thursday October 30, 2014 at 4:00 p.m. in Council Chambers, City Hall, with the following members present:

R. Funnell, Chair  
J. Hillen  
C. Downer  
L. McNair  
K. Ash

Regrets: B. Birdsell

Staff Present: M. Witmer, Planner  
T. Russell, Secretary-Treasurer

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

**Application:** B-24/14  
**Owner:** University of Guelph  
**Agent:** Tom Lammer, Lammer Group  
**Location:** 125 Chancellors Way  
**In Attendance:** Tom Lammer

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

Mr. T. Lammer replied that the sign was posted and that he received staff comments. Mr. T. Lammer asked for clarification regarding the condition requiring the reference plan. He asked if condition #4 could be revised to include the words "existing building locations" as the property is currently vacant and no buildings will be shown on the reference plan.

Committee member C. Downer if staff felt it was acceptable to modify the wording of the condition. Planner M. Witmer replied that he finds the suggested wording acceptable.

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 L. McNair seconded by C. Downer,

“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 long term lease of Part Lot 8, Concession 3, Division ‘G’, Registered Plan 61R-11937, Parts 19 to 22, and Part of Parts 34, 45, and 46, municipally known as 125 Chancellors Way, a vacant parcel comprising an area of 7,142.6 square metres,

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 November 24, 2015.
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 deed.
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 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.
4. 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 existing 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

Meeting Minutes

The Committee had a brief discussion about the minutes and decision relating to 19 Lyon Avenue (File A-101/14). No changes were made to the minutes.

Moved by L. McNair and seconded by K. Ash,

“THAT the Minutes from the October 16, 2014 Regular Meeting of the Committee of Adjustment, be approved as printed and circulated.”

Carried

Other Business

Secretary-Treasurer T. Russell informed the Committee that an Ontario Municipal Board hearing date has been set for Committee of Adjustment File A-72/14 for 16 Maple Street. The hearing is scheduled for Tuesday, January 20, 2015 at 10:30 a.m. A copy of the Appointment for Hearing was provided to the Committee members for their information.

Paper copies of amendments to the Zoning By-law were provided to the Committee members that requested hard copies.

Paper copies of the September 2014 Consolidation of the Official Plan were provided to the Committee members. This consolidation included all amendments that have been approved (or partially approved) since December 2012.

Secretary-Treasurer T. Russell informed the Committee that the 2015 Meeting Schedule is currently being drafted. The Committee had a brief discussion about the number of meetings needed per month.

The meeting was adjourned by L. McNair at 4:36 p.m.

R. Funnell  
Chair

T. Russell  
Secretary-Treasurer