

Committee of Adjustment Minutes



Thursday, September 26, 2019, 4:00 p.m.

Council Chambers, Guelph City Hall, 1 Carden Street

Members present:

K. Ash, Chair
D. Kendrick, Vice Chair
S. Dykstra
D. Gundrum
L. Janis
K. Meads
J. Smith

Staff Present:

S. Daniel, Engineering Technologist
J. da Silva, Council and Committee Assistant
T. Di Lullo, Secretary-Treasurer
L. Sulatycki, Planner
A. Watts, Planner

Call to Order

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Approval of Minutes

Moved by D. Kendrick

Seconded by L. Janis

That the minutes from the September 12, 2019 regular hearing of the Committee of Adjustment, be approved as circulated.

Carried

Requests for Withdrawal or Deferral

There were no requests.

Current Applications

Application: A-87/19

Owner: Green Forest Wellington Ltd.

Agent: Duncan Baird, Piatto Neapolitan Pizza (Guelph) Inc.

Location: 147 Wyndham Street North

In Attendance: D. Baird
 C. Maloney
 R. Crosby

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

D. Baird explained the application as well as the business concept through a PowerPoint presentation.

Member D. Gundrum arrived at 4:13 p.m.

D. Baird indicated that there were no concerns with the recommended condition.

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 6.3.2.6.2 of Zoning By-law (1995)-14864, as amended, for 147 Wyndham Street North, to permit a licensed establishment in the existing commercial building to a maximum floor area of 270 square metres, when the By-law requires that that the floor area of a licensed establishment shall not exceed 230 square metres, be **approved**, subject to the following condition:

1. That liquor sales cease as of 12:01 a.m. for the licensed establishment.

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.

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

None

Adjournment

Moved by D. Gundrum

Seconded by L. Janis

That this special hearing of the Committee of Adjustment be adjourned at 4:16 p.m.

Carried

“Original signed by”

K. Ash

Chair

“Original signed by”

T. Di Lullo

Secretary-Treasurer