

INFORMATION ITEMS

Week Ending April 21, 2017

REPORTS

1. Draft Urban Design Manual: Urban Design Vision and Design Action Plan
2. Guelph Museums Advisory Committee 2016 Report

INTERGOVERNMENTAL CONSULTATIONS

1. Identifying a Province-wide Cycling Network

CORRESPONDENCE

1. Township of Adjala-Tosorontio Resolution re: Canada's 150th Birthday
2. Township of Lake of Bays Resolution re: Request for a Moratorium on the current Accommodation Review Process
3. Township of Perth East Resolution re: Proposed Building Code Changes
4. GRCA Current, April 2017

BOARDS & COMMITTEES

1. Committee of Adjustment Meeting Minutes – March 9, 2017
2. Heritage Guelph – Resignation received from Uli Walle

ITEMS AVAILABLE IN THE CLERK'S OFFICE

1. None

Information Report

Service Area	Infrastructure, Development and Enterprise Services
Date	Friday, April 21, 2017
Subject	Draft Urban Design Manual: Urban Design Vision and Design Action Plan
Report Number	IDE 17-54

Executive Summary

Purpose of Report

To provide Council the draft Urban Design Vision and draft Urban Design Action Plan, two components of the Urban Design Manual that are being released for public comment between April 17, 2017 and May 8, 2017.

Key Findings

The Urban Design Action Plan is being managed by Policy Planning and Urban Design division of Planning, Urban Design and Building Services in collaboration with other affected departments. This project builds on the 2009 Urban Design Action Plan and will assist in implementing the new directions established in the City's updated Official Plan, and provide direction to a future comprehensive Zoning By-law update. Council received a report with an overview of the process on April 20, 2016.

A draft version of the Urban Design Vision and Urban Design Action Plan components of the Urban Design Manual have been prepared based on internal and external stakeholder engagement (Attachment 1). It includes a vision for urban design in Guelph and updated urban design action plan items. Staff is releasing the draft document to receive public comment.

Financial Implications

The development of the Urban Design Manual is funded through approved capital funding

Report

With significant population growth planned for Guelph, as required by Provincial legislation, the way Guelph is growing is changing, including further intensification and more complete, mixed-use greenfield neighbourhoods. Because urban design

excellence is important on all scales (regional, city, neighbourhood, street and individual site), it plays a key role in managing this growth.

The Urban Design Action Plan is being managed by Policy Planning and Urban Design division of Planning, Urban Design and Building Services in collaboration with other affected departments by way of an internal circulation and workshop conducted. It involves a corporate-wide review of current urban design policy and practices, engagement of staff and stakeholders in setting directions and creation of an action list to promote and enhance the delivery of improved urban policy and design in the City. The Urban Design Manual will provide a thoughtful and consistent approach to urban design in Guelph. This project was introduced as part of the report presented in April 2016 (Attachment 2).

This project builds on the 2009 Urban Design Action Plan and will assist in implementing the new directions established in the City's updated Official Plan, and provide direction to a future comprehensive Zoning By-law update. Council received a report with an overview of the process on April 20, 2016.

A draft version of the Urban Design Vision and Urban Design Action Plan components of the Urban Design Manual have been prepared based on internal and external stakeholder engagement (Attachment 1). It includes a vision for urban design in Guelph and updated urban design action plan items. Staff is releasing the draft document to receive public comment.

Draft Urban Design Manual: Urban Design Vision (Volume 1) and Urban Design Action Plan (Volume 2)

The purpose of this project is to create an Urban Design Manual. The manual will update the 2009 Urban Design Action Plan as well as summarize existing and future work and provide a set of standards to be used in the development application process. This project will continue an on-going conversation with staff, Council and the public around Guelph's urban design values and assets, how urban design can be leveraged to realize the vision established through the Official Plan Update (OPA 48), as well as discussions that look further into the future.

An overview of the draft volumes (Attachment 1) is provided below.

Volume 1: Urban Design Vision for Guelph

This volume includes the urban design vision that is based on the Official Plan vision. It outlines what urban design is, why it is important and the Guelph context. Completed community engagement is also documented. Finally, it includes the Urban Design Principles for the City based on Official Plan objectives.

Volume 2: Urban Design Action Plan

The Urban Design Action Plan addresses the Official Plan vision, objectives and policies and discusses how these can be achieved through urban design. It also addresses current challenges in realizing the vision. It is divided into three parts.

Part 1: Opportunity areas

This part focuses on distinct areas in the city with potential for significant change. It also considers city-wide opportunities. The recommended actions in Part 1 address the plans, policies and projects that should be developed and implemented. Each section in Part 1 briefly describes an opportunity area, its urban design vision, recommended objectives, challenges and actions. Part 1 also contains tables that outline expected outcomes of the actions for each opportunity area, the general timeframe for implementation (forthcoming but not included in this draft) and whether or not the action requires a new allocation in the City's budget. The tables also highlight priority actions. It is recommended the City initiate priority actions within the next two to three years and, in the case of plans, studies, guidelines and processes, complete them within the next three to five years.

Part 2: Activating public space and institutional strengthening

This part focuses on the processes and programs the City should improve or initiate to ensure urban design objectives are met and awareness about urban design increases. A section on project review describes general strategies related to consultation, communication and identifies specific actions that support them. A section on promotion and education outlines initiatives the City should pursue to ensure City staff and Guelph citizens are informed about the importance of urban design.

Part 3: Urban design policy directions

The final part focuses on strengthening City policies and regulations. Policy directions included are largely based on the Official Plan update and are primarily intended to guide the update of zoning regulations through the comprehensive Zoning Bylaw review.

Volume 3: Urban Design Standards and Directions (Not Attached)

Volume 3 will continue to be developed at a future date and will include:

- Urban design concept plans for Community Mixed-Use nodes. (These have been completed and are on the City's website [here](#))
- Urban design concept plans for select Intensification Corridors.

- Townhouse and mid-rise built form standards (See report 17-53 for further details).
- Other built form standards such as Commercial Built Form Standards

Based on emerging needs, future chapters could be added as needed (i.e. other nodes, corridors, key sites).

Next steps

Staff is releasing the draft UDAP which is based on engagement completed with internal and external stakeholders. The purpose of this draft is to receive further comments from internal and external stakeholders prior to preparing a final recommended document. An accompanying online survey will also be undertaken.

Key next steps and community engagement timing are currently scheduled as outlined in the following table. Staff is also planning to undertake public engagement for Built Form Standards for Sites within the Gordon Street Intensification Corridor in Q2 of 2017.

Timing	Deliverable
April 24, 2017-May 15, 2017	Public and external stakeholder commenting period for review of draft document. Online survey will also be open to structure feedback.
July 2017	Draft Urban Design Manual (Volumes 1 and 2) presented to Council.
Q3/4 2017	Recommended Urban Design Manual (Volumes 1 and 2) presented to IDE/Council for adoption.
2017-2018	Continued development of Volume 3 of the Urban Design Manual.

Financial Implications

The development of the Urban Design Manual is funded through approved capital funding.

Consultations

Community stakeholder input will inform a shared agenda and explore future urban design initiatives. Community engagement completed includes:

- Urban Design Summit (May, 2014) which included a public session attend by approximately 300 people and workshops attended by 160 professionals. This two day session explored some of the key challenges and opportunities around urban design in Guelph. It had 3 themes:
 - Making the Economics Work: Urban design and the creation of value;

- Showing Results Now: Using quick-win strategies to start implementing good urban design today; and,
- Evolving the Suburban Commercial Strip: Making more pedestrian-friendly mixed-use corridors.
- This is Your Brain on Urban Design Event (November, 2015) which was attended by approximately 150 people. Neuroscientist and author Colin Ellard talked about how urban design impacts psychological well-being. Staff also outlined the City's urban design focus and key themes and presented the City's urban design video. Attendees also shared their ideas around urban design excellence and priorities for urban design.
- An Internal Workshop (February 2016) was held with representatives from internal departments including Engineering, Economic Development, Parks, Zoning, Forestry and Transit. An internal circulation was also completed.
- Urban Design Manual Workshop (December 2016) was attended by approximately 100 people. Participants reviewed urban design actions for different areas of the city and helped determine what should be done first.
- A follow-up feedback form was filled in by 75 participants. Staff used this information from the survey to inform the urban design actions and priorities.

Corporate Administrative Plan

Overarching Goals

Service Excellence
Financial Stability
Innovation

Service Area Operational Work Plans

Our Services - Municipal services that make lives better
Our People- Building a great community together

Attachments

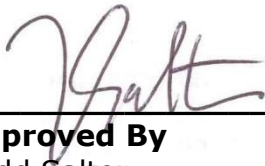
- *ATT-1 Urban Design Manual Urban Design Vision ([Volume 1](#)) and Urban Design Action Plan ([Volume 2](#)) is available on the City of Guelph website at [Guelph.ca/urbandesign](http://guelph.ca/urbandesign)
- *ATT-2 April 20, 2016 Urban Design Action Plan Update and Urban Design Manual Project (16-24) is available on the City of Guelph website at: http://guelph.ca/wp-content/uploads/council_agenda_042016.pdf

Departmental Approval

Not applicable

Report Author

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Senior Urban Designer



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Approved By

Melissa Aldunate
Manager of Policy Planning and Urban Design



Recommended By

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Infrastructure, Development and Enterprise
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Information Report

Service Area Public Services

Date Friday, April 21, 2017

Subject **Guelph Museums Advisory Committee 2016 Report**

Report Number PS-17-08

Executive Summary

Purpose of Report

To provide Council with the annual report of the Guelph Museums Advisory Committee.

Key Findings

The Council-appointed Guelph Museums Advisory Committee continues to guide and support the work of Guelph Museums, ensuring the Museums meet professional standards and are actively engaging citizens in meaningful ways.

In 2016, the Advisory Committee oversaw the development of a new strategic operating plan, established a new signature fundraising event, guided planning for Canada 150, Guelph 190, and expanded and strengthened the Museum's community connections.

Financial Implications

N/A

Report

Background

The objectives of the Guelph Museums Advisory Committee are:

- To participate in strategic planning activities
- To act as ambassadors for Guelph Museums in the community
- To initiate and participate in fundraising activities for the purpose of providing revenue, attracting new audiences, and increasing awareness within the community
- To advise on approaches to increasing and maintaining members, visitors, volunteers and supporters
- To approve community museum operating policies as required by the Ministry of Tourism, Culture and Sport

- To serve as the museum-dedicated committee required by the Ministry of Tourism, Culture and Sport in order to be eligible to receive an annual Community Museum Operating Grant

Annual Report

The Advisory Committee met nine times over the year, on the fourth Thursday of each month, except for July, August and December. Advisory committee members contributed over 300 volunteer hours, participating in meetings and assisting at special events.

In 2016, the Museum successfully concluded its three year Blue Sky Plan, having implemented 88% of the objectives set out in 2013. Among the achievements realized under this plan: the renovation of McCrae House and implementation of In Flanders Fields at 100: Time to Remember initiative, the addition of Locomotive 6167 to the Museum collection, the completion of landscaping at the Civic Museum, rebranding, a new website, and the introduction of new and engaging programs and exhibitions. This resulted in a 16% increase in attendance over the three year period, with 30,494 guests attending Guelph Civic Museum and McCrae House in 2016.

With the conclusion of the Blue Sky Plan, the Advisory Committee initiated development of a new strategic operating plan which was implemented in January 2017. Envisioning Guelph Museums 2017 to 2020 considered results of the Blue Sky plan, input from a community engagement survey, current trends and influences in the museum sector, and was developed in the context of the Corporate Administrative Plan. Objectives set for the next three years aim to attract and satisfy diverse audiences, deepen audience engagement, increase earned revenue, increase donations and sponsorships, improve efficiency, establish community partnerships, embrace leading-edge museum practices, and embrace technology and new media.

Also in 2016, the advisory committee established a new signature fundraising event for the Museums. The inaugural Febulous event – a cocktail party and auction – raised over \$9,000 to support Guelph Goes Global, a series of exhibitions about local stories with worldwide impact. The first exhibition in the series, **Lucile: Fashion. Titanic. Scandal.**, featured late 19th and early 20th century designs by Lady Duff Gordon, borrowed from museums and private collections from across Canada, the United States, and Australia. This was an ambitious initiative for Guelph Museums, and one that would not have been possible without the support of Febulous attendees and donors.

The advisory committee also led planning for the celebration of Canada's sesquicentennial, organizing a series of exhibits, events and programs, under the banner "Canada 150, Guelph 190," that will be implemented throughout 2017. Among the highlights are monthly Building Canada Lectures organized in partnership with the University of Guelph, monthly Fourth Friday Oh Canada Concerts, Guelph 190: History@Night Party to celebrate Founders' Day, National

Aboriginal Day events, To the Gathering Place exhibition, and Stepping Into 150, a history-themed scavenger hunt for families.

Community partnerships are essential as we work to strengthen the Museums' connection with the community. The advisory committee established a Community Connections sub-committee which hosted several roundtable discussions with potential community partners, including the First Nations, Metis, and Inuit communities, Local Immigration Partnership representatives, the University of Guelph, and the Chamber of Commerce. These exploratory meetings set the stage for several partnership initiatives rolled out in 2016 and anticipated for 2017.

Looking ahead to 2017, the Guelph Museums Advisory Committee will focus on implementing Canada 150, Guelph 190 initiatives, increasing access to museum experiences by addressing financial and technology barriers and expanding programs, activating interpretation at Locomotive 6167, strengthening the museum facility rental program, and improving donor and sponsor cultivation and stewardship.

Financial Implications

N/A

Consultations

N/A

Corporate Administrative Plan

Overarching Goals

Service Excellence
Financial Stability
Innovation

Service Area Operational Work Plans

Our Services - Municipal services that make lives better
Our People- Building a great community together
Our Resources - A solid foundation for a growing city

Attachments

None

Departmental Approval

N/A

Report Author

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Provincial/Federal Consultation Alert							
Title	Ministry	Consultation Deadline	Summary	Proposed Form of Input	Rationale	Lead	Link to Ministry Website
Identifying a Province-wide Cycling Network	MTO	May 12, 2017	Ontario's draft province-wide cycling network is a long-term aspirational plan to connect municipal cycling routes and places of interest, promote recreational cycling and cycling tourism in Ontario, and help prioritize future cycling investments in provincial highways.	Letter submitted via Environmental Registry (013-0190)	Staff can provide comments to the ministry that do not conflict with existing or previously approved council positioning.	Engineering Services	http://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTMyMjUx&statusId=MjAwNzYz&language=en



**THE CORPORATION OF THE
TOWNSHIP OF ADJALA – TOSORONTIO**

7855 Sideroad 30 * R.R.#1 * Alliston, Ontario * L9R 1V1
Telephone: (705) 434-5055 Fax: (705) 434-5051

Office of the Clerk

BY E-MAIL ONLY

April 20, 2017

The Right Honourable Justin Trudeau
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Dear Prime Minister Trudeau:

Re: Canada's 150th Birthday

Please be advised that Council at their meeting of April 10, 2017 passed the following resolution:

A motion was made by Deputy Mayor Little, seconded by Councillor Keenan:

RESOLVED THAT in recognition of Canada's 150th birthday, the federal and provincial governments be requested to wave the taxes payable on the purchase of a Canadian Flag or Canada 150 Anniversary flag for the year 2017; and further,

THAT this motion be forwarded to the Prime Minister of Canada, the Premier of Ontario and Ontario municipalities for their support.

Yours truly,

Barbara Kane
Township Clerk

c.c. Premier of Ontario Kathleen Wynne
Ontario Municipalities



COMPRISING - THE FORMER TOWNSHIPS OF FRANKLIN, MCLEAN, RIDOUT, SINCLAIR AND FINLAYSON.

Township of Lake of Bays

RR#1, 1012 DWIGHT BEACH RD., DWIGHT
MUSKOKA, ONTARIO P0A 1H0

PHONE: (705) 635-2272
FAX: (705) 635-2132

April 20, 2017

The Honourable Mitzie Hunter
Ministry of Education
22nd Floor, Mowat Block
900 Bay Street
Toronto, Ontario M7A 1L2

Dear Minister Hunter:

**Re: Resolution regarding Request for a Moratorium on the current
Accommodation Review Process**

Please be advised that the Council of the Corporation of the Township of Lake of Bays at its meeting held on April 18, 2017 passed the following resolution:

"Resolution #7(a)/04/18/17

WHEREAS the current Accommodation Review Process is not reflective of the reality of rural school and community life;

AND WHEREAS school closures impact single-school small rural communities in all educations, social and economic aspects to a far greater degree than those impacts in multi-school urban communities;

AND WHEREAS rural communities depend on a school as part of its viability and vitality ensuring an inward migration of families with children that will ensure its future economic conditions;

AND WHEREAS the Township of Lake of Bays is a single public school municipality;

BE IT RESOLVED THAT the Township of Lake of Bays requests that Minister Mitzie Hunter, Minister of Education initiate an immediate moratorium on the Accommodation Review Process until such time as a review of the above mentioned impacts on small rural communities can be studied, completed and the results and recommendations be considered;

AND FURTHER THAT this resolution be circulated to Premier Kathleen Wynne, MP Tony Clement, MPP Norm Miller, Trillium Lakeland District School Board and all municipalities in Ontario.

Carried"

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sykes', is positioned above the printed name and title.

Carrie Sykes, *Dipl. M.A., CMO*
Director of Corporate Services/Clerk

cc: Premier Kathleen Wynne
MP Parry Sound-Muskoka, Tony Clement
MPP Parry Sound-Muskoka, Norm Miller
Trillium Lakeland District School Board
All Ontario municipalities



Township of Perth East

P.O. Box 455, 25 Mill Street
Milverton, Ontario N0K 1M0

Phone- (519) 595-2800
Fax- (519) 595-2801

Theresa Campbell, CMO, Dipl.M.M.
Municipal Clerk

email -- tcampbell@pertheast.ca

April 13, 2017

The Honourable Kathleen Wynne, Premier
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Re: Proposed Changes to Building Code B-08-09-03

At their regular meeting held on April 4, 2017, the Council of the Township of Perth East endorsed the following resolution;

That the Council of the Township of Perth East receive the correspondence from the Municipality of Calvin – resolution support for Proposed Amendments to Ontario Building Code #08-09-03 for information;

AND THAT Council support the Resolution from the Municipality of Calvin regarding the Proposed Amendments to the Ontario Building Code #08-09-03.

WHEREAS the Ministry of Municipal Affairs and Housing has proposed a change to the Building Code, B-08-09-03, requiring mandatory five year septic tank pump out and records retention by the owner;

AND WHEREAS that same change requires Municipalities to administer and enforce this change;

AND WHEREAS the change document fails to identify the administrative costs to Municipalities;

AND WHEREAS the change document fails to identify any transfer of Provincial funding to offset these downloaded costs;

AND WHEREAS many Municipalities already have bylaws to regulate septic systems especially near waterways;

AND WHEREAS the majority of homeowners pump out their septic tanks on a regular basis whether regulated or not;

AND WHEREAS there are many more important issues on which to spend taxpayer's money than "enhancing" maintenance on existing functioning systems;

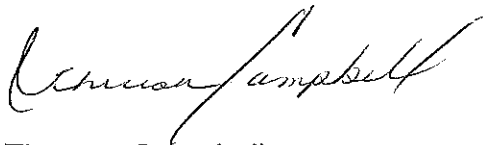
AND WHEREAS adequate legislation already exists to correct malfunctioning systems;

AND WHEREAS Premier Wynne stated on Monday, January 30th, 2017 at the ROMA conference that the province recognizes that "one size fits all" solutions do not always work in rural Ontario;

THEREFORE BE IT RESOLVED THAT the Council of the Township of Perth East hereby supports the Municipality of Calvin, the United Townships of Head, Clara and Maria and hereby also requests the Honourable Bill Mauro, Minister of Municipal Affairs, to rescind proposed Building Code Change B-08-09-03;

NOW THEREFORE BE IT FURTHER RESOLVED THAT a copy of this resolution be sent to the Honourable Bill Mauro, Minister of Municipal Affairs, Mr. Patrick Brown, Leader of the Progressive Conservative Party, Ms. Andrea Horwath, Leader of the New Democratic Party, and all Members of Provincial Parliament in the Province of Ontario;
AND FURTHER THAT a copy of this resolution be sent to the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), the Federation of Northern Ontario Municipalities (FONOM) and all Ontario Municipalities.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Theresa Campbell', written in black ink.

Theresa Campbell
Municipal Clerk

cc. Honourable Bill Mauro, Minister of Municipal Affairs
Mr. Patrick Brown, Leader of Progressive Conservative Party
Ms. Andrea Horwath, Leader of the New Democratic Party
Members of Provincial Parliament in the Province of Ontario
Association of Municipalities of Ontario (AMO)
Rural Ontario Municipal Association (ROMA)
Federation of Northern Ontario Municipalities (FONOM)
All Ontario Municipalities

CORPORATION OF THE MUNICIPALITY OF CALVIN

Resolution

DATE: March 14, 2017

NO: 2017-045

Certified true copy

MOVED BY [Signature]

SECONDED BY [Signature]

[Signature]
Clerk Treasurer

"WHEREAS the Ministry of Municipal Affairs and housing has proposed a change to the Building Code B-08-09-03, requiring mandatory five year septic tank pump out and records retention by the owner;

AND WHEREAS that same change requires Municipalities to administer and enforce this change;

AND WHEREAS the change document fails to identify the administrative costs to Municipalities;

AND WHEREAS the change document fails to identify any transfer of Provincial funding to offset these downloaded costs;

AND WHEREAS many Municipalities already have bylaws to regulate septic systems especially near waterways;

AND WHEREAS the majority of homeowners pump out their septic tanks on a regular basis whether regulated or not;

AND WHEREAS there are many more important issues on which to spend taxpayer's money than "enhancing" maintenance on existing functioning systems;

AND WHEREAS adequate legislation already exists to correct malfunctioning systems;

AND WHEREAS Premier Wynne stated on Monday, January 30th, 2017 at the ROMA conference that the province recognizes that "one size fits all" solutions do not always work in rural Ontario;

THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Calvin hereby supports the United Townships of Head, Clara and Maria and hereby also requests the Honourable Bill Mauro, Minister of Municipal Affairs, to rescind proposed Building Code change B-08-09-03;

NOW THEREFORE BE IT FURTHER RESOLVED THAT a copy of this resolution be sent to the Honourable Bill Mauro, Minister of Municipal Affairs, Mr. Patrick Brown, Leader of the Progressive Conservative Party, Ms. Andrea Horwath, Leader of the New Democratic Party, and all Members of Provincial Parliament in the Province of Ontario;

AND FURTHER THAT a copy of this resolution be sent to the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), the Federation of Northern Ontario Municipalities (FONOM) and all Ontario Municipalities.

CARRIED [Signature]

Mayor

GRCA General Membership

Chair Helen Jowett

Vice-Chair Chris White

Townships of Amaranth, East Garafraxa, Melancthon and Southgate and Town of Grand Valley

Guy Gardhouse

Townships of Mapleton and Wellington North

Pat Salter

Township of Centre Wellington

Kirk McElwain

Town of Erin, Townships of Guelph/Eramosa and Puslinch

Chris White

City of Guelph

Bob Bell, Mike Salisbury

Region of Waterloo

Les Armstrong, Elizabeth Clarke,
Sue Foxton, Helen Jowett,
Geoff Lorentz, Jane Mitchell,
Joe Nowak, Wayne Roth,
Sandy Shantz, Warren Stauch

Municipality of North Perth and Township of Perth East

George Wicke

Halton Region

Cindy Lunau

City of Hamilton

George Stojanovic

Oxford County

Bruce Banbury

County of Brant

Brian Coleman, Shirley Simons

City of Brantford

Dave Neumann, Vic Prendergast

Haldimand and Norfolk Counties

Bernie Corbett, Fred Morison

Above average rainfall

Aside from a snowstorm on March 1 and several light snowfalls, the precipitation in March fell mostly as rain and was above average for the month.

The snowpack on the land disappeared early this year and was mostly gone by the end of February. Under these conditions, the landscape started to dry up and farmers were beginning to prepare their land for spring a little early.

By the end of the month, the reservoirs were within or slightly above their normal operating range. Temperatures in March were close to the long-term average, but were quite variable, alternating between cold and warm. The level of Lake Erie was well above the long-term average at the end of the month.

The first part of April has been wet and warm.

Forest thinning at Shade's Mills Park

Some of the trees in a 30-hectare (75-acres) forest at Shade's Mills Park in Cambridge are being marked this spring so they can be removed later in the year.

The trees are part of a group of pine and spruce plantation forests between Avenue Road and Clyde Road that were planted during the 1980s.

Tree thinning improves the health of the forests. It provides more room for the remaining trees to grow. It also makes space for trees and shrubs of other species. In time, these tree plantations will be converted into more natural and diverse forests.

The celebration will continue for 150 days, and will include various activities, promotion of GRCA programs and initiatives throughout the watershed, as well as a number of events at Grand River Parks and nature centres. The GRCA will share information through its Twitter and Facebook accounts, as well as its website and publications.

The Grand River watershed is rich in Canadian history. In 1994, the Grand River was designated a Canadian Heritage River for its cultural history and outstanding cultural values. Aspects of the Canadian Heritage River will be highlighted, as well as ways to learn about and enjoy nature in the watershed.

Morton prescribed burn

A prescribed burn took place at the Morton property near Pinehurst Lake Park on April 14.

A 20-hectare parcel was burned by Lands and Forests Consulting, a company that strictly follows the intensive Ontario Ministry of Natural Resources and Forestry guidelines for prescribed burning to ensure safety and effectiveness.

The goal of the prescribed burn was to remove invasive non-native Manitoba maple, grasses and other plants. Fire is a normal part of the life cycle of prairie habitats. Native species can tolerate fire, so burning the land clears out non-native species. Fire also releases important nutrients into the soil, which promotes growth and increases seed yields. The burn will help to prepare the land for a native grassland enhancement project that will be seeded after the burn.

At one time, about 25 per cent of the Grand River watershed was tallgrass prairie. Today, only one per cent remains.

Earth Day launch for Canada 150 campaign

The Grand River Conservation Authority (GRCA) will kick off its Canada 150 celebration on Earth Day — Saturday, April 22 — at the Guelph Rotary Forest, where a maple grove shaped like a maple leaf will be planted in honour of the 150th anniversary of Confederation.

Elora Park renovation of Marston Pavilion underway

The Marston Pavilion at Elora Gorge Park will be renovated this summer and is expected to reopen on Canada Day.



The kitchen and washrooms will be renovated and a new accessible washroom will be added. In addition, the wooden pillars that hold up the structure have been deteriorating over the years, so the bottom 1.2 metres (four feet) of each will be replaced with concrete and clad in stone.

The GRCA has hired Demikon Construction of Guelph to carry out this \$227,000 project. It will be funded through a Canada 150 Community Infrastructure grant of \$83,250 and funds from the conservation areas capital reserve.

The pavilion opened in 1954, the year that this park opened. It is named after Kay Marston, a member of the GRCA board who was instrumental in establishing as the first conservation area in Ontario.

Floodplain mapping workshop held

Several GRCA staff members attended a floodplain mapping technology transfer workshop in Guelph in early March.

The workshop was organized by the GRCA and the Canadian Water Resources Association, with funding from the Ministry of Natural Resources and Forestry and the Federal National Damage Mitigation Program. About 190 people attended, and most were from conservation authorities and the provincial government. The first day covered the project that the GRCA is coordinating with the U.S. Army Corps of Engineers to adapt their hydrology model to better represent hydrology in Ontario and Canada.

Elora two-zone policy

A new two-zone floodplain policy area for portions of Elora and Fergus has been approved by the GRCA.

Updated floodplain mapping will now be used as the guiding document when dealing with planning matters and permit applications in the two-zone area. Amendments to the GRCA's regulation mapping incorporate the revisions to the floodplain and associated regulated allowance.

This change was requested by the municipality and is being made after a consultation process and necessary approvals.



Photo by Eric Bancroft

The GRCA's osprey WebCam is back for the third year. It allows people to watch a breeding pair of osprey at Belwood Lake. It can be viewed at www.grandriver.ca/osprey.

Two-zone areas are used for existing urban areas that have developed close to rivers and would not be put in place in new areas. They allow redevelopment with restrictions to manage the risk to people and property from floods.

Two-zone areas are in place in many other communities within the watershed.

Water quality report

A new high-level report summarizing water quality conditions across the watershed is complete and on the surface water quality page on www.grandriver.ca.

It shows water quality conditions at long-term sampling sites between 2013 and 2015. The report describes the relative status of nutrient concentrations (nitrogen and phosphorus) and uses the Canadian Council of Ministers of the Environment Water Quality Index.

River water quality is influenced by point sources, such as wastewater treatment plants, which can have a big negative impact that is more pronounced when river flows are low. Recent improvements to wastewater facilities and operations have been beneficial.

On the other hand, when river flows are high during the spring and heavy rainfall events, runoff from urban and agricultural areas have a significant impact.

Spring planting events across the watershed

The GRCA and its partners are hosting six planting events this spring and encouraging watershed residents to celebrate Canada 150 by planting trees in this watershed.

A complete listing of planting events is available in the online calendar at www.grandriver.ca/events.

This issue of *GRCA Current* was published in April, 2017.

It is a summary of the March, 2017 business conducted by the GRCA board and other noteworthy happenings and topics of interest.

The Grand River Conservation Authority welcomes distribution, photocopying and forwarding of *GRCA Current*.

Next board meeting:

April 28 at 9:30 a.m.,
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COMMITTEE OF ADJUSTMENT MINUTES

The Committee of Adjustment for the City of Guelph held its Regular Meeting on Thursday March 9, 2017 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

Staff Present: L. Cline, Deputy Secretary-Treasurer
D. McMahon, Council Committee Coordinator
L. Sulatycki, Planner

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Approval of Minutes

Moved by M. Bosch
Seconded by P. Ross

THAT the Minutes from the February 9, 2017 Regular Meeting of the Committee of Adjustment, be approved as circulated.

CARRIED

Requests for Withdrawal or Deferral

Application: A-17/16, A-18/16, A-19/16, A-20/16, A-21/16, A-22/16, & A-23/16

Owner: 2382917 Ontario Inc.

Agent: N/A

Location: 1023 Victoria Road South (Blocks 33-39)

In Attendance: Kelley des Tombe

Ms. K. des Tombe, representative for the owner, requested that the applications be deferred as per the staff comments.

Moved by D. Kendrick
Seconded by P. Ross

THAT applications A-17/16, A-18/16, A-19/16, A-20/16, A-21/16, A-22/16, and A-23/16 for 1023 Victoria Road South (Blocks 33-39), 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.

REASONS:

This application is deferred to allow the applicant to meet with staff to review comments and provide additional information.

CARRIED

Current Applications

Application: B-4/17

Owner: Armel Corporation

Agent: Kathryn Munn, McCarthy Tétrault LLP

Location: 963 Paisley Road

In Attendance: Mary Lee, McCarthy Tétrault LLP

Council Committee Assistant L. Cline noted that after discussion with the agent for this application, revised wording to condition #2 and #3 is being recommended to change the reference from the word deed to deed/instrument, as well as revising condition #1 to add "if required" after the word signatures.

Chair B. Birdsell questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Ms. M. Lee, agent for the owner, replied that the sign was posted and comments were received. Ms. M. Lee outlined the application.

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 M. Bosch
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 to permit a long term lease in excess of 21 years for Block 1, Registered Plan 61M-53, except Part 6 on Reference Plan 61R-10459, municipally known as 963 Paisley Road, a parcel occupied by a TD Canada Trust bank building and associated drive-through, comprising an area of 685 square metres,

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

1. That the documents in triplicate with original signatures, if required, 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.
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/instrument.
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/instrument, 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.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions, 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

Application: **A-13/17**

Owner: **Alicia & Harry Young**

Agent: **N/A**

Location: **21 University Avenue West**

In Attendance: **Alicia Young**
 Janet McLean
 Ross McLean
 Gabriel Karl
 Kathryn McConnell

Chair B. Birdsell questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Ms. A. Young, owner, replied that the sign was posted and comments were received. Ms. A. Young briefly outlined the application.

Ms. J. McLean, resident of 8 Borden Street, raised concerns about the location and size of the proposed garage and second storey addition, as well as the number of inhabitants of the existing dwelling.

Mr. G. Carl, adjacent neighbour, raised concerns regarding the second storey addition that could increase the number of inhabitants, which could impact the level of noise and disturbance.

Ms. A. Young indicated that she lives in the neighbourhood and purchased the property to improve it. Ms. A. Young displayed the proposed elevation for the garage and second storey addition on the overhead projector and discussed how it will look in relation to the existing dwelling.

Mr. R. MacLean, resident of 8 Borden Street, expressed concerns that the decision to permit a lodging house within the existing dwelling was made without any neighborhood consultation, and the potential for that lodging house to expand, impacting traffic and noise levels.

Ms. L. Sulatycki, planner, clarified that the subject property is zoned R.1B and a Lodging House Type 1 is a permitted use within that zone. Ms. L. Sulatycki further clarified that the subject property is a licensed lodging house with ten licensed units, where the by-law permits up to twelve lodging units subject to the correct number of parking spaces being provided. Ms. L. Sulatycki indicated that from a planning perspective, there are no issues with the proposed rear yard setback and if the property wasn't a corner lot, the property owner could build a maximum of two storeys with a setback of 1.5 metres from the property line.

Ms. K. McConnell, neighbour to the owner, raised a question regarding the number of properties that one person is allowed to own in a neighbourhood.

In response to a question from member D. Kendrick, planner L. Sulatycki indicated that the lodging house within the subject property did not require a zone change as it is permitted under the R.1B zoning, subject to meeting certain requirements.

In response to a question from member L. Janis, planner L. Sulatycki clarified that the zoning by-law permits a maximum of twelve lodging units regardless of the number of parking spaces.

In response to a question from member S. Dykstra, planner L. Sulatycki indicated that two parking spaces can fit in the driveway along Borden Street and two other parking spaces can fit in the garage.

In response to a question from member S. Dykstra, planner L. Sulatycki stated that she wouldn't recommend reducing the existing driveway size as both the driveways are legal non-conforming, however it is up to the Committee's discretion to make that decision.

Ms. A. Young indicated that the driveways are existing conditions and would like to keep them the way they are.

In response to a question from member L. Janis, Ms. A. Young indicated that she would keep the existing lodging house as it is the best use for the property and her intentions are only to improve it.

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 M. Bosch

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 Table 5.1.2 Row 8 of Zoning By-law (1995)-14864, as amended, for 21 University Avenue West, to permit a rear yard setback of 1.5 metres,

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

1. That the variance only applies to the addition generally in accordance with the Public Notice Sketch.
2. That prior to the issuance of a building permit, the applicant makes arrangements with the Technical Services Department of Guelph Hydro Electric Systems Inc. for the possible relocation of the existing hydro service. This would be at the applicant's expense.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions, 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: B-5/17
Owner: Ian Bitton
Agent: Ian Jardine
Location: 108 Lemon Street
In Attendance: Ian Botton
Gary Bolton
Michelle Bolton

Chair B. Birdsell questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Mr. I. Bitton, owner, replied that the sign was posted and comments were received.

Mr. G. Bolton, adjacent property owner, raised a question regarding where the property stakes are located.

Mr. I. Bitton displayed a survey of the property on the overhead projector and indicated where the property stakes are located.

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 S. Dykstra
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 Registered Plan 405, Lot 2 and Registered Plan 425, Part of Lot 6, municipally known as 108 Lemon Street, a parcel with a width of 30.39 metres, a depth of 7.64 metres and an area of 232 square metres, as a lot addition to Registered Plan 405 Lot 3 and Registered Plan 425, Part of Lot 6,

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

1. Prior to endorsonation of deed the owner of 108 Lemon Street agrees to relocate the existing shed from the severed lands to the retained lands.
2. That upon fulfilling and complying with all of the above-noted conditions, 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.
3. 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.
4. 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.
5. That a Reference Plan be prepared, deposited and filed with the Secretary- Treasurer which shall indicate the boundaries of the severed parcel, any easement/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.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions, 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

Application: A-2/17
Owner: Frank Sampogna
Agent: Andrew Howarth, Howarth Contracting Inc.
Location: 41 Aberdeen Street
In Attendance: Andrew Howarth, Howarth Contracting Inc.

Chair B. Birdsell questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Mr. A. Howarth, agent for the owner, replied that the sign was posted and comments were received. Mr. A. Howarth briefly outlined the subject application.

In response to a question from member S. Dykstra, Mr. A. Howarth indicated that none of the existing trees will be removed with the exception of one that may in the way of a hydro line. Mr. A. Howarth clarified that staff will be consulted regarding tree protection during construction.

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 S. Dykstra
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 Table 4.7 Rows 1 and 12, Section 5.1.2.7 and Table 5.1.2 Rows 6 and 7 of Zoning By-law (1995)-14864, as amended, for 41 Aberdeen Street, to permit:

- a) a 0 metre setback from the front lot line for the existing uncovered front porch;
- b) a 0 metre setback from the front lot line for the existing exterior front stairs;
- c) a front yard setback of 2.44 metres; and
- d) a side yard setback of 0.61 metres,

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

1. That the front porch shall not be enclosed.
2. That the front porch and exterior stairs shall not be enlarged or extended.

3. That the side yard variance shall only apply to the left side yard in general accordance with the sketch attached to the Public Notice.
4. That prior to the issuance of a building permit and prior to undertaking activities which may injure or destroy City trees, the applicant submit a Tree Inventory and Preservation Plan (TIPP) for approval to the satisfaction of the Manager of Parks Operation and Forestry.
5. That the undertaking of activities which may injure or destroy trees occur outside of the breeding bird season (approximately April 1 to July 31) or include appropriate mitigation measures to the satisfaction of the Manager of Parks Operations and Forestry.
6. That prior to issuance of building permit, the owner(s) shall have an Ontario Land Surveyor prepare a survey of the property which can identify the property lines and the encroachment items.
7. That prior to issuance of building permit, the owner(s) applies to the City Solicitor for an encroachment agreement and obtains approval for the encroachment of any items within the City's right of way.
8. That prior to the issuance of a building permit, the applicant makes arrangements with the Technical Services Department of Guelph Hydro Electric Systems Inc. for the possible relocation of the existing overhead hydro service. This would be at the applicant's expense.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions, 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-98/16**
Owner: **Barbara Main**
Agent: **N/A**
Location: **868 York Road**
In Attendance: **Barbara Main**

Council Committee Assistant L. Cline noted that the applicant is requesting a refund of the deferral fee.

Chair B. Birdsell questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Ms. B. Main, owner, replied that the sign was posted and comments were received. Ms. B. Main outlined the subject application and requested that condition #7 requiring a survey prepared by an Ontario Land Surveyor be removed.

Planner L. Sulatycki stated that staff recommends condition #7 remain as the applicant will have to enter into an encroachment agreement with the City and staff will need to know exactly what areas of the property are within the city's right of way. Planner L. Sulatycki further stated that the survey submitted with the application is older and an up-to-date survey is required to confirm the building setbacks and the sunroom addition.

In response to a question from member D. Kendrick, Ms. B. Main indicated that the proposed building will be located in the exact same footprint as the existing building.

Planner L. Sulatycki stated that part of the driveway on the subject property is encroaching onto city property and Engineering staff want to confirm the exact setbacks of the existing house. Planner L. Sulatycki further clarified that there is a provision in the zoning by-law that allows for a survey prepared by an Ontario Land Surveyor to be requested for legal non-conforming uses to ensure that new buildings are constructed in exact same location.

In response to a question from S. Dykstra, Ms. B. Main indicated she would like that condition removed due to the significant cost of having a survey prepared.

In response to a question from D. Kendrick, planner L. Sulatycki indicated that if you build in the exact same location and don't increase the volume, the legal non-complying status remains, however the subject application increases the volume and adds a sunroom addition, therefore requiring permission from the Committee.

Having considered a change or extension in a use of property which is lawfully non-conforming under the By-law as to whether or not this application has met the requirements of Section 45(2) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended; and

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 S. Dykstra

THAT in the matter of an application under Section 45(2)(a)(i) of the Planning Act, R.S.O. 1990, c.P13, as amended, permission to enlarge/extend the legal non-conforming use at 868 York Road, to permit an increase:

- a) in height to two storeys;
- b) in gross floor area of 20.3 square metres;
- c) in volume of 551 cubic metres; 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 11.2.2.3 of

Zoning By-law (1995)-14864, as amended, for 868 York Road, to permit a front yard setback of 2.16 metres for the existing dwelling and a front yard setback of 5.23 metres for the sunroom addition,

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

1. That prior to the issuance of a building permit and prior to undertaking activities which may injure or destroy regulated trees, the applicant submit a Tree Preservation Plan (TIPP) prepared by an arborist and in accordance with the Private Tree Protection By-law (2010-19058) for approval and to the satisfaction of the General Manager of Planning, Urban Design and Building Services.
2. That prior to undertaking activities which may injure or destroy City owned trees and where it is determined through the preparation of the TIPP that City tree removal is required; a certified Arborist must provide a written analysis of the reasons for the City tree's removal to the satisfaction of the Manager of Parks Operations and Forestry.
3. That prior to the issuance of building permits and prior to undertaking activities which may injure or destroy trees, the applicant will provide securities covering a portion of the cost of the approved Landscaping, Compensation and Replacement Plan (LCRP) based on a cost estimate provided by a qualified professional and to the satisfaction of the General Manager of Planning, Urban Design and Building Services. Securities will be held until implementation of the LCRP.
4. That prior to the issuance of building permits and prior to undertaking activities which may injure or destroy regulated trees, and where replacement plantings are not achievable on the subject lands, the owner will provide cash in lieu payment on accordance with the Private Tree Protection By-law (2010-19058), to the satisfaction of the General Manager of Planning, Urban Design and Building Services.
5. That the applicant contacts the City to inspect the tree protection fence prior to undertaking activities which may injure or destroy regulated trees.
6. That the undertaking or activities which may injure or destroy regulated trees occur outside of the breeding bird season (approximately April 1 to July 31) or include appropriate mitigation measures to the satisfaction of the General Manager of Planning, Urban Design and Building Services.
7. That prior to issuances of building permit, the owner(s) shall have an Ontario Land Surveyor prepare a survey of the property which can identify the property lines and the encroachment items.
8. That prior to issuance of building permit, the owner(s) applies to the City Solicitor for an encroachment agreement and obtains approval for the encroachment of any items within the City's right of way.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions, this application conforms with Section 45(2) of the Planning Act and 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

Ms. B. Main requested a full refund of the deferral fee.

Planner L. Sulatycki indicated that there was no formal pre-consultation meeting for the application and an up-to-date survey wasn't provided, therefore staff does not support the refund request.

Moved by S. Dykstra
Seconded by L. Janis

THAT 100% of the deferral fee being \$243.00 for application A-98/16 for 868 York Road be refunded to the applicant.

Application: A-14/17, A-15/17 & A-17/17

Owner: 2382917 Ontario Inc.

Agent: N/A

Location: 1023 Victoria Road South

In Attendance: Kelley des Tombe

Chair B. Birdsell questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Ms. K. des Tombe, representative for the owner, replied that the sign was posted and comments were received. Ms. K. des Tombe outlined the proposed applications.

A-14/17

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 P. Ross
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, a variance from the requirements of Table 5.1.2 Row 6a of Zoning By-law (1995)-14864, as amended, for 1023 Victoria Road South (Lot 102 in Block 30), to permit an exterior side yard setback of 4.0 metres,

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

A-15/17

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 P. Ross
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, a variance from the requirements of Table 5.1.2 Row 6a of Zoning By-law (1995)-14864, as amended, for 1023 Victoria Road South (Lot 62 in Block 31), to permit an exterior side yard setback of 4.0 metres,

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

A-17/17

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 P. Ross

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, a variance from the requirements of Table 5.1.2 Row 6a of Zoning By-law (1995)-14864, as amended, for 1023 Victoria Road South (Lot 30 in Block 34), to permit an exterior side yard setback of 4.2 metres,

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-16/17**
Owner: **2382917 Ontario Inc.**
Agent: **N/A**
Location: **1023 Victoria Road South**
In Attendance: **Kelley des Tombe**

Chair B. Birdsell questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Ms. K. des Tombe, representative for the owner, replied that the sign was posted and comments were received. Ms. K. des Tombe outlined the proposed application.

In response to a question from member S. Dykstra, Ms. K. des Tombe indicated that there was a forest located behind the 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 S. Dykstra
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, a variance from the requirements of Table 5.1.2 Row 8 of Zoning By-law (1995)-14864, as amended, for 1023 Victoria Road South (Lot 49 in Block 33), to permit rear yard setback of 5.2 metres,

Be **APPROVED**, subject to the following condition:

1. That the 5.2 metre rear yard setback shall only be permitted on lot 49 in Phase 4B of draft plan of subdivision 21T-01508.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted condition, 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

Other Business

Council Committee Assistant L. Cline advised that correspondence was received from the Ontario Municipal Board (OMB) regarding the appeal for 85 Mullin Drive (File A-100/16) and that a hearing date of Monday, May 29, 2017 has been set.

Adjournment

Moved by D. Kendrick
Seconded by M. Bosch

THAT the hearing of the Committee of Adjustment be adjourned at 4:57 p.m.

CARRIED

B. Birdsell
Chair

L. Cline
Deputy Secretary-Treasurer