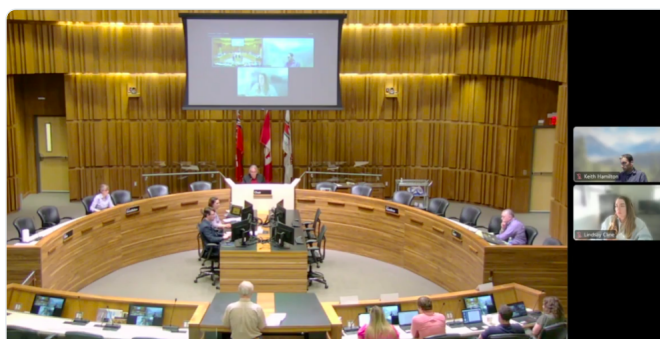




Adam A. Donaldson @adamadonaldson

May 11 · 37 tweets · [adamadonaldson/status/1656750383669080077](https://twitter.com/adamadonaldson/status/1656750383669080077)

Coming up at 4 pm. this month's Committee of Adjustment meeting:



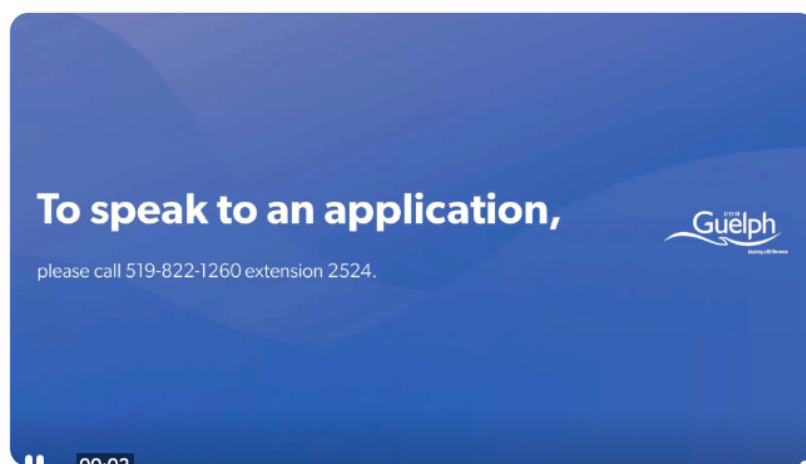
MEETING PREVIEW: Committee of Adjustment Meeting for May 11, 2023

This month's Committee of Adjustment meeting will hopefully not be the marathon that April's was; there are significantly fewer than a dozen different applications to dispatch. The comm...

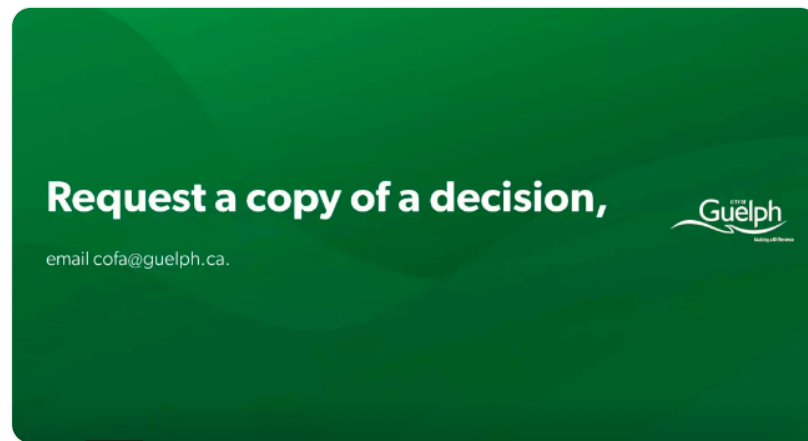
<https://guelphpolitico.ca/2023/04/28/meeting-preview-committee-of-adjustment-meeting...>

Chair Smith has called the meeting to order.

In case you have anything to say about the applications today:



If you want a copy for any of decision today, email here:



Any Disclosure of Pecuniary Interest and General Nature Thereof? Not today.

First, the election of a new vice-chair. Smith nominates Member Sayer to fill the position and Goodfellow seconds. The motion is carried.

First application: A-28/23 107 Ontario Street. The property owner is looking to add an addition on the second storey, which will require reduced setbacks for existing sheds, greenhouse and deck. Staff approve with no reservations.

The applicant, Emily Stahl, is appearing virtually. She had nothing to add though.

It seems like no one else wants to address it either.

Goodfellow moves to approve the application, and Member Spears seconds. Application approved unanimously.

Next, A-29/23 70 Lyon Avenue. This homeowner is also looking to add a second storey, but there's an increased level of difficulty b/c they need variances for front yard setback and increased exterior stairs projection into front yard.

Staff is recommending approval with conditions.

Recommended Conditions

Planning Services

1. That the front yard setback variance and front yard projection variance shall be in general accordance with the Public Notice sketch.
2. That prior to the issuance of a building permit or prior to undertaking activities which may injure or destroy regulated trees (whichever occurs first), the applicant shall prepare and submit a Tree Inventory and Preservation Plan as per the requirements of the City's Tree Technical Manual for approval to the General Manager of Planning and Building Services.

Architect William Dewson is appearing on behalf of the homeowner. He notes that they've also talked to heritage staff who have no concerns and have consulted with engineering staff.

Delegations? None.

Smith asks about the conditions, the applicant is satisfied. He is.

Member Hamilton and Goodfellow move approval with conditions, and it's passed unanimously.

Next, A-30/23 77 Metcalfe Street. The addition here is on the detached garage. Work on this expansion requires a variance to permit reduced side yard setbacks. Staff approves, but with one condition.

Approval with Condition

Recommended Conditions

Planning Services

1. That the addition does not exceed 4.57 metres in depth and does not exceed one (1) storey in height.
-

Wanda Dunk, the owner of 77 Metcalfe, is appearing. She thanks the committee for considering the request and is cool with the conditions. No further comment.

No questions from the committee. Goodfellow moves to approve with conditions. The application is approved.

Whoops, Smith didn't get a seconder. Hamilton seconds, so they do the vote over again. Still approved.

Last application is B-6/23 B-7/23 64 and 68 Queen Street. This is for consent to create sanitary servicing easement. If you don't know, an easement is “the right to cross or otherwise use another’s land for a specified purpose.”

Staff approves with conditions:

Recommended Conditions

File B-6/23 (Easement 1)

Planning Services

1. That prior to issuance of the Certificate of Official or prior to undertaking activities which may injure or destroy regulated trees (whichever occurs first), the applicant shall prepare and submit a Tree Inventory and Preservation Plan (TIPP) as per the requirements of the City's Tree Technical

Manual for approval to the General Manager of Planning and Building Services.

Committee of Adjustment Administration

2. That consent application file B-7/23 receives final certification of the Secretary-Treasurer and be registered on title.
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 issuance of the Certificate of Official.
4. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
5. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
6. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

File B-7/23 (Easement 2)

Planning Services

1. That prior to issuance of the Certificate of Official or prior to undertaking activities which may injure or destroy regulated trees (whichever occurs first), the applicant shall prepare and submit a Tree Inventory and Preservation Plan (TIPP) as per the requirements of the City's Tree Technical Manual for approval to the General Manager of Planning and Building Services.

Committee of Adjustment Administration

2. That consent application file B-6/23 receives final certification of the Secretary-Treasurer and be registered on title.
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 issuance of the Certificate of Official.
4. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
5. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of the severed parcel, any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
6. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

Jamie Laws, Van Harten Surveying Inc, is appearing but it doesn't have anything to add. The owner agrees with the conditions.

Sayer/Goodfellow move to approve. Application is approved unanimously.

But wait, we're not done! Abby Watts, Project Manager for the Comprehensive Zoning By-law Review is here to review the CZBL and talk about OPA 80 decision.

On OPA 80, Watts notes it came out a week before the CZBL was passed by council, so no changes in OPA 80 are reflected and will have to be approved by council as a separate amendment at a future date.

Last day of appeal for the new bylaw is May 16 at 4 pm. Watts says that they will know then if there are any appeals, which might imply that there haven't been any appeals they're aware of... yet.

Building permits accepted prior to April 18 can comply with the 1995 Zoning Bylaw, maximum of 2 years. Also, Minor variances granted prior to April 18 under the 1995 Zoning Bylaw must apply for a building permit within 2 years

Site plan changes are more complicated though:

Section 1.3- Transition provisions

• Site plan

- Site plans accepted prior to April 18 can comply with the 1995 Zoning Bylaw
- After the new Zoning Bylaw comes into effect, the 1995 Zoning Bylaw can no longer be varied
- Building permit application is required to be accepted within 90 days of site plan approval, to a maximum of 2 years
- Multi-phase development- building permits for first building phase must be accepted within 90 days of site plan approval, to a maximum of 2 years
- Building permit applications for subsequent phases must be accepted within 5 years

Some of the changes that the committee might be called upon to deal with:

Parking

- Updated city-wide parking rates
- Updated accessible parking space requirements
- Bicycle parking space requirements city-wide and new parking space design and location requirements
- Electric vehicle parking space requirements added
- Vehicle service station, drive-through facilities and car wash regulations added
- New vehicle stacking requirements

Parking space dimensions

- Compact parking space dimensions (5.3.3)- 2.4 m x 5.5 m (max. 15% of required parking spaces) (new)
- Interior and exterior parking spaces for apartment buildings, mixed-use buildings, stacked townhouse, stacked back-to-back townhouse and non-residential uses- 2.75 m x 5.5 m (revised)

4.27 Shipping Containers (new)

- Definition of shipping container included
- Permitted use as outdoor storage (in some employment and service commercial zones)
- Can't be stacked
- Not permitted on a residential or mixed-use lot on a permanent basis
- Permitted in association with a storage facility use
- Permitted in parks for recreational programming
- Temporary use in residential driveways (max 30 days) and construction sites
- Permitted as an occasional use in accordance with 4.17
- When converted to be used as a construction material for a building, shall comply with the applicable zone regulations and building permit requirements

4.15 Home occupations (revised)

- Gross floor area for one or more home occupations shall not exceed 25% of the GFA to a max of 50 m², whichever is less
- Permitted in accessory buildings and structures and additional residential dwelling units (including detached ARDU's)
- Parking simplified
- Medical professionals (now defined) limited to 1 practitioner per lot and no employees or other home occupations

Don't forget driveway width:

Residential driveway widths

Table 5.10 – Maximum residential driveway width

Row	Zone	Driveway, residential width - maximum permitted
1.	RL.1	Single detached/duplex dwelling , multi-unit building (up to 3 units) - 6.5 metres Semi-detached dwelling - 60% of the lot frontage or 5 metres, whichever is less.
2.	RL.2	Single detached - 50% of the lot frontage or 5 metres, whichever is greater ⁽¹⁾ Duplex dwelling , multi-unit building (up to 3 units) - 5 metres ⁽¹⁾ Semi-detached dwelling - 60% of the lot frontage or 5 metres, whichever is less.
3.	RL.3, RL.4, RM.5, RM.6, D.1, D.2	Single detached , semi-detached and duplex dwelling - 50% of lot frontage or 5 metres, whichever is less. Townhouses - 65% of lot frontage or 5 metres, whichever is less.

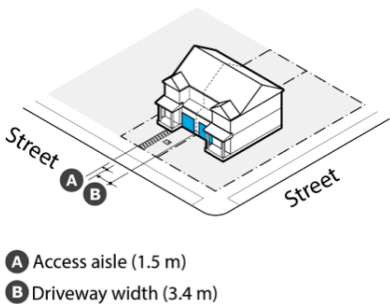
Additional regulations for Table 5.10:

1. **Lots with lot frontage** of 12 metres or greater may have a maximum **driveway, residential width** of 6 metres.

There's also new allowances for accessible driveway width, which Watts says is one of the first of its kind in Ontario:

Accessible Driveway Width

- Vehicle, accessible defined
- Driveway aligns with Type A accessible parking space
- Parking is not permitted on the 1.5 m access aisle



The bylaw not only has new pdf maps, but it also has interactive maps. Watts says that they're also working on a new interactive version the bylaw that will help people better understand any changes.



Spears asked a question, but his microphone wasn't on.

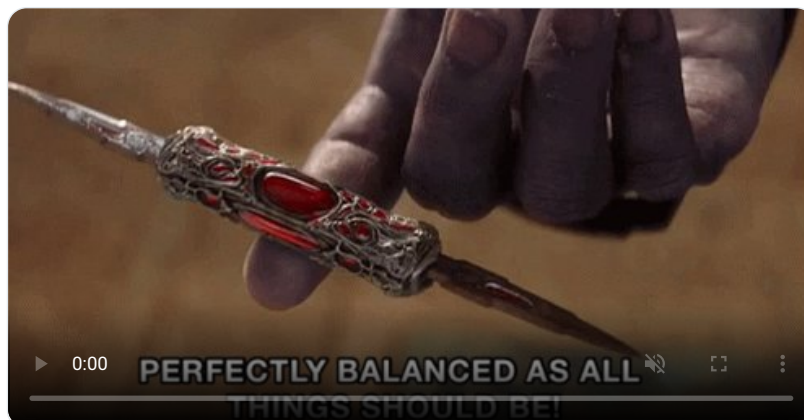
Smith asks if there have been any changes to the standards for car ports. Watts says there have not.

Two items under staff announcements.

First vacancy, Russell Spears and Richard Pike have been added to the committee and this was their first meeting. Smith welcomes and notes that he's glad to have a full compliment.

One other thing, there's an Ontario Land Tribunal Appeal - 201 Elmira Road South (Minor Variance File A-19/23) brought by the applicant.

So that's a wrap to this month's meeting. All things have been adjusted.



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