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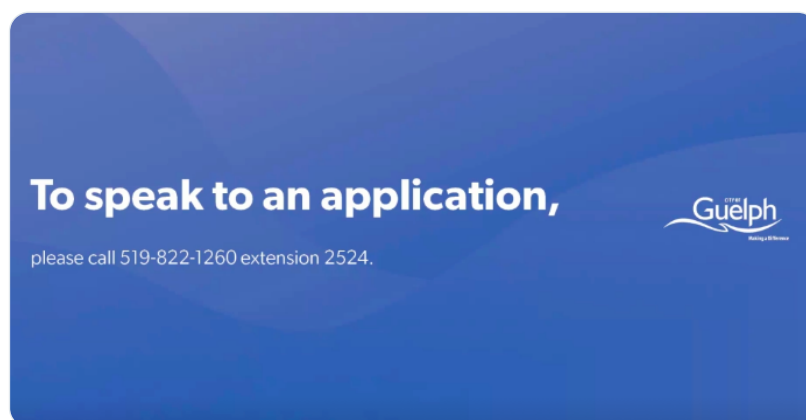
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Coming up at 4 pm, it's this month's Committee of Adjustment.
This is what's coming up in the packed meeting agenda:



Chair Smith has called the meeting to order.

Bookmark in case you've got beef with one of today's applications:



Disclosure of Pecuniary Interest and General Nature Thereof? Member Goodfellow notes that her employer completed work at 105 Victoria Road North, and Member Sayer also notes a conflict on this file.

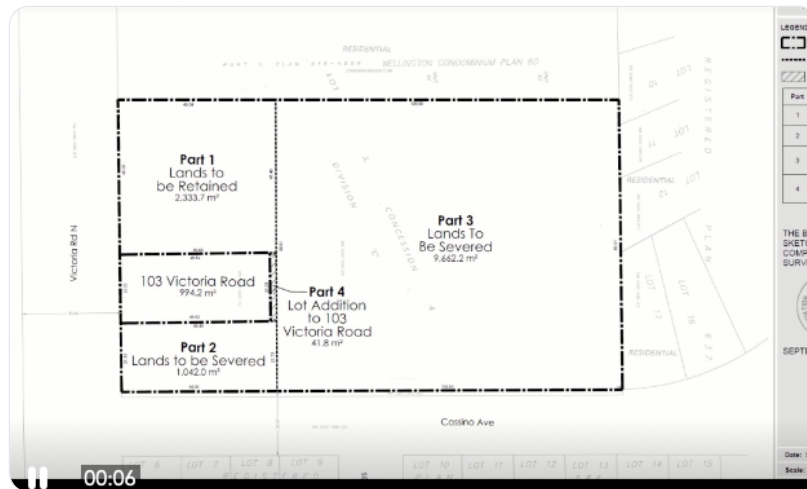
First, a deferral request for B-9/23 516 Imperial Road North. Staff are asking for deferral to get more information from the applicant. The agent is not in attendance. Smith says that he assumes that they agree with this deferral.

Goodfellow/Speers move to defer and the motion is approved unanimously.

Next, B-26/22 B-27/22 B-28/22 105 Victoria Road North. Application requests consent to create two new residential lots with one retained lot, and consent for lot addition to 103 Victoria Road North.

Staff a recommending approval with conditions, which are too numerous to show in screen grabs, so you can see them here: <https://pub-guelph.escrimemeetings.com/filestream.ashx?DocumentId=38472>

Emily Elliot from MHBC Planning is the agent for this property. The two buildings now on Vic Road will be retained and another will be added at the corner. Then the back end will be separated for multiple residential development (townhouses).



No delegations via phone. None in-person either.

No questions from the committee, so Smith asks for a motion. Speers/Kline move accepting the application with conditions. The motion is approved with the two members with conflicts sitting out.

Next application is A-18/23 12 Terry Boulevard. This item was deferred from the April meeting, but now it's back! The proposal is more a new detached garage at the end of an extended driveway, which also requires a demolition of a shed in the back.

John Vanderwoerd from Vanderwoerd Drafting and Design is the agent here. Staff are recommending approval.

Vanderwoerd says that he agrees with the recommendations. After discussion with the neighbours, height was reduced on the new building, and it was redesigned to address their concerns.

No virtual delegates and no in-person delegates for this film.

Sayer asks why 83 sq m, which is about the usual 70. Vanderwoerd says that its for storage. His client has two classic cars and the space is need for lawn furniture off season.

Speers/Goodfellow move approval.

The motion is approved 6-1

Next, A-40/23 3 King Street. The property owners are looking to transform their attached garage into a new living space. It seems like the footprint of the building isn't changing, but the height is and that's the issue. Staff are recommending approval.

Lloyd Grinham for Grinham Architects is the agent. He says he agrees with the staff comments.

The secretary-treasurer notes that there was correspondence after the deadline, but they're supportive. No delegates for this one.

Pyke/Sayer move approval of the application, and it's approved unanimously.

Next, A-41/23 83 Bagot Street. There's an idea here to renovate this building in the west end and turn it into a duplex, but the property is zoned as R.1B for Residential Single Detached, which means no duplexes are allowed. Staff verdict:



Samual Zajdlik the owner and Aaron Maksym from Vintage Drafting are appearing for the application. Zajdlik says the corner lot makes ideal for duplex with driveways for Bagot and London. Was hoping that the new bylaw would be in effect by now to squeak the wheels.

Maksym adds that that if the new bylaw was in effect, they wouldn't be having this discussion.

No delegations for this item.

Speers ask about why a duplex? Zajdlik says the stairs are not to code, and bringing them up to code would require significant building. Separating the two units would make it tidier in terms of living arrangements.

Goodfellow asks about commitment to meet all Building Code requirements. Zajdlik says it's their intention to meet all those requirements. Smith asks if this would be allowed under the 2023 CZBL, staff confirms.

Smith says its failing one of the tests because it doesn't meet the original zoning bylaw, the 1995 one which bars duplexes. Staff says that's correct.

Sayer asks if there are any conditions staff would recommend if approved. Staff says not at this time, but the CZBL will be before the OLT so those decisions have not be tested yet.

Smith asks if this could come to CoA as an accessory w/ condition that there's no internal stairs. Staff says the application could come back to CoA with that request.

Speers says that he feels sorry for the applicant in this case, b/c this falls within the spirit of 2023. He would be inclined to vote in favour of it.

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