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Coming up at 4 pm, it's this month's Committee of Adjustment meeting. Here's a break down of the applications on the agenda:



MEETING PREVIEW: Committee of Adjustment Meeting for October 12,...

October's Committee of Adjustment meeting will be relatively low key in terms of volume. Eight applications is still a lot, but things are definitely slowing down from the highs of a dozen or...

<https://guelphpolitico.ca/2023/09/29/meeting-preview-committee-of-adjustment-meetin...>

Chair Smith has called the meeting to order.

Keep this number handy if you have a beef with any of today's applications:

To speak to an application,

please call 519-822-1260 extension 2524.



Disclosure of Pecuniary Interest and General Nature Thereof? None today!

Motion to approve minutes from last meeting passed.

First up, three of the eight applications on the original agenda are now deferral requests.

1) A-73/22 191 Kortright Road West needs more time to discuss parking variance request.

Andrea Sinclair, partner with MHBC Planning, is the agent for this one. She read staff's comments and would like to comment b/c she thinks she can clear up the parking thing. Project already delayed a year b/c of bylaw update.

Smith asks for clarity, Sinclair wants to avoid a deferral and get decision today? Sinclair says yes. Smith turns the floor over to Sinclair.

Sinclair says that the request said that the request 2 parking spaces and not 3 was a misprint, there's still 3 parking spaces on the property now. There's also going to have all three accessory units in the building instead of separate.

Sinclair adds that if the Comprehensive Zoning Bylaw wasn't being appealed this would be no issue. Triplexes are allowed as of right under the new CZBL. She says they will be all the setback rules, didn't want to spend money on plans without the variance first.

Member Goodfellow asks if the application is consistent with the definition of triplex under the CZBL. Patzer, Senior By-law Administrator/Zoning Inspector III, says there are nuances depending on whether or not the units are connected but it sounds like yes.

Sayer asks about the proposal about the floor area being limited to 60%, is that acceptable. Planner Rempel says they have concern if the number goes over 50% b/c then there's a question about it being "accessory" to the main dwelling.

Smith gets confirmation on parking. Patzer notes that there's a space in the garage plus room for two in the driveway. Smith confirms no stacking if it's a triplex? Patzer says yes.

Smith asks for a motion. Goodfellow puts the motion to defer on the application and Hamilton seconds and it's approved unanimously.

Next, A-68/23 485 Silvercreek Parkway North. This is a request to turn five units into a daycare, and staff are asking for deferral so that there can be time to do a noise study.

John Cox of J L Cox Planning Consultants Inc. is the agent. He says he's read staff's comments and have initiated the review. They agree with staff request to defer.

Hamilton/Sayer move deferral and it's approved.

Next, A-72/23 A-73/23 55 and 75 Cityview Drive North (Blocks 130, 131, and 132). A variety of variances being requested and the request to defer comes from the applicant. The committee approved deferral.

Next, B-9/23 516 Imperial Road North. This is an application to split and industrial lot and it was deferred from July.

Chris Pidgeon of GSP Group is the agent for this property. Staff are recommending approval with conditions, and Pidgeon says that he agrees with all those conditions except for staff's refusal to return the original application fee. They weren't the ones want the deferral.

Goodfellow asks about the request to removal the commercial parking lot, do they also have to remove the diesel storage tank? Patzer says she believes the lands to be severed only had a parking lot on it. Pidgeon adds that the tank is part of the retained property.

Pidgeon says he will make sure that there's no bulk fuel storage. If it's over the property line, they will move it since it's not permitted on the severed portion. Patzer asks to make that a condition of approval.

Goodfellow moves to approve with conditions, including the added removal of the storage tank before issuing the record of official. Sayer seconds. The motion is approved.

On the refund, Pidgeon says again that the applicant didn't ask for the deferral as was staff seeking clarification of a sign posted on site. Could have clarified in advanced, but there was a miscommunication because of vacations.

Sayer moves to approve the refund, and Smith himself seconds. It passes in a 3-2 split with Hamilton and Pyke against.

Next, A-67/23 23 Mac Avenue. This application requests some relief from side yard set backs, about 1/2 metre shaved off the right side for the garage and about a metre shaved off the left side for the addition. Staff give it 👍 no conditions.

Rob Brown, the homeowner, is appearing. He says they've been planning this addition to accommodate their growing family (4 kids!). He adds that he's talked to his neighbour multiple times and was surprised when they sent in a letter against.

Delegates for this item? Doesn't seem to be.

Smith asks for motion and Pyke moves for approval, Goodfellow seconds.

Goodfellow asks if the comment by Engineering about drainage is included as condition in the motion. This seemed to be a condition added today as it's not mentioned in the materials.

Sayer asks what additional info prompted this condition. Engineering technician Robinson says it was info in the correspondence about a slight slope on the left and righthand side. Drainage is not a strict requirement, so staff smuggle the request in as a condition.

Application approved.

Next, A-69/23 425 Elizabeth Street. Rosmar Welding is looking to increase the floor space of an existing building on the property, but they need a minimum setback of 3 metres instead of the permitted 6 metres in order to make it happen. Staff approve unconditionally.

loyd Grinham, Grinham Architects, says he's read the staff comments and agrees. They anticipated the concerns raised by GRCA given the position of the property in the flood plan.

Application approved unanimously.

Next, A-70/23 2071 Gordon Street. the applicant here wants to build a detached garage, slightly taller than what's typically allowed at 5.2 metres instead of 4, and with a big floor area of 82 square metres instead of 70.

Staff recommend approved the floor space but not the height.

Jeff Buisman from Van Harten Surveying Inc. is the agent. The height is essentially to allow for some extra storage and he thinks that the trees on the property and the rural-ish setting should mean low impact from the height on the garage.

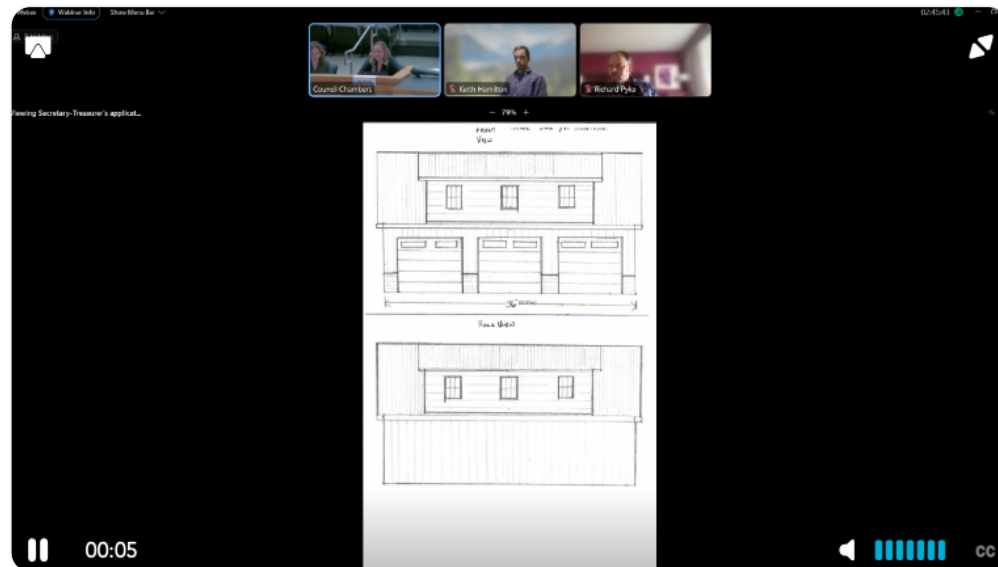
Buisman says that the owner works in I.T. and is looking for a big of headroom so that he can store hard drives and equipment in the upper level.

Hamilton asks what trees will have to be removed. Buisman says that there maybe one maple and a shrub, but neither are visible from the road.

Smith asks for confirmation that Busiman would settle for max height of 4.75 metres.

Buisman confirms. Smith adds that this might be something to think about in a motion.

Smith asks if staff still stands on refusal. Staff says yes, because it would still be higher than the main dwelling with the 4.75m limit, also the floor space would make it look like the garage is the main building, which is the intent to the ruling.



Sayer/Hamilton move to approve both variances with 4.75 m limit. Smith says he'll support it because he thinks it meets the four tests. it doesn't impact either neighbours or street view.

The motion is approved unanimously.

Last but not least, A-71/23 595 Elmira Road North. This is the address for Self Stor Storage Guelph, and they're looking to knock down three buildings, build new 4-storey building plus requests for weather protected short term bicycle parking, and electric vehicle parking.

Staff are recommending approval with no conditions. Amanda Kosloski from Armstrong Planning and Project Management is the agent and notes that they've been working with staff through site plan approval and this is one of the last steps.

Kosloski says the height will have no impact on the neighbours because this is an industrial area. This seems to be one of those things that's complicated by the approval then appeal of the new CZBL.

Smith asks how many employees are on site during the day. Kosloski says at max. two at any given time.

Goodfellow/Hamilton moves to approve and it is so approved.

No announcements today, so that means this Committee of Adjustment meeting is...



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