

**The Corporation of the Township of
Guelph/Eramosa
Committee of Adjustment
- Decision -**

APPLICATION FILE NO: #A06-25 – RIBAU
PROPERTY LOCATION: 162 ALMA STREET
PLAN 150 BLK B LOT 39 PT LOT;38 NS ALMA RP 61R2461 PART 2
Rockwood, O.N., Township of Guelph / Eramosa
ROLL NO: 23-11-000-002-12300-0000

PURPOSE OF APPLICATION:

1. Relief from Section 4.11.1 of the Township's Zoning By-law to reduce the minimum buffer width for the parking lot along the interior side and rear lot lines. The proposed buffer width ranges from 0.43 m to 0.73 m, whereas the By-law requires a minimum buffer strip of 1.5 m where a parking lot or parking area is situated along a lot line which abuts a residential use.


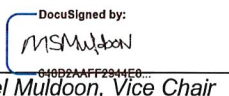

We, the undersigned, in making the decision upon this application, have considered:

1. Whether the variance requested was minor;
2. Whether the variance requested was desirable for the appropriate development and use of the land;
3. Whether the general intent and purpose of the official plan will be maintained;
4. Whether the general intent and purpose of the zoning by-law will be maintained; and,
5. Whether this application has met the requirements of Section 45(2) of the Planning Act (in the case of a change in a use of property which is lawfully non-conforming under the by-law);

The request is hereby ☒ Approved ☐ Refused ☐ Held Over, subject to the following condition(s):

CONDITION(S):

1. That an opaque screen, consisting of a continuous, unpierced hedgerow of evergreens or shrubs, a solid privacy fence, a solid wall, an earth berm, or combination thereof, with a minimum height of 1.5m be installed along the interior side and rear yard lot lines to the satisfaction of the Township;
2. That the owner enter into a Development Agreement with the Township that requires the owner to implement the recommendations of Wellington Source Water Protection; and
3. That the variances to the Zoning By-law are authorized, subject to the location and size of the proposed construction being in accordance with the plans filed, dated July 31st, 2025, as they relate to the requested variances.

 Ken McNab, Chair
 Michael Muldoon, Vice Chair
 Eric Freeman, Member

DATED this 24th day of September 2025


Trennon Wint, Secretary-Treasurer

You are hereby notified that under Subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, the applicant, the Minister or a specified person or public body that has an interest in the matter, may within **20 days** of the making of the decision, appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee of Adjustment by filing with the Secretary-Treasurer of the Committee a Notice of Appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the OLT as payable on an appeal from a Committee of Adjustment to the OLT.

The Notice of Appeal may be filed either via the OLT's e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Township of Guelph/Eramosa as the Approval Authority, or by mail using the information provided with the undersigned below. Appeals must be filed no later than 4:00pm on **Tuesday, October 14th, 2025**. The filing of an appeal after 4:00pm, in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file, or by certified cheque/money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the OLT, or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

Send Notice of Appeal to:

Trennon Wint
Secretary-Treasurer, Committee of Adjustment
Township of Guelph/Eramosa
P.O. Box 700
Rockwood, ON N0B 2K0 Fax (519) 856-2240