

APPLICATION FILE NO: A 01-21 – ROSEMARIE LAWRENCE, JOHANNA & LUCAS COOMBS
PROPERTY LOCATION: 5161 JONES BASELINE – CON 1 PT LOT 7
Former geographic area of the Township of Eramosa
Now in the Township of Guelph/Eramosa
TWP. FILE NO. 23 11 000 001 02500

PURPOSE OF APPLICATION:

1. Relief from Section 6.2.1 of Zoning By-law No. 40/2016 to permit a minimum lot area of 3.8ha where 35ha is required.

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

1. whether the variance requested was minor; and
2. whether the variance requested was desirable for the appropriate development and use of the land; and
3. whether the general intent and purpose of the official plan will be maintained; and
4. whether the general intent and purpose of the zoning by-law will be maintained; or
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): None

MELANIE FLAKE

Melanie Flake, Member

ERIC FREEMAN

Eric Freeman, Member

KEN MCNAB

Ken McNab, Member



DATED this 7th day of April, 2021

Jenni Spies, Acting Secretary-Treasurer

You are notified that under Subsection 45(12) of the Planning Act, R.S.O. 1990, you may appeal to the Local Planning Appeal Tribunal against the decision of the Committee of Adjustment by sending notice of appeal by Registered Mail or by hand to the Acting Secretary-Treasurer of the Committee of Adjustment, within Twenty (20) days of the making of the decision. The notice shall contain written reasons in support of the appeal and be accompanied by the appropriate fee as required by the Local Planning Appeal Tribunal.

A notice of appeal must be received by the Committee no later than 4:30 p.m. on **Monday, April 26, 2021.**

Send notice of appeal to:

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