



**Committee of Adjustment
- Decision -**

APPLICATION FILE: A02-21 – Darrell and Kelly Parsons, Lisa Georganes

PROPERTY LOCATION: 196 GUELPH STREET
PLAN 150 BLK B LOT 49
Former geographic area of the Township of Eramosa
Now in the Township of Guelph/Eramosa

ASSESSMENT ROLL: 2311.000.002.09900

PURPOSE OF APPLICATION:

1. Relief from Section 4.19 and Section 4.20 of the Township’s Zoning By-law 40/2016 Minimum Exterior Side Yard requirement of 7.5 m, whereas a Minimum Exterior Side Yard of 2.04 m is proposed.

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):

1. That the owner/applicant paves the existing driveway on Inkerman Street in conformance with the permitted width in the zoning by-law to the satisfaction of the Township’s Director of Public Works.
2. That the owner/applicant submits a grading plan or letter indicating that there will be no changes to the existing drainage patterns to the satisfaction of the Township’s Director of Public Works.
3. That any and all existing retaining walls on or adjacent the subject property be professionally inspected for current condition and proposed future suitability to the satisfaction of the Township’s Building Official.

DocuSigned by:

Melanie Flake, Member

DocuSigned by:

Eric Freeman, Member

DocuSigned by:

Ken McNab, Member

DATED this 2nd day of June, 2021

DocuSigned by:

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 Tuesday, June 22, 2021.

Send notice of appeal to:

**Jenni Spies
Acting Secretary-Treasurer, Committee of Adjustment
Township of Guelph/Eramosa
8348 Wellington Road 124
P.O. Box 700
Rockwood, ON N0B 2K0
Email: jspies@get.on.ca**