



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

APPLICATION FILE NO: A03-21 – Zbigniew Szywacz
PROPERTY LOCATION: ASSESSMENT ROLL # 23-11-000-007-03900
PLAN 222 LOT 42 LOT 43
Township of Guelph/Eramosa

TWP. FILE NO. 23-11-000-007-03900

PURPOSE OF APPLICATION:

- 1. Relief from Section 7.2.3 (4.19 &4.20) of Zoning By-law No. 40/2016 to permit a front yard setback of 1.91 m where 7.5 m is required; and
2. Relief from Section 4.1.3 of Zoning By-law No. 40/2016 to permit the alteration of a building where a lot has a lesser lot area of more than 20% less than the required lot area.

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

DocuSigned by: Ken McNab

Ken McNab, Member

DocuSigned by: Melanie Flake

Melanie Flake, Member

Not in Attendance

Eric Freeman, Member

DATED this 1st day of September 2021

Amanda Roger, 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.

A notice of appeal must be received by the Committee no later than 4:30 p.m. on Tuesday, September 21, 2021.

Send notice of appeal to: Amanda Roger, Secretary-Treasurer, Committee of Adjustment, Township of Guelph/Eramosa, P.O. Box 700, Rockwood, ON N0B 2K0 Fax (519) 856-2240