



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

APPLICATION FILE NO: A05-21 – Leigh Spraggett
PROPERTY LOCATION: ASSESSMENT ROLL # 23-11-000-003-07802
PLAN 150 BLK D LOT 95
Township of Guelph/Eramosa

TWP. FILE NO. 23-11-000-003-07802

PURPOSE OF APPLICATION:

- 1. Relief from Section 8.2.1.5 of Zoning By-law No. 40/2016 to permit an interior side yard setback of 1.524 m (5.0 ft) where 1.80 m (5.9 ft) is required.
2. Relief from Section 8.2.1.5 of Zoning By-law No. 40/2016 to permit one side yard to be 2.48 m (8.13 ft), where 3 m (9.8 ft) is required if no attached garage or carport is provided.

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 (X) Approved () Refused () Held Over, subject to the following condition(s):

CONDITION(S):

- 1. That the owner/applicant demonstrate that the proposed expansion can be adequately serviced to the satisfaction of the Township.

DocuSigned by: Ken McNab, Member

DocuSigned by: Melanie Flake, Member

DocuSigned by: Eric Freeman

DATED this 1st day of December 2021

DocuSigned by: 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, December 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