



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

APPLICATION FILE NO: A06-21 – BOUWMEESTER
PROPERTY LOCATION: 227 BALACLAVA STREET
PLAN 150 BLK A LOT 69 PT LOT;68 RP 61R1945 PART 1
Township of Guelph/Eramosa
TWP. FILE NO. 23-11-000-002-06100

PURPOSE OF APPLICATION:

- 1. Relief from Section 4.2.4.1 of Zoning By-law No. 40/2016 to permit a ground floor area of 12.6% of the total lot area for a lot in a Residential Zone with a lot area less than or equal to 8,000 m2 (0.8 ha), whereas a ground floor area of 10% is required.
2. Relief from Section 8.2.1.6 of Zoning By-law No. 40/2016 to permit an exterior side yard setback of 2.438 m (8.0 ft) where 4.5 m (14.8 ft) 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 (x) Approved () Refused () Held Over, subject to the following condition(s):

CONDITION(S):

- 1. That a demolition permit be obtained, and the owner removes the existing vinyl clad shed identified in the submitted site plan to the satisfaction of the Township;
2. That no points of ingress/egress (doors) be located on the sidewall of the garage adjacent to Pasmore Street;
3. That the covered storage structure attached to the existing building be removed so the exterior side yard setback is consistent with the requested relief.

DocuSigned by: Eric Freeman
Eric Freeman, Member

DocuSigned by: Ken McNab
Ken McNab, Member

Not in attendance
Melanie Flake, Member

DATED this 26th day of January 2022

DocuSigned by: Amanda Roger
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. 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, February 15, 2022.

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