



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

APPLICATION FILE NO: A01-22 – PORCELLATO

PROPERTY LOCATION: 53 ERAMOSA CRESCENT PLAN 451 LOT 13 Township of Guelph/Eramosa

PROPERTY ROLL NO: 23-11-000-012-14700

PURPOSE OF APPLICATION:

- 1. Relief from Section 7.2.5 of Zoning By-law No. 40/2016 to permit an interior side yard setback of 1.8 m (5.9 ft) where 3 m (9.84 ft) is required.
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 lesser lot area and lot frontage of more than 20% less than the required lot area and frontage.
3. Relief from Section 4.4.1.2 of Zoning By-law No. 40/2016 to permit the exterior alteration of the main dwelling to establish an accessory second unit that does not comply with the yard and setback requirements of the Zone in which such buildings are situated.
4. Relief from Section 4.4.1.3 of Zoning By-law No. 40/1016 to permit the maximum gross floor area of an accessory second unit to be 58.2 % of the gross floor area of the main dwelling where 45% of the gross floor area, to a maximum size of 115 m² 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 the owner/applicant prepare and submit a grading plan that is to be completed by an engineer or surveyor to the satisfaction of the Township.
2. That adequate servicing for the accessory second unit can be accommodated to the satisfaction of the Township.

DocuSigned by: Eric Freeman
Eric Freeman, Member

DocuSigned by: Ken McNab
Ken McNab, Member

DocuSigned by: Melanie Flake
Melanie Flake, Member

DATED this 23rd day of February 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 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, March 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