



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

APPLICATION FILE NO: A04-22 – BASRA
PROPERTY LOCATION: 105 DRENTERS COURT, ROCKWOOD
PLAN 61M210 LOT 43
Township of Guelph/Eramosa
ROLL NO. 23-11-000-003-21059

REQUESTED RELIEF PART ONE:

1. Relief from Section 5.1.10.2 By-law 40/2016 to permit a parking area to be located 0.7 m from a street line where 1.1 m 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): None.

REQUESTED RELIEF PART TWO:

1. Relief from Section 5.1.10.3.2.b By-law No. 40/2016 to permit a driveway width of 5.71 m where a maximum of 5.48 m is required.
2. Relief from Section 5.1.10.3.2.b By-law No. 40/2016 to permit a driveway setback of 0.3048 m from the side lot line, whereas the minimum setback is 0.6 m.

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

Signatures of Eric Freeman, Ken McNab, and Amanda Roger. Includes DocuSigned by labels and member names.

DATED this 8th day of June 2022

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, June 28, 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