



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

APPLICATION FILE NO: A04-22 – TIVENDALE
PROPERTY LOCATION: 41 ERAMOSA CRESCENT, PROMENADE PARK
GUELPH PLAN 451 LOT 10
Township of Guelph/Eramosa
ROLL NO. 23-11-000-012-14400

PURPOSE OF APPLICATION:

- 1. Relief from section 4.4.1.3 of Zoning By-law No. 40/2016 to permit a maximum gross floor area of 61% of an accessory second unit, whereas the maximum permitted gross floor area for an accessory second unit is 45%.
2. Relief from section 7.2.5 of the Zoning By-law No. 40/2016 to permit an interior side yard setback of 1.28 m whereas 3 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.

DocuSigned by: Eric Freeman
Eric Freeman, Member

DocuSigned by: Ken McNab
Ken McNab, Member

not in attendance
Melanie Flake, Member

DATED this 8th day of June 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, 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