



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

APPLICATION FILE NO: **A12-22 – PAUL**
PROPERTY LOCATION: **6920 WELLINGTON ROAD 124**
 GUELPH DIV B CON 4 PT LOT 2; RP 61R1419 PART 1 PART 2
 Township of Guelph/Eramosa

ROLL NO. **23-11-000-008-04500**

PURPOSE OF APPLICATION:

1. Relief from section 4.4.1.2 of Zoning By-law No. 46/2022 to permit an additional residential unit with a maximum floor area of 172 m2, whereas the maximum permitted maximum floor area permitted is 130m2.

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

CONDITION(S):

1. That the parking area for the additional residential unit shall not be located within 2 m of a building entrance or window of a habitable room.

DocuSigned by:

5E77A46B4C89479

Eric Freeman, Member

DocuSigned by:

7701F21F77684F4

Ken McNab, Member

DocuSigned by:

D8E6F7A061B5454

Melanie Flake, Member

DATED this 26th day of October 2022

DocuSigned by:

F046EF099AFC0C43C

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, November 15th, 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