



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

APPLICATION FILE NO: A 13(B)-22 – ERAMOSA NON-PROFIT HOUSING
PROPERTY LOCATION: 160 GUELPH STREET, EDEN MILLS
PLAN 150 LOTS 6-7 PT LOT 8; NS GUELPH LOTS 14 & 23 PT; LOT 13
SS ALMA
Township of Guelph/Eramosa
ROLL NO. 23-11-000-002-10000

PURPOSE OF APPLICATION:

1. To permit a minimum lot area of 4,817.4m2, whereas 7,800m2 is required.
 2. To permit a minimum rear yard setback of 4m, whereas 7.5m is required.
 3. To permit a parking ratio of 1 space per unit, whereas 1.5 spaces per unit is required for off-street parking to permit a total of 50 parking stalls and visitor spaces provided off site.
 4. To permit a parking area to be located in the front and side yard, whereas the parking area for a residential use containing three or more dwelling units shall only be located within the rear yard.
 5. To permit a loading space within 9m of the street line, whereas 20m 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 ☒ Approved ☐ Refused ☐ Held Over, subject to the following condition(s):

CONDITION(S):

1. That 10 bicycle spaces be provided on the applicant’s site plan or within the building and that the spaces be located in proximity to the building’s entrance;
 2. That site plan approval be obtained from the Township; and,
 3. That boulevard parking be used for visitors and the travelling public only.

DocuSigned by:

Eric Freeman, Member

DocuSigned by:

Ken McNab, Member

DocuSigned by:

Michael Muldoon, Member

DATED this 25th day of January 2023

DocuSigned by:

Amanda Roger, Secretary-Treasurer

You are hereby notified that under Subsection 45(12) of the Planning Act, R.S.O. 1990, the applicant, the Minister or a specified person or public body that has an interest in the matter, may within **20 days** of the making of the decision, appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee of Adjustment by filing with the Secretary-Treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the OLT as payable on an appeal from a Committee of Adjustment to the OLT.

A notice of appeal must be received by the Secretary-Treasurer of the Committee of Adjustment no later than 4:30 p.m. on **Tuesday, February 14th, 2023.**

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