



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 (X) 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
Eric Freeman, Member
DocuSigned by: Ken McNab
Ken McNab, Member
DocuSigned by: Michael Muldoon
Michael Muldoon, Member
DocuSigned by: Amanda Roger
Amanda Roger, Secretary-Treasurer

DATED this 25th day of January 2023

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