



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

APPLICATION FILE NO: A 03-23 – SMITH
PROPERTY LOCATION: 46 BEDFORD ROAD, HAMILTON DRIVE
PLAN 365 PT LOT 5
Township of Guelph/Eramosa
ROLL NO. 23-11-000-010-08800

PURPOSE OF APPLICATION:

1. Relief from Section 7.2.5 to permit minimum side yard setbacks of 2m for each side of a proposed dwelling, whereas minimum side yard setbacks of 3m are 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 the new dwelling is connected to the existing municipal water service fronting the property including payment of applicable connection fees to the satisfaction of the Township;
2. That the existing well is decommissioned by a licensed well contractor and a copy of the decommission record is provided to the satisfaction of the Township;
3. That an entrance permit is obtained to reflect the changes (removal) to the existing entrance and to ensure the proposed entrance meets current requirements and zoning to the satisfaction of the Township;
4. That the requirements of Public Works are reflected on the Grading & Servicing plan for the new dwelling along with sufficient grading information to demonstrate no impacts to existing properties to the satisfaction of the Township.

Not in attendance

Eric Freeman, Chair

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Ken McNab, Acting Chair

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Michael Muldoon, Member

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Amanda Roger, Secretary-Treasurer

DATED this 22nd day of February 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, March 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