



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

APPLICATION FILE NO: A 06-23 – VELOSO
PROPERTY LOCATION: 20 GAZER CRESCENT, PROMENADE PARK
PLAN 451 LOT 42
Township of Guelph/Eramosa
ROLL NO. 23-11-000-012-17500

PURPOSE OF APPLICATION:

- 1. Relief from Section 4.4.4.2 (b) and Section 7.2.5 of Zoning By-law No. 40/2016 to permit reduced side yard setback of 1.5 m, where as a minimum of 3 m is required.
2. Relief from Section 4.9 of Zoning By-law No. 40/2016 to permit reduced side yard setback of 1.5 m for both decks, whereas a minimum of 2.5 m is required.
3. Relief from Section 5.1.10.3.2 (b) of Zoning By-law No. 40/2016 to permit maximum width of the driveway to be 10.71 m, whereas a maximum width of 7.5 m is permitted.
4. Relief from Section 5.1.10.2 of Zoning By-law No. 40/2016 to recognize that the existing parking area is located at a distance of 0.43 m from the lot line, whereas 0.6 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):
1. That a grading and drainage plan be submitted to ensure there are no adverse impacts to adjacent properties.
2. That a landscape and tree inventory plan be prepared and submitted to the satisfaction of the Township.

DocuSigned by: Eric Freeman
Eric Freeman, Chair

DocuSigned by: Ken McNab
Ken McNab, Member

DocuSigned by: Michael Muldoon
Michael Muldoon, Member

DATED this 20th day of December 2023

DocuSigned by: Amanda Roger
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, January 9th, 2024.

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