

DECISION

COMMITTEE OF ADJUSTMENT APPLICATION NUMBER A-39/16

The Committee, having considered whether or not the variance(s) are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, passed the following resolution:

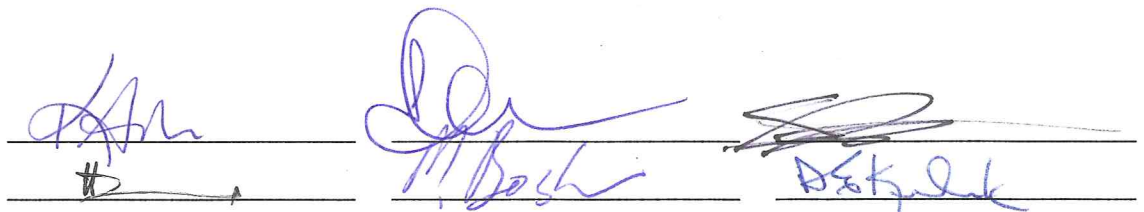
THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 7.3 Rows 4 and 5 of Zoning By-law (1995)-14864, as amended, for 42 Arrow Road, to permit a right side yard of 2.5 metres, when the By-law requires that the minimum side yard is one-half the building height [7.2 metres] to a maximum of 9 metres, but not less than 3 metres [a minimum side yard of 3.6 metres would be required], be **APPROVED**, subject to the following conditions:

1. That the applicant receives approval for an amendment to the approved site plan (SP14B028) under section 41 of the Planning Act.
2. That the applicant has a 12-month time period from the day of Committee's final decision to submit and obtain an amendment to the approved site plan (SP14B028) or the variance shall be rendered null and void.
3. That the variance only applies to the right side yard as shown in the Public Notice.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Members of Committee
Concurring in this Decision



I, Dylan McMahon, Acting Secretary-Treasurer, hereby certify this to be a true copy of the decision of the Guelph Committee of Adjustment and this decision was concurred by a majority of the members who heard this application at a meeting held on June 9, 2016.

Dated: June 14, 2016

Signed: 

Committee of Adjustment

The last day on which a Notice
of Appeal to the Ontario
Municipal Board may be filed
is June 29, 2016.

T 519-822-1260 x2524
F 519-763-1269
E cofa@guelph.ca