

DECISION

COMMITTEE OF ADJUSTMENT APPLICATION NUMBER A-37/17

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, variances from the requirements of Section 4.16.1, Table 5.4.2 Rows 8 and 18, and Section 5.4.3.2.17.1.1 of Zoning By-law (1995)-14864, as amended, for 144 Watson Road North,

- a) to permit an angular plane to Watson Parkway North of 49 degrees, when the By-law requires a minimum angular plane of 45 degrees;
- b) to permit an interior side yard setback of 9.6 metres, when the By-law requires a minimum side yard setback equal to one-half of the building height but not less than 3 metres, being 14.15 metres;
- c) to permit a maximum floor space index of 1.55, when the By-law requires a maximum floor space index of 1.5; and
- d) to permit 1.16 parking spaces per dwelling unit [total of 155 spaces provided], when the By-law requires a minimum of 1.2 parking spaces per dwelling unit [total of 160 spaces required],

be **APPROVED**, subject to the following condition:

Decision appealed
(Please see decision from LPAT)

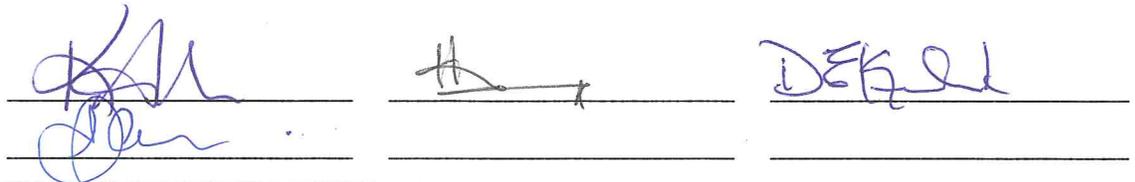
1. That prior to issuance of a building permit, the applicant makes satisfactory arrangements with the Technical Services Department of Guelph Hydro Electric Systems Inc. for the underground servicing of the proposed new building. The servicing costs would be at the applicant's expense.

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.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

Members of Committee
Concurring in this Decision



I, Trista Di Lullo, 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 22, 2017.

Dated: June 27, 2017

Signed: 

The last day on which a Notice
of Appeal to the Ontario
Municipal Board may be filed
is July 12, 2017.

Committee of Adjustment

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