

DECISION

COMMITTEE OF ADJUSTMENT APPLICATION NUMBER A-30/16

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:


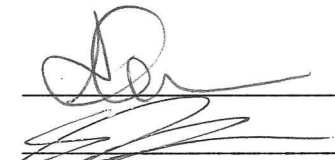

THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 5.1.2 Row 7 of Zoning By-law (1995)-14864, as amended, for 143 London Road West, to permit a right side yard setback of 1.02 metres for the proposed rear addition, when the By-law requires, for a single detached dwelling in the R.1B zone not exceeding two storeys in height, a minimum side yard of 1.5 metres, be **APPROVED**, subject to the following condition:

1. That the variance applies to only the right side yard setback in general accordance with the sketch provided in the Public Notice.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted condition 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 May 12, 2016.

Dated: May 17, 2016

Signed: 

Committee of Adjustment

The last day on which a Notice
of Appeal to the Ontario
Municipal Board may be filed
is June 1, 2016.

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