



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:

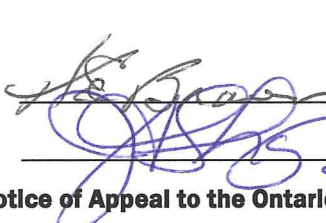
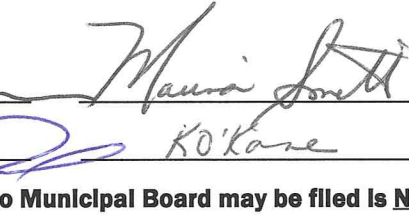
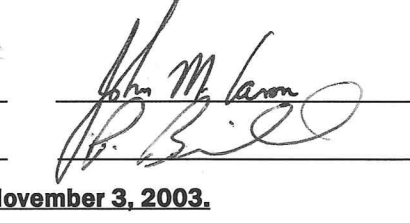
"THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Table 5.1.2. – Row 3, Row 6, Row 8 and Sections 5.1.2.6., 5.1.2.7., 4.5.4., 4.5.1.1. and 4.13.2.1. of Zoning By-law (1995)-14864, as amended, for 179 Eramosa Road, requiring the following variances subsequent to consent Application B-38/03:

- a) to permit a lot frontage of 12.58 metres (41.28 feet) when the By-law requires a minimum front yard of 15 metres (49.21 feet);
- b) to permit the existing dwelling to be setback 3.45 metres (11.33 feet) from Eramosa Road and 1.74 metres (5.74 feet) from Stuart Street when the By-law requires the minimum front and exterior side yard be the average of the Block Face – 8.24 metres (27.05 feet) from Eramosa Road and 3.25 metres (10.67 feet) from Stuart Street;
- c) to permit a rear yard of 5.33 metres (17.5 feet) when the By-law requires a minimum rear yard equal to 20% of the lot depth or 7.5 metres (24.6 feet), whichever is less;
- d) to permit the accessory structure to occupy 35% of the rear yard when the By-law requires that an accessory structure may occupy a maximum of 30% of the rear yard area;
- e) to permit the off-street parking space for the main building to be situate 0 metres from the Stuart Street property line when the By-law requires that the off-street parking space for the main building be situate a minimum of 6 metres (19.68 feet) from the street property line,

be approved, subject to the following condition:

1. That the conditions imposed for Application B-38/03 be and form part of this approval."

**Members of Committee
Concurring in this Decision**

  
K.O'Kane

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is November 3, 2003.

I, Kim Fairfull, 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 October 14, 2003.

Dated: October 17, 2003

Signed: 

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