

DECISION

Committee of Adjustment Application Number A-60/19

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 4.13.2.3 and Table 6.2.2 Row 5 and 12 of Zoning By-law (1995)-14864, as amended, for 490 Clair Road East, to permit:

- a) the parking area facing Samuel Drive to be setback 1 metre from the street line, when the By-law requires that uncovered parking areas shall be located within all yards in the NC zone provided that no part of a parking space is located closer than 3 metres to any street line;
- b) an exterior side yard of 1 metres, when the By-law requires a minimum exterior side yard of 3 metres; and
- c) a planting area of 1 metre in width along the property line, as the By-law requires that a landscape strip of land, 3 metres in width shall be maintained adjacent to the street line,

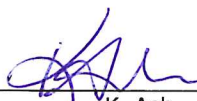


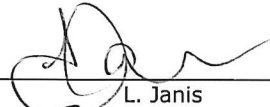


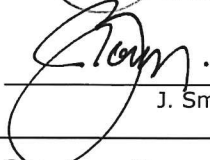
be **APPROVED**.

REASONS:

This application is approved, as it is the opinion of the Committee that 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
the Committee
of Adjustment
concurring in
the decision:

 _____ K. Ash	 _____ S. Dykstra	 _____ D. Gundrum
 _____ L. Janis	 _____ D. Kendrick	 _____ K. Meads
 _____ J. Smith		

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 hearing held on June 13, 2019.

Dated: June 18, 2019

Signed:



The last day on which a Notice of Appeal to the Local Planning
Appeal Tribunal may be filed is **July 3, 2019**.

Committee of Adjustment
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