

# DECISION

COMMITTEE OF ADJUSTMENT  
APPLICATION NUMBER A-72/09



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 Sections 5.1.1 and 4.13.2.1 of Zoning By-law (1995)-14864, as amended, Lot 36, Registered Plan 61M150, municipally known as 2 Amsterdam Crescent, to permit a model home to operate within the building, occupying the garage spaces as a sales office and to permit the off-street parking space being located ahead of the main front building wall and 0 metres from the Amsterdam Crescent property line, when the By-law permits residential uses only on the subject property and further requires the off-street parking space be located a minimum of 6 metres (19.68 feet) from the street line and to the rear of the main front wall of the building , be approved, subject to the following condition;

1. That the owner enters into a Site Plan Agreement registered on title for the property prior to the use as a sales office, which requires that the sales office area be restored to its intended use, prior to the transfer of title to a subsequent owner or within 3 years of the date of this decision, whichever occurs first.

Members of Committee  
Concurring in this  
Decision

I, Stephanie Wesley, Assistant 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 July 28, 2009.

Dated: July 31, 2009

Signed:

**The last day on which a Notice  
of Appeal to the Ontario  
Municipal Board may be filed  
is August 17, 2009**

**Community Design and Development Services  
Building Services**

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