

DECISION

**COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER A-5/19**

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, a variance from the requirements of Section 4.15.1.5 of Zoning By-law (1995)-14864, as amended, for 23 Westra Drive, to permit an accessory apartment size of 94.8 square metres, or 28% of the total floor area of the dwelling, when the By-law requires that the accessory apartment size shall not exceed 45% of the total floor area of the building and shall not exceed a maximum of 80 square metres in floor area, whichever is lesser, be **APPROVED**, subject to the following condition:

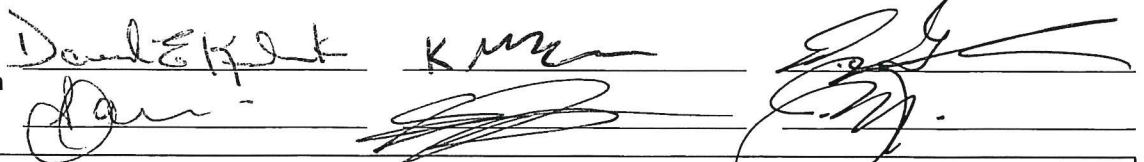
1. That the driveway width be in compliance with the Zoning By-law.

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.

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 hearing held on January 10, 2019.

Dated: January 15, 2019

Signed:



**The last day on which a Notice
of Appeal to the Local Planning
Appeal Tribunal may be filed is
January 30, 2019.**

Committee of Adjustment

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