

DECISION

COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER A-77/17

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 Sections 4.13.7.2.1 iv) and 4.13.2.1 of Zoning By-law (1995)-14864, as amended, for 128 Starwood Drive (including the lot addition from File B-16/17),

- a) to permit the driveway of the proposed model home to have a maximum driveway width of 6.5 metres, when the By-law requires that a residential driveway in the R.1D Zone shall have a maximum width of 5.0 metres; and
- b) to permit the required parking space to be located 0.5 metres from the street line and to the front of the front wall of the main building, when the By-law requires that in a R.1 Zone, every required parking space shall be located a minimum of 6.0 metres from the street line and to the rear of the front wall of the main building,

be **APPROVED**, subject to the following conditions:

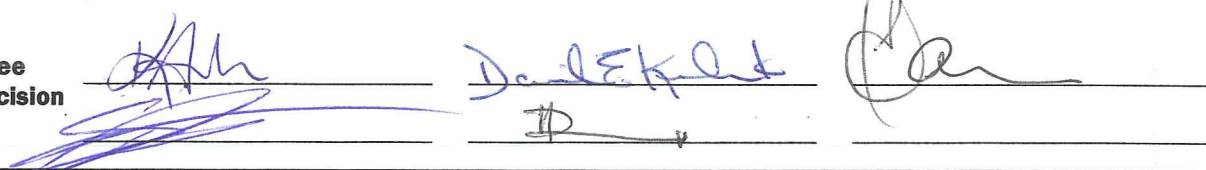
1. That the Owner enters into an Agreement registered on title of the property prior to the issuance of a building permit, requiring the temporary sales office at 128 Starwood Drive be removed within the garage and the garage restored to accommodate a 3 metre by 6 metre parking space for the dwelling prior to the transfer of lease/title to a subsequent owner(s) or within 5 years of the issuance of a building permit, whichever occurs first.
2. That prior to the issuance of building permit, the applicant shall demonstrate that the driveway is not within the sight line triangle.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions 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.

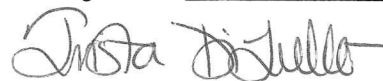
**Members of Committee
Concurring in this Decision**



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 December 7, 2017.

Dated: December 12, 2017

Signed:



**The last day on which a Notice
of Appeal to the Ontario
Municipal Board may be filed
is December 27, 2017.**

Committee of Adjustment

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