

DECISION

COMMITTEE OF ADJUSTMENT APPLICATION NUMBER A-5/14



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 7.3 Rows 4 and 5 of Zoning By-law (1995)-14864, as amended, for 42 Arrow Road, to construct a 461 square metre addition to the rear of the existing building, and

- a) to permit a right side yard setback of 3 metres (9.84 feet) when the By-law requires that the minimum side yard is one-half the building height [3.6 metres (11.81 feet)] to a maximum of 9 metres (29.52 feet) but not less than 3 metres (9.84 feet), and
- b) to permit a rear yard setback of 3 metres (9.84 feet) when the By-law requires that the minimum rear yard is 6 metres (19.68 feet),

be approved, subject to the following conditions:

1. That the setbacks be approved in accordance with the drawings submitted in the public notice.
2. The Owner agrees to submit and receive approval from the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan indicating the location of the building, building design, landscaping, parking, circulation, access, lighting, grading and drainage and servicing to the satisfaction of the General Manager of Planning Services and the General Manager/City Engineer, and enter into a site plan control agreement registered on title, prior to the issuance of a building permit."

Members of Committee
Concurring in this Decision

I, Minna Bunnett, Acting 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 January 16, 2014.

Dated: January 21, 2014

Signed:

The last day on which a Notice
of Appeal to the Ontario
Municipal Board may be filed
is February 3, 2014.

Committee of Adjustment

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