

DECISION

Application Number
A-27/01

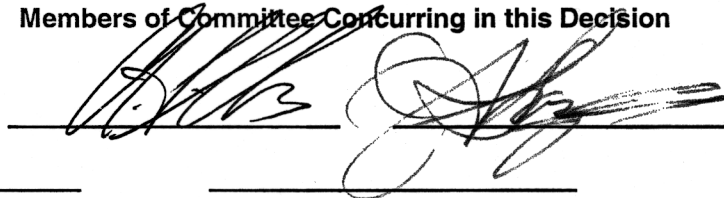
CITY OF GUELPH
Committee of Adjustment
59 Carden Street
Guelph, Ontario. N1H 3A1
(519) 837-5615

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 5.4.2. – Row 8 and Row 9 and Section 5.4.2.1. of Zoning By-law (1995)-14864, as amended, for 106 Sunnylea Crescent;

- a) to permit a minimum side yard of 3 metres (9.84 feet) when the By-law requires that the minimum side yard be equal to not half of the building height [4.039 metres (14.4 feet) but not less than 3 metres (9.84 feet);
 - b) to permit a rear yard of 7.5 metres (24.6 feet) when the By-law requires that the minimum rear yard be equal to 20% of the lot depth [8.268 metres (27.12 feet) or one half of the building height whichever is greater, but in no case less than 7.5 metres (24.6 feet), and
 - c) to permit the side yard to be 3 metres (9.84 feet) where that are windows of habitable rooms when the By-law requires that where windows of a habitable room face on a side yard, such side yard shall have a minimum width of not less than 7.5 metres (24.6 feet),
- be approved."

Members of Committee Concurring in this Decision



I, Kimberli Fairfull, 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 April 10, 2001.

Signed:



Dated on: April 13, 2001

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is April 30, 2001.