

City — of Guelph

Planning and Building Services

Working Together to Build Our Community



COMMITTEE OF ADJUSTMENT

APPLICATION NUMBER A-103/04

Decision

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 4.5.1.2., 4.13.2.1. and 4.13.3.2.2. of Zoning By-law (1995)-14864, as amended, for 78 Glasgow Street, North, to permit a 3.512 metre by 4.88 metre (11.5 foot by 16 foot) shed to be constructed in the left side yard, and

- (a) to permit the shed to be situate .304 metres (1 foot) from the property line when the By-law requires an accessory building or structure not be located within 0.6 metres (1.96 feet) of any lot line;
- (b) to permit the off-street parking space to be situate 2.83 metres (9.3 feet) from the Glasgow Street property line and to the front wall of the main dwelling when the By-law requires the off-street parking space be situate a minimum distance of 6 metres (19.68 feet) from the street line and to the rear of the front wall of the main building
- (c) to permit the off-street parking space to have a length of 3.57 metres (11.7 feet) behind the front wall of the dwelling when the By-law requires the minimum parking space dimensions for parking spaces for detached dwelling be 3 metres by 6 metres (9.84 feet by 19.68 feet),

be approved, subject to the following condition:

1. That an eavestrough be installed and directed onto the applicant's property.”

**Members of Committee
Concurring In this Decision**

Three handwritten signatures in blue ink are written over horizontal lines, representing the members of the committee who concurred in the decision.

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is October 4, 2004.

I, Kim 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 **September 14, 2004.**

Dated: September 17, 2004

Signed:

Handwritten signature of Kim Fairfull in blue ink.

Planning Office:
Building Office:

59 Carden Street, 2nd Floor, Guelph ON, Tel: (519) 837-5616, Fax: (519) 837-5640, Email: planning@city.guelph.on.ca
2 Wyndham St. N, 2nd Floor, Guelph ON, Tel: (519) 837-5615, Fax: (519) 822-4632, Email: cofa@city.guelph.on.ca