

# City — of Guelph

Planning and Building Services

*Working Together to Build Our Community*



**COMMITTEE OF ADJUSTMENT  
APPLICATION NUMBER A-85/04**

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 Table 5.1.2. – Row 8 of Zoning By-law (1995)-14864, as amended, for 20 Edwin Street, to construct a 52.43 square metres (172 square foot) one storey addition to the rear of the existing home which will be situate 1.55 metres (5.08 feet) from the rear lot line when the By-law requires the minimum rear yard be 7.5 metres or 20% of the lot depth [4.83 metres (15.84 feet)], whichever is less, be approved, subject to the following conditions:

1. That the addition has a maximum height of 1 storey.
2. That the variance for the rear yard applies only to the proposed addition as outlined in the application to the Committee of Adjustment.
3. That the owner maintain a 6' high fence along the rear lot line.
4. That the gas fireplace exhaust be directed through the roof of the addition.
5. That the windows along the rear wall of the addition be obscured glass.”

Members of Committee  
Concurring in this Decision

A large, stylized signature in blue ink, likely belonging to R. D. James, written over a horizontal line.

A signature in blue ink, likely belonging to K. O'Kane, written over a horizontal line.

A signature in blue ink, likely belonging to P. B. O'Connell, written over a horizontal line.

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is **August 3, 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 **July 13, 2004**.

Dated: **June 16, 2004**

Signed:

A signature in blue ink, likely belonging to Kim Fairfull, written over a horizontal line.

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