

# DECISION

**Application Number**  
**A-11/99**

**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, variances from the requirements of Section 4.20.2. and Table 6.4.2. - Row 4 of Zoning By-law (1995)-14864, as amended, for 785 Gordon Street, to construct a second storey addition (containing 11 suites) along with a two storey addition (containing 24 new suites) and a two storey addition to the front of the building along Gordon Street (for an additional 43 suites) which would maintain the existing building wall along Harvard Road, being situate 4.03 metres (13.25 feet) from the Harvard Road property line when the By-law requires that the minimum exterior side yard (along Harvard Road) be 6 metres (19.68 feet) and if fencing is chosen as the material used for a buffer strip along the left side lot line, to construct a 1.83 metre (6 foot) high fence when and the maximum fence height permitted in a side yard is 1.6 metres (5.25 feet), be approved, subject to the following conditions:

1. That street trees and other landscaping be indicated on a landscape plan and introduced along the Harvard Road frontage.
2. That an additional buffer strip be provided along south lot line in addition to the fence, to the satisfaction of the Director of Planning and Business Development.
3. That the lighting be directed away from the residential property owners on the south side of the property."

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 March 9, 1999.

Signed: 

Dated on: March 12, 1999

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is March 29, 1999.