

DECISION

**COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER A-61/14**

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:



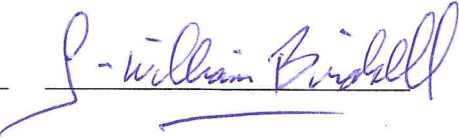
"THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Sections 4.5.1, 4.6.1 ii), 4.20.9, and 4.20.10.3 of Zoning By-law (1995)-14864, as amended, for 2 Amsterdam Crescent,

- a) to permit a shed to be located in an exterior side yard, when the By-law requires that an accessory building may occupy a yard other than a front yard or exterior side yard;
- b) to permit a portion of the fence 1.2 metres (3.9 feet) in height to be located in the front yard, when the By-law requires that any fence located in the front yard shall not exceed 0.8 metres (2.6 feet) in height;
- c) to permit a fence 1.2 metres in height to be located in the remaining exterior side yard, when the By-law requires that any fence not exceed 0.8 metres in height in the remaining exterior side yard; and
- d) to permit a fence 1.2 metres in height to be located within the sight line triangle, when the By-law requires that a fence may be located within the sight line triangle provided that its height is not more than 0.8 metres above the level of the travelled portion of the abutting streets,

be approved, subject to the following conditions:


- 1. That the 1.20 metre (3.90 feet) high metal open iron fence and gate, in the exterior side yard, does not extend any more than 8.50 metres (27.89 feet) along the Summerfield Drive property line from the existing wood fence.
- 2. That the portion of the fence subject to this variance application be constructed of an open material and be maintained as to not act as a visual barrier.
- 3. That prior to the erection of the fence, the applicant submit a design of the proposed fence material to the City's Planning and Engineering staff for approval.
- 4. That the fence only be erected along Summerfield Drive in the location specified by the City's Engineering staff."

Members of Committee
Concurring in this Decision

I, Tristalyn Russell, 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 10, 2014.

Dated: July 16, 2014

Signed: 

The last day on which a Notice
of Appeal to the Ontario
Municipal Board may be filed
is July 30, 2014.

Committee of Adjustment

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