

City — of Guelph

Planning and Development Services
Working Together to Build Our Community



COMMITTEE OF ADJUSTMENT APPLICATION NUMBER A-99/06

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 Section 5.1.2.1. of Zoning By-law (1995)014864, as amended, for 48 Edinburgh Road, South, to construct a 1.83 metre consisting of 1.52 metre solid board and .3 metre lattice) which will extend from the front corner of the main dwelling wall westerly to the Edinburgh Road property line, southerly to a point 9 metres from the Galt Street property line, then diagonally to a point on Galt Street 9 metre from the Edinburgh Road, property line and extending along the Galt Street property line 5 metres from the sidewalk when the By-law requires that any fence located in a front park or exterior side yard have a maximum height of 0.8 metres, be approved, subject to the following conditions:

1. That the proposed 1.82-metre (6.0 feet) high wood fence with lattice along Edinburgh Road does not extend any more than 7.62-metres (25.0 feet) from the front corner of the main dwelling wall; and the proposed 1.82-metre (6.0 feet) high wood fence with lattice along Galt Street does not extend any more than 13.26-metres (43.5 feet) from the rear lot line.
2. That the owner shall remove the existing tree that is within the corner sight line triangle, or trim the branches to a height that will not affect the traffic sight line and to keep the branches trimmed at all times so that it will not affect the traffic.
3. That the fence be located a minimum of 5 metres from the sidewalk along Galt Street to maintain the driveway sightline triangle.”

Members of Committee
Concurring in this Decision

Three handwritten signatures in blue ink are written over horizontal lines. The signatures are stylized and difficult to read, but appear to be initials or names of the committee members.

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is October 30, 2006.

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 October 10, 2006.

Dated: October 13, 2006

Signed: Handwritten signature of Kim Fairfull in black ink.