

# DECISION

**Application Number**  
**A-120/98**

**CITY OF GUELPH**  
**Committee of Adjustment**  
59 Carden Street  
Guelph, Ontario. N1H 3A1  
(519) 837-5615

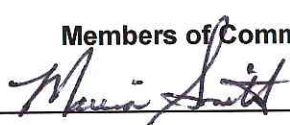
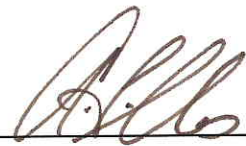
The Committee, having considered whether or not the variance(s) are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 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 Table 5.1.2. - Row 3, Row 4, Row 6, Row 7, Row 8 and Sections 5.1.2.6. and 5.1.2.7.(i) of Zoning By-law (1995)-14864, as amended, for 148 Palmer Street, to construct a detached dwelling, resulting in variances

- a) to permit a lot area of 315.83 square metres (3,399.71 square feet) when the By-law requires a minimum lot area of 460 square metres (4,951.56 square feet);
- b) to permit a left side yard of 0.9 metres (2.95 feet) when the By-law requires a minimum side yard of 1.5 metres (4.92 feet);
- c) to permit a front yard (along Palmer Street) of 6.05 metres (19.84 feet) and an exterior side yard (along Metcalfe Street) of 4.4 metres (14.43 feet) when the By-law requires that the minimum front or exterior side yard for dwellings located within Defined Area Map 66 shall be the average of the setback of the properties having lot frontage within the same City Block Face [7.28 metres (23.89 feet) along Palmer Street and 14.11 metres (46.32 feet) along Metcalfe Street; and
- d) to permit a rear yard of 6.4 metres (20.99 feet) when the By-law requires a minimum rear yard equal to 20% of the lot depth and in no case less than 7.5 metres (24.6 feet),

BE REFUSED.”

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.