


**COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER A-61/07**

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 6.2.3.2.12.1.4. and 6.2.3.2.12.1.6. of Zoning By-law (1995)-14864, as amended, for 492-502 Edinburgh Road, South, to construct a 304.82 square metre (3,281 square foot) addition to Building C (Marks Work Warehouse) resulting in a building area of 10,647 square metres (114,603 square feet) when the By-law requires a maximum building floor area of 10,000 square metres (107,639 square feet) and to provide a total of 519 off-street parking spaces on the property [ratio of 4.9 spaces per 100 square metres] when the By-law requires 6 parking spaces be provided for every 100 square metres of building floor area, be approved, subject to the following conditions:

1. The Owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of buildings, landscaping, parking, circulation, access, lighting, grading and drainage and servicing on the said lands to the satisfaction of the Director of Community Design and Development Services and the City Engineer, prior to the issuance of a building permit. Furthermore, the owner shall develop the said lands in accordance with the approved site plan.
2. No outdoor self contained storage bins are permitted for Building C.
3. That prior to issuance of a building permit, the applicant makes arrangements for the possible relocation of the underground distribution duct structure at the owner's expense, satisfactory to the Technical Services Department of Guelph Hydro Electric Systems Inc."


Members of Committee
Concurring in this
Decision



The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is July 3, 2007.

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 June 12, 2007.

Dated: June 15, 2007

Signed: 

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