

DECISION

Application Number

A-33/03

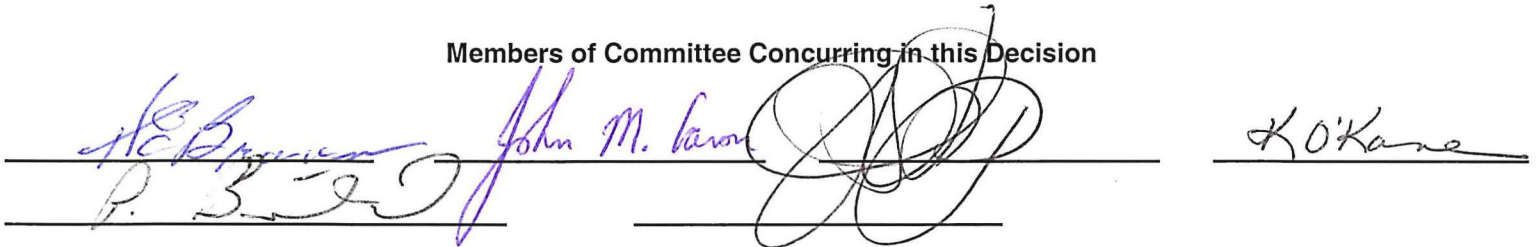
CITY OF GUELPH
Committee of Adjustment
59 Carden Street
Guelph, Ontario. N1H 3A1
(519) 837-5615

The Committee, having considered if a change or extension in a use of property which is lawfully non-conforming under the By-law as to whether or not this application has met the requirements of Section 45(2) 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(2)(a)(i) of the Planning Act, R.S.O. 1990, c.P13, as amended, permission to extend the legal non-conforming use for 135 Niska Road, to demolish the existing dwelling and construct a 464 square metre (5,000 square foot) two storey dwelling, be approved, subject to the following conditions:

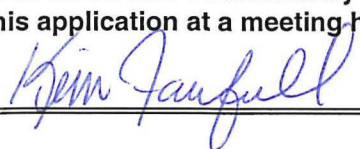
1. That the owner builds on the lot and grades and drains the lot in accordance with a plan that has been submitted to and approved by the Commissioner of Environment and Transportation, prior to issuance of a building permit.
2. That the owner constructs the building at such an elevation that the lowest level of the building can be serviced with a gravity connection to the sanitary sewer.
3. That the owner connects the new building to the existing sanitary sewer lateral satisfactory to the Plumbing Inspector.
4. That prior to the demolition of the building, the applicants make arrangements for the removal of the existing electric supply to the building, satisfactory to the Technical Services Department of Guelph Hydro Electric Systems."

Members of Committee Concurring in this Decision

The block contains three handwritten signatures in blue ink. The first signature on the left is partially obscured by a horizontal line. The middle signature is clearly legible as "John M. Carr". The signature on the right is "K O'Kane". Each signature is written over a horizontal line.

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 April 8, 2003.

Signed:

A handwritten signature in blue ink, appearing to read "Kimberli Fairfull", written over a horizontal line.

Dated on: April 11, 2003

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is April 28, 2003.