

The Committee, having had regard to the matters that are to be had regard to under Sections 51(4) of the Planning Act, R.S.O. 1990 and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land, passed the following resolution:

"THAT in the matter of an application under Section 53(1) of the Planning Act R.S.O. 1990, consent for severance of Part of Block 'D', Registered Plan 598, Islington Avenue, a parcel with a width of 15 metres (49.21 feet) and a depth of 36.474 metres (119.66 feet) and 48.298 metres (158.46 feet) and a total lot area of 666 square metres (7,169 square feet), be approved, subject to the following conditions:

1. That the applicant pay, as determined applicable by the City Treasurer, development charges to the City, in accordance with the City of Guelph Development Charges By-law (1994)-14553, as amended from time to time, or any successor thereof, prior to the issuance of a building permit, at the rate in effect at the time of issuance of the building permit.
2. That the applicant shall pay to the City cash-in-lieu of park land dedication in accordance with By-law (1989)-13410, as amended from time to time, or any successor thereof, prior to the endorsonation of the deeds, at the rate in effect at the time of the endorsonation.
3. That the driveway be located on the left side of the parcel.
4. That three trees (two spruce and one pine) be retained as part of the new development, as noted on the site plan attached to the comments from the Department of Planning and Development.
5. That the setback of the new dwelling on the severed parcel be a minimum of 15 metres from the streetline.
6. That the elevation and design for the new dwelling on the severed parcel be submitted to, and approved by the Director of Planning and Development, prior to the issuance of a building permit for the new dwelling.
7. That a site plan be prepared for the severed parcel indicating:
 - a) The location and design of the new dwelling;
 - b) The retention of trees as required;
 - c) The location and extent of driveway and legal off-street parking space for the new dwelling and
 - d) Grading, drainage and servicing information as required by the City Engineer.

All of the above to be submitted to, and approved by the Director of Planning and Development and the City Engineer, prior to the issuance of a building permit for the new dwelling.

DECISION

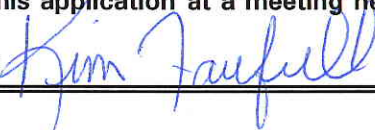
Application Number
B-12/95

CITY OF GUELPH
Committee of Adjustment
59 Carden Street
Guelph, Ontario. N1H 3A1
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8. That prior to the endorsation of the deeds, the Owner shall enter into an agreement with the City, registered on title, agreeing to satisfy the above noted conditions and to develop the site in accordance with the approved plans.
9. That the applicants make satisfactory arrangements with the Technical Services Department of Guelph Hydro for the installation of underground services to the severed parcels, prior to the issuance of a building permit.
10. That the applicant applies for sanitary, storm and water laterals and pays the rate in effect at the time of application prior to issuance of a building permit.
11. That the applicant enters into a Storm Sewer Agreement, as established by the City, providing for a grading and drainage plan, registered on title, prior to endorsation of the deeds.
12. That the applicant relocates the existing service laterals to the existing house onto the lands being retained, satisfactory to the Plumbing Inspector, prior to endorsation of the deeds.
13. That the documents in triplicate with original signatures to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment prior to March 28, 1996.
14. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsation of the deed, that he/she will provide a copy of the registered deed/instrument as registered in the Land Registry Office within two years of issuance of the consent certificate, or prior to the issuance of a building permit (if applicable), whichever occurs first.
15. That a Reference Plan be prepared which shall indicate the boundaries of the severed parcel, any easements/right-of-way and building locations, and that this Plan shall be deposited in the Land Registry Office and a deposited copy thereof be also filed with the Secretary-Treasurer."

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 28, 1995.

Signed: 

Dated on: April 5, 1995

The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is April 27, 1995