



COMMITTEE OF ADJUSTMENT

APPLICATION NUMBER B-38/03

The Committee, having had regard to the matters that are to be had regard to under Sections 51(17) of the Planning Act R.S.O. 1990, Chapter P.13, as amended, 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, c.P13, consent for severance of Part of Lot 22, Registered Plan 232, known as 127 Stuart Street, a parcel, irregular in shape, with a frontage along Eramosa Road of 17.06 metres (55.98 feet) and a depth of 28.98 metres (95.08 feet), as a lot addition to the abutting property municipally known as 179 Eramosa Road, be approved, subject to the following conditions:

1. That the proposed severed parcel of land be conveyed to the abutting owner as a lot addition only (Form 4 Certificate).
2. That the owner deeds to the City free of all encumbrances a parcel of land for a road widening, satisfactory to the Environment and Transportation Department, across the entire frontage of number 181 Eramosa Road, prior to endorsement of the deeds.
3. That the owner is responsible for the entire cost of the removal of the existing driveway entrance on Eramosa Road including the removal of the gravel and asphalt pavement and replacing it with topsoil and sod, and filling in the existing curb cut.
4. That there be no human habitation in the accessory structure.
5. 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 along with the administration fee required for endorsement, prior to October 17, 2003.
6. That all required fees and charges in respect of the registration of all documents required in respect of this approval be paid, prior to the endorsement of the deed.
7. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to endorsement 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.

City — of Guelph

Decision

COMMITTEE OF ADJUSTMENT
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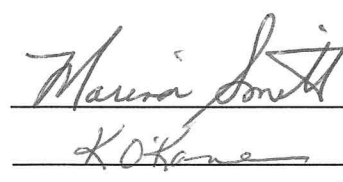
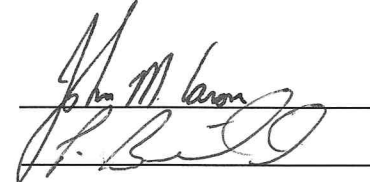
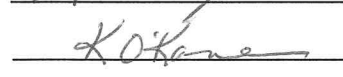
Planning and Building Services

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8. 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

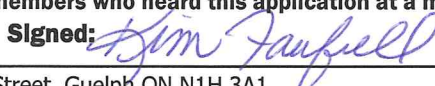





The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is **November 6, 2003.**

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 14, 2003.**

Dated: **October 17, 2003**

Signed:



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