


Decision of the Guelph Committee of Adjustment

Application Number B-75/87

Moved, seconded and carried:



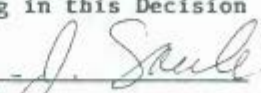

"THAT in the matter of an application under Section 52(1) of the Planning Act 1983, consent for severance of Part of Lot 385, Canada Company Survey, known as 59 Essex Street, a parcel with a frontage on Essex Street of approximately 11.88 metres (39 feet) and a depth of approximately 12.19 metres (40 feet), be approved, subject to the following conditions: -



1. That any common service pipes serving both 59 and 61 Essex Street be protected by private easements.
2. That the applicant make satisfactory arrangements with the Engineering Services Department of Guelph Hydro for the installation of separate service entrance equipment for each of 59 and 61 Essex Street.
3. That the applicant provide right-of-way on the property for the occupant of 61 Essex Street, for the purpose of a legal off-street parking space, to the satisfaction of the City Solicitor, prior to endorsement of the deeds.
4. That the documents to finalize the proposal be presented to the Secretary-Treasurer for endorsement, prior to October 13, 1988.

Reasons for approval being: -

1. Subject to the imposed conditions, the proposed severance will not adversely affect the subject or area properties.
2. A plan of subdivision pursuant to the provisions of Section 50(4) of the Planning Act 1983 is not necessary, as the consent takes into consideration those items to be had regard to under Section 50(4)."

Members of Committee Concurring in this Decision

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CERTIFICATION

I 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