

DECISION

COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER A-84/10

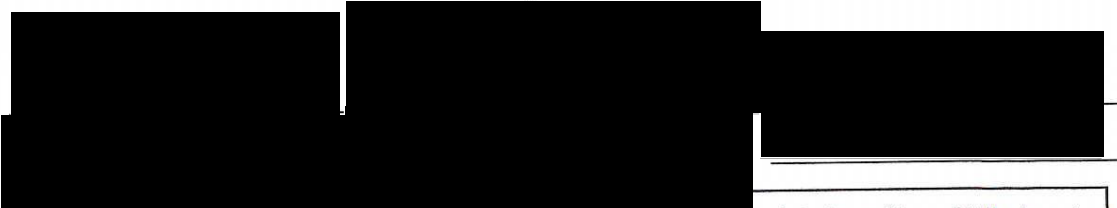


The Committee, having considered whether or not the variance(s) are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 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 Sections 4.10 and 7.3.5.1 of Zoning By-law (1995)-14864, as amended, for 436 Clair Road, West, to permit a 453 square metre (4,876.05 square foot) building for an electrical sub-station which will occupy 2.2% of the lot area when the By-law requires a minimum building size equal to 15% of the lot area [minimum 3,052.36 square metre building size required] and to permit the development on the property without full municipal services, be approved, subject to the following conditions:

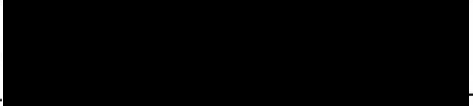
1. That the owner receives approval from the City for a site plan under Section 41 of the Planning Act, prior to the issuance of a building permit. Furthermore, the owner shall develop the property in accordance with the approved site plan.
2. That washroom facilities not be provided in the building.
3. That the applicant obtains a permit from the Ministry of Transportation, prior to issuance of a building permit.”

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 December 14, 2010.

Dated: December 17, 2010

Signed: 

Committee of Adjustment

The last day on which a Notice
of Appeal to the Ontario
Municipal Board may be filed
is January 4, 2011.

T 519-837-5615
F 519-822-4632
E cofa@guelph.ca