

City — of Guelph

Decision

**COMMITTEE OF ADJUSTMENT
APPLICATION NUMBER A-36/04**

Planning and Building Services

Working Together to Build Our Community



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 Section 6.4.3.2.2.1. of Zoning By-law (1995)-14864, as amended for 260 Woodlawn Road, West, to construct an office building for one tenant when the By-law permits an office use only within a mall (two or more units), be approved, subject to the following conditions:

1. That the owner deeds to the City free of all encumbrances a 2.134-metre wide parcel of land for a road widening across the entire frontage of number 260 Woodlawn Road, West as shown in red on the owners site plan, prior to the use of the site for an office.
2. That the owner develops the site in accordance with the approved site plan dated January 27, 2004.
3. That the owner pays for all required curb cuts and fills, prior to the issuance of a building permit."

**Members of Committee
Concurring In this Decision**

A blue ink signature of a committee member, written over a horizontal line.

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The last day on which a Notice of Appeal to the Ontario Municipal Board may be filed is March 29, 2004.

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 March 9, 2004.

Dated: March 12, 2004

Signed:

A blue ink signature of Kim Fairfull, written over a horizontal line.

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