

COMMITTEE OF ADJUSTMENT

DECISION OF COMMITTEE WITH REASONS
RE APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O. 1990, c. P.13, ss. 45(8)

APPROVAL AUTHORITY: THE CORPORATION OF THE TOWN OF ORANGEVILLE

RE AN APPLICATION BY: Anthony and Christine Broadfoot

LOCATION OF PROPERTY: Lot 13 and Part of Lot 12, Block 7, Registered Plan 266
89 McCarthy Street

PURPOSE OF APPLICATION: The applicants are seeking a reduction of the minimum interior side yard requirement in the "Residential First Density (R1) Zone", from 1.8 metres (5.90 feet) to 0.93 metres (3.05 feet) on the east side of the dwelling which is more than one storey, and a reduction of the minimum interior side yard requirement from 1.2 metres (3.94 feet) to 0.83 metres (2.71 feet) on the west side of the dwelling which is one storey. The applicants wish to legalize the deficiencies in the minimum interior side yard setbacks on the east and west sides of the dwelling which have existed for thirty-one (31) years.

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was 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, or in the case of a change in a use of property which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of section 45 (2) of the Planning Act,

CONCUR in the following decisions and reasons for decisions made on the 29th day of March, 1995.

DECISION:

Granted

CONDITIONS - This decision has been made subject to the following conditions:

None

REASONS FOR DECISION: To legalize the deficiencies as they would not adversely affect the surrounding properties.

G. McCloskey
Signature of Member

Nick Bani
Signature of Member

Elizabeth Wua
Signature of Member

D. W. White
Signature of Member

[Signature]
Signature of Member

CERTIFICATION

Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)

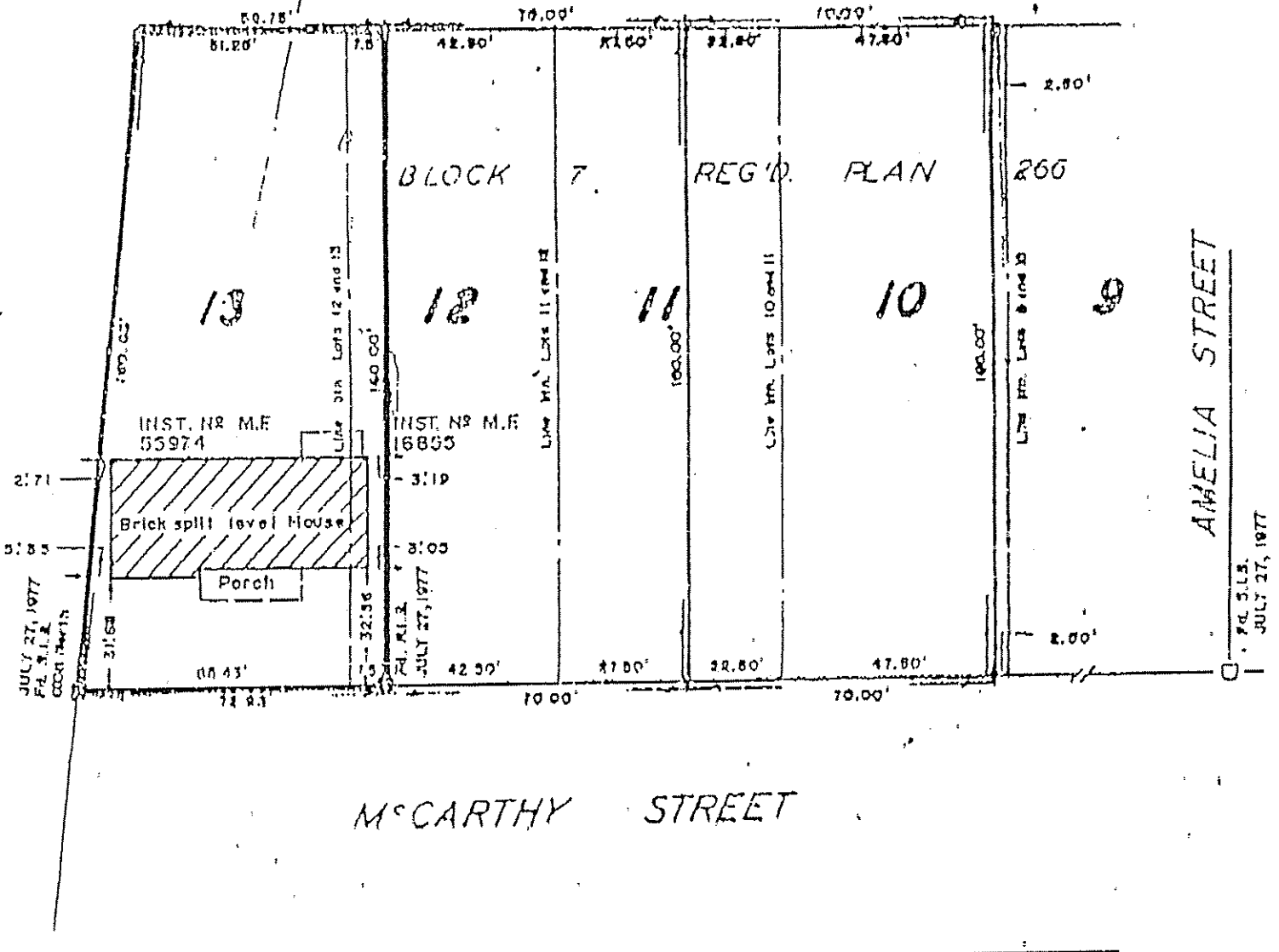
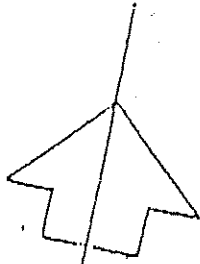
I, Marion Morris, Secretary-Treasurer of the Committee of Adjustment certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

DATED THIS 4th day of April 1995.

Marion Morris

Marion Morris
Secretary-Treasurer

A.B.



Round iron bars are shown with ...

NOTIFICATION OF HOUSE ON LOT 13 & PART OF LOT 12.
 (SEE SEARCH.)
 JULY 27, 1977
 SUBJECT 157-77

D. J. CULLEN AND ASSOCIATES LIMITED,
 ONTARIO LAND SURVEYOR
 59 THIRD STREET, ORANGEVILLE, ONTARIO
 L9W 2B3
 519-941-3881

Lloyd Thomson
 Ontario Land Surveyor

PLAN SHOWING LOCATION OF STRUCTURES ON PART OF BLOCK 7 PLAN 266, TOWN OF ORANGEVILLE
 SCALE 1" = 40'

SURVEYOR'S CERTIFICATION - I certify that the above is a true and correct copy of the original plan as shown to me by the owner or his agent.