

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: Tribunal Developments Inc.

LOCATION OF PROPERTY: Lot 1, Plan 338
398 Thompson Road

PURPOSE OF APPLICATION: The applicant is seeking reductions of the minimum exterior side yard requirement for a single detached dwelling which is proposed to be constructed on the subject lot. The exterior side yard on the subject property is the side yard immediately adjoining Alder Street. The variances include a reduction of the exterior side yard requirement from 2 metres (6.56 feet) to 1.79 metres (5.87 feet) for the exterior side wall of the single detached dwelling, and a reduction of the exterior side yard requirement from 2 metres (6.56 feet) to 1.1 metres (3.61 feet) for a bay window.

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 3rd day of April, 1996.

DECISION: Granted

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

None

REASONS FOR DECISION: Variances are minor and will not adversely affect neighbouring properties.

G. McCloskey *N. Corvito* *D. G. W. W.*
Signature of Member Signature of Member Signature of Member

Signature of Member 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 10th day of April 1996.

Marion Morris
Marion Morris, A.M.C.T.(A)
Secretary-Treasurer