

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: Dave and Sue Johnston

LOCATION OF PROPERTY: Lot 85, Registered Plan 334
220 Walsh Crescent

PURPOSE OF APPLICATION: The applicants are seeking an increase of the maximum lot coverage requirement in the "Residential Second Density (R2) Zone", from 35% (177.15 square metres) to 37.2% (188.49 square metres) in order to legalize the existing single detached dwelling. The applicants are also seeking an additional increase in the maximum lot coverage requirement from 37.2% (188.49 square metres) to 43.3% (219.61 square metres) in order to finish constructing a rear deck with a gazebo and hot tub.

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 31st day of May, 1995.

DECISION: Granted.

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

None

REASONS FOR DECISION:

Variance is minor.

Wick Court Elyse W. Wall Daphne W. Why
Signature of Member Signature of Member Signature of Member

[Signature] _____
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 2nd day of June 1995.

Marion Morris
Marion Morris
Secretary-Treasurer

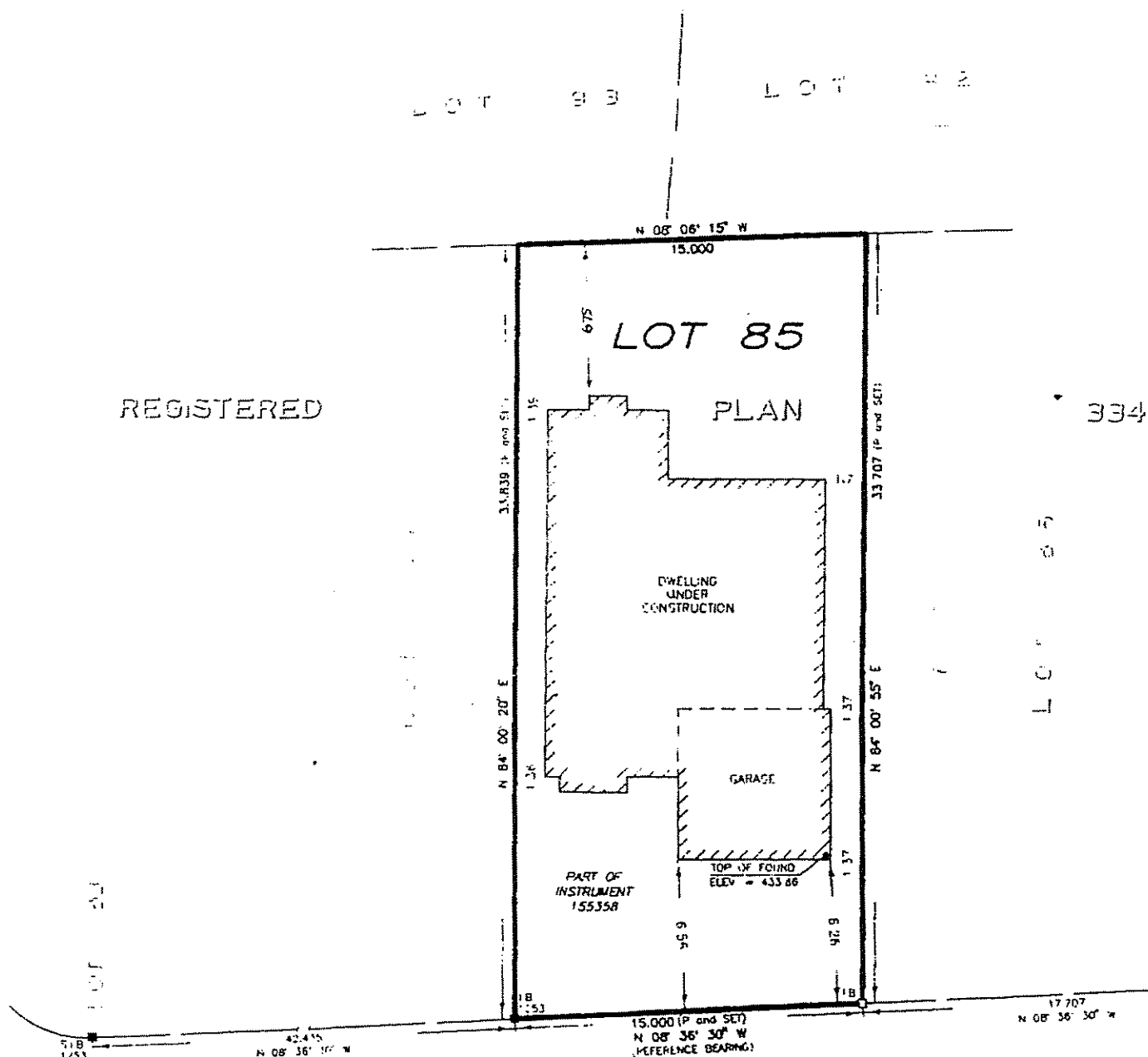
SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
LOT 85, REGISTERED PLAN 334
TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN

SCALE 1 : 200



M.P. VAN HARTEN, O.L.S. - 1994

METRIC
 DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET
 BY DIVIDING BY 0.3048



WALSH CRESCENT

(Established by Reg'd Plan 334)
 (20.0 Metres Wide)

VAN HARTEN SURVEYING LTD.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING LTD.

NOTE ALL BUILDING FEET SHOWN HEREON ARE TO THE CONCRETE FOUNDATION UNLESS INDICATED OTHERWISE

LEGEND:

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR

- 1B IRON BAR
- 1B0 ROUND IRON BAR
- 375 BUNKER OF ALUMINUM
- 1355 VAN HARTEN SURVEYING LTD. O.L.S.
- 1253 D.J. GULLEN, O.L.S.
- P REGISTERED PLAN 334

NOTE: BEARINGS ARE REFERRED TO THE EAST LIMIT OF WALSH CRESCENT, HAVING AN ASTRONOMIC COURSE OF N 08° 36' 30" W AS SHOWN ON REGISTERED PLAN 334.

PROJECT 92 - 101
 CHECKED B.C.R.

VAN HARTEN SURVEYING LTD.
 ONTARIO LAND SURVEYORS

423 WOOLWICH STREET - GUELPH, ONTARIO
 PHONE (519) 821-2763 FAX 821-2770

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON
 THIS PLAN WAS COMPLETED ON THE
 15th DAY OF JULY, 1994

M.P. Van Harten
 M.P. VAN HARTEN, O.L.S.

DATE JULY 20, 1994

June 94 - Aug 94