

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: Timothy D. Black

LOCATION OF PROPERTY: Part of Lot 11, Block 8, Registered Plan 138, and
Part Lane Together with ROW
214 Broadway

PURPOSE OF APPLICATION: The applicant proposes to demolish a portion of the existing building
at the rear and erect a 147 square metre (1,582.75 square foot) two-
storey addition which will provide 2 dwelling units on the ground
floor and 2 dwelling units on the second floor.

The applicant is also requesting a reduction in the minimum rear
yard requirement from 7.5 metres (24.6 feet) to 3.35 metres (10.99
feet) and an increase in the maximum permitted encroachment for
stairs from 0.6 metres (1.97 feet) to 1.1 metres (3.6 feet) to permit
the construction of the two-storey addition.

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,

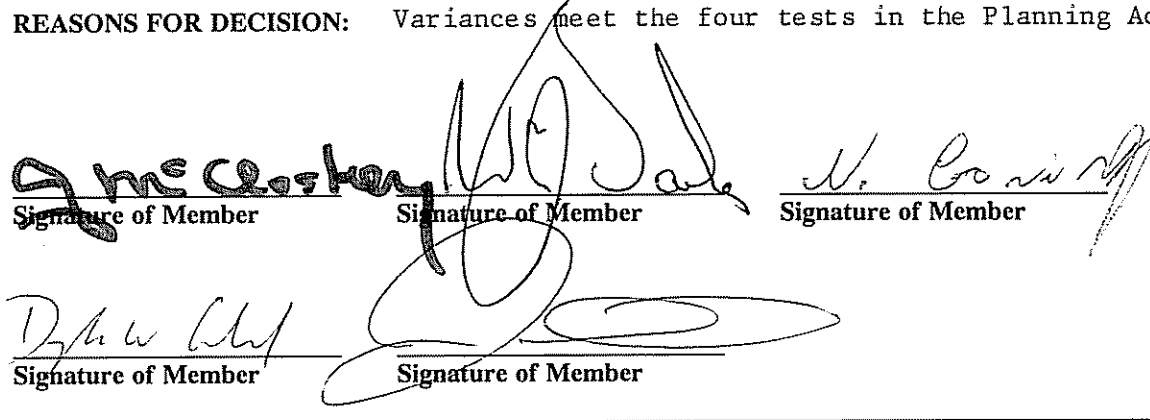
CONCUR in the following decisions and reasons for decisions made on the 18th day of June, 1997.

DECISION: Granted with conditions.

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

That the variances pertain only to the proposed addition as shown in the site plan
drawing dated May 23, 1997 prepared by Dickinson & Hicks Architects.

REASONS FOR DECISION: Variances meet the four tests in the Planning Act.

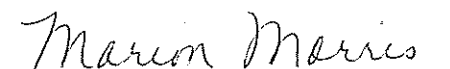

Signature of Member Signature of Member Signature of Member
Signature of Member Signature of Member

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 24th day of June 1997.


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