

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: Austin McGuire and Jennifer Hough

LOCATION OF PROPERTY: West Part of Lot 2, Block 3, Plan 138,
designated as Parts 1 & 2, Reference Plan 7R-2723
1 Wellington Street

PURPOSE OF APPLICATION: The applicants are requesting minor variances to reduce the minimum front yard requirement from 6.0 metres (19.69 feet) to approximately 3.96 metres (13 feet) and a reduction in the minimum exterior side yard requirement from 3.5 metres (11.48 feet) to approximately 2.74 metres (9 feet) on the subject property in order to allow for the construction of a roofed-porch along the front of the house facing Wellington Street.

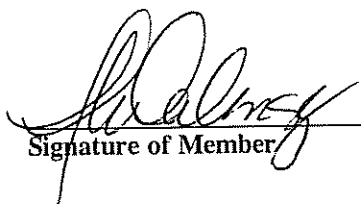
WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the zoning by-law and the official plan will be maintained, or 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,

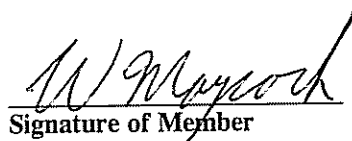
CONCUR in the following decisions and reasons for decisions made on the 15th day of July, 1998.

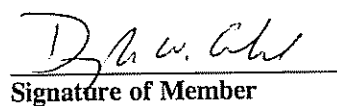
DECISION: Granted with condition.

CONDITIONS - This decision has been made subject to the following conditions:
Prior to the issuance of a building permit, the owner will submit the proposed building plans for approval by the Director of Planning, in consultation with IACAC, with a view to ensuring that the architectural treatment of the proposed porch is sympathetic to the character of this heritage building.

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


Signature of Member


Signature of Member


Signature of Member

Signature of Member

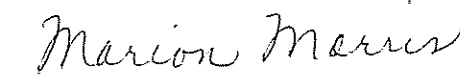
Signature of Member

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 17th day of July 1998.



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