

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: Joyce Erskine

LOCATION OF PROPERTY: 3 Hillside Drive
Part Lot 7, Block 10, Plan 138, Part Lot 7, Registered Plan 170
(Part 1, Reference Plan 7R-1211)

PURPOSE OF APPLICATION: The applicant is requesting a reduction of the minimum rear yard requirement from 7 metres (22.97 feet) to 1.52 metres (5 feet) in order to construct the proposed 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(1) of the Planning Act,

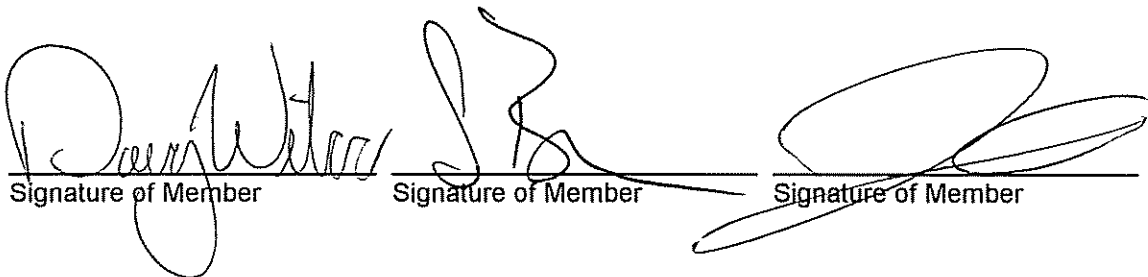
CONCUR in the following decisions and reasons for decisions made on the 16th day of August, 2000.

THE REQUEST IS HEREBY APPROVED WITH CONDITIONS

THIS DECISION:

IF **APPROVED**: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

IF **REFUSED**: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.


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, Susan Lankheit, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the decision of the committee given on August 16th, 2000 with respect to the application recorded therein.

Susan Lankheit,
Secretary-Treasurer, Committee of Adjustment

THIS DECISION OR ANY CONDITION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED BY A CHEQUE IN THE AMOUNT OF \$125.00 PAYABLE TO THE MINISTER OF FINANCE.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

DATE DECISION MAILED: AUGUST 21, 2000

LAST DAY FOR APPEALING THIS DECISION: SEPTEMBER 5, 2000

(Appeals must be received no later than 4:30 p.m. on the above date)

- CONDITIONS:**
1. That the addition be set back no closer than 1.52 metres (5 feet) to the east side lot line.
 2. That the addition be limited to one storey.
 3. That an arborist be retained to identify measures necessary to protect the existing trees along the east side lot line and the rear lot line including the large maple in the rear yard of the property at 30 Bythia Street during construction.
 5. That the applicant implements the above mentioned measures during construction.
 6. That the site plan approval incorporate increased fencing and landscaping to provide additional screening along the east side lot line abutting the property addition in order to protect the privacy of the residence located at 30 Bythia Street.

REASONS FOR DECISION: The variance is considered minor in nature. It is the opinion of the Committee of Adjustment that the general intent and purpose of the Official Plan and Zoning By-law are maintained and the proposal is desirable for the appropriate development or use of the land, building or structure.