

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: Mark and Deborah Caldwell

LOCATION OF PROPERTY: Part of Lots 13 and 14, Block 3, Registered Plan 159
4 Third Street

PURPOSE OF APPLICATION: The applicants are seeking a minor variance to add a single detached dwelling as a permitted use on the subject property. The existing single detached dwelling is a legal non-conforming use and the applicants would like to bring the use into conformity with Zoning By-law 22-90.

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 21st day of August, 1996.

DECISION:

Granted with conditions.

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

See over

REASONS FOR DECISION:

The minor variance to permit a single detached dwelling as a permitted use is desirable and will not adversely affect neighbouring properties.

J. McCloskey

Signature of Member

[Signature]

Signature of Member

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Signature of Member

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Signature of Member

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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 29th day of August 1996.

Marion Morris

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

The following zoning provisions will apply to the subject property:

- a) Minimum lot area - 336 square metres (3,616.8 square feet)
- b) Minimum lot frontage - 14 metres (45.9 feet)
- c) Minimum front yard - 0 metres
- d) Minimum northerly interior side yard - 2 metres (6.6 feet)
- e) Minimum southerly interior side yard - 0.8 metres (2.6 feet)
- f) Minimum rear yard - 4.5 metres (14.8 feet)
- g) Maximum building height - 9.2 metres (30.2 feet)
- h) Maximum lot coverage - 35%
- g) Minimum ground floor area
 - one storey 75 square metres (807.3 square feet)
 - two storey 65 square metres (699.7 square feet)