

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: Tribunal Developments Inc.

LOCATION OF PROPERTY: Montgomery Boulevard
North East Half of Lot 4, Concession C
(Montgomery Village Phase 1-4)

PURPOSE OF APPLICATION: The applicant is requesting a minor variance to By-law 65-93, being a zoning by-law for the development known as Montgomery Village One, in order to allow the garages to be integrated into the rear of the house rather than the requirement of being detached and located within 7 metres (22.97 feet) of the rear lot line as set out in Zoning By-law 65-93.

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 20th day of September, 2000.

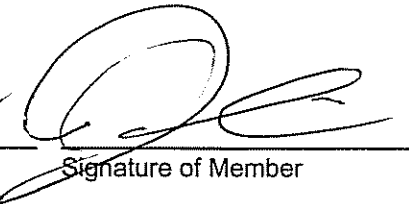
THE REQUEST IS HEREBY APPROVED WITH CONDITIONS

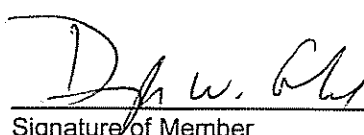
THIS DECISION:

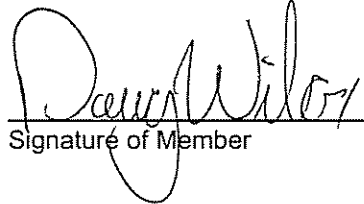
IF APPROVED: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

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 September 20th, 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: SEPTEMBER 22, 2000

LAST DAY FOR APPEALING THIS DECISION: OCTOBER 10, 2000

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

- CONDITIONS:**
1. That the garages are attached to the rear of the main building.
 2. That no parking be allowed in the rear yard except on a single driveway having a maximum width of 2.7 metres (8.8 feet).

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.