



## 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:** Darryl Mitchell and Barbara Sobota

**LOCATION OF PROPERTY:** Lot 24 and Part of Lot 23, Block 10, Plan 233  
108 Bythia Street

**PURPOSE OF APPLICATION:** The applicants are requesting minor variances to reduce the minimum lot area requirement from 464 square metres (4,995 square feet) to approximately 335 square metres (3,606 square feet), and to reduce the minimum rear yard set back requirement from 7 metres (23 feet) to approximately 6.6 metres (21.7 feet). The applicants have also applied for consent to sever (File B-5/07) and the variances are required to bring the proposed newly created lot and existing dwelling into compliance with the zoning by-law.

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,

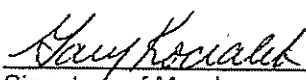
**CONCUR** in the following decisions and reasons for decisions made on the 5<sup>th</sup> day of December, 2007.

THE REQUEST IS HEREBY **APPROVED**

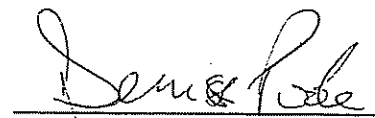
THIS DECISION:

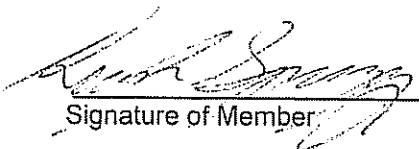
IF **APPROVED**: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

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

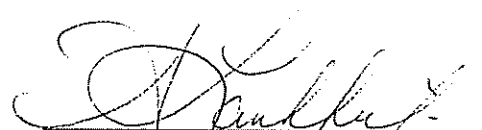
  
Signature of Member

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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 December 5, 2007 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: DECEMBER 7, 2007

LAST DAY FOR APPEALING THIS DECISION: DECEMBER 27, 2007

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

CONDITIONS: None

REASONS FOR DECISION: The variances as approved are 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.