



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:** Dufferin Youth Shelter

**LOCATION OF PROPERTY:** Lot 4, Block 1, Registered Plan 233  
59 Town Line

**PURPOSE OF APPLICATION:** The applicant is requesting minor variances to reduce the minimum lot area requirement from 800 square metres (8,611.4 square feet) to approximately 695 square metres (7,481 square feet), reduce the minimum lot frontage requirement from 20 metres (65.6 feet) to approximately 15.24 metres (50 feet), reduce the minimum interior side yard set back requirement from 5 metres (16.4 feet) to approximately 1.2 metres (3.9 feet) on the east side of the building and from 5 metres (16.4 feet) to approximately 4.6 metres (15 feet) on the west side of the building, reduce the minimum set back requirement for an accessory building from 1.2 metres (3.9 feet) to 0.95 metres (3.1 feet), increase the maximum lot coverage of an accessory building from 10% to 11% and to permit parking in tandem to accommodate the required number of parking spaces.

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 7<sup>th</sup> day of May, 2008.

THE REQUEST IS HEREBY **APPROVED WITH CONDITIONS**

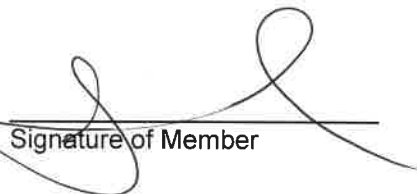
THIS DECISION:

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 **May 7, 2008** 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: MAY 9, 2008**

**LAST DAY FOR APPEALING THIS DECISION: MAY 27, 2008**

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

**CONDITIONS:**

- 1. THAT a fence be erected between the subject property and the adjoining property to the west from the existing fence to the north property line.**

**REASONS FOR DECISION:** The variance 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.