

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: Kathleen Ferns

LOCATION OF PROPERTY: Lot 1, Block 3, Registered Plan 212
263 Broadway

PURPOSE OF APPLICATION: The applicant is seeking a reduction of the exterior side yard requirement from 3.5 metres (11.48 feet) to 3.3 metres (10.97 feet), and a reduction of the minimum front yard requirement from 6 metres (19.69 feet) to 5.9 metres (19.46 feet) in order to legalize the deficient exterior side and front yard setbacks of the existing single detached dwelling.

The applicant is also seeking increases in the permitted yard encroachment (Section 5.18 of Zoning By-law 22-90) from 0.6 metres (1.97 feet) to approximately ^{7.3}~~7.0~~ metres (^{23.9}~~22.9~~ feet) in order to legalize the location of the existing porch in the east side yard, and an increase from 0.6 metres (1.97 feet) to approximately 1.0 metre (3.3 feet) in order to legalize the location of the steps in the east side yard. m.m.

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 12th day of July, 1995.

DECISION: Granted.

CONDITIONS - This decision has been made subject to the following conditions:
None.

REASONS FOR DECISION: Variances are minor and do not adversely affect neighbouring properties.

Mick Cairiff Signature of Member Dylan W. Giff Signature of Member _____ Signature of Member
Alyson Oble Signature of Member _____ 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 18th day of July 1995.

Marion Morris
Secretary-Treasurer