

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: Carl and Sharon Peter

LOCATION OF PROPERTY: Part of Lot 7, Registered Plan 120
Part 14, 7R-1336
19 Fourth Avenue

PURPOSE OF APPLICATION: The applicants are seeking an increase in the maximum lot coverage requirement from 30% to 44% in order to legalize the lot coverage of the existing semi-detached dwelling on the subject property.

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 18th day of September, 1996.

DECISION: Granted

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

The minor variance is approved subject to the maintenance of the semi-detached dwelling as a bungalow.

REASONS FOR DECISION: Development is desirable and will not adversely affect neighbouring properties.

D. J. W. White
Signature of Member

Wick Bourke
Signature of Member

[Signature]
Signature of Member

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 23rd day of September 1996.

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

MF 82627

PROPERTY OF THE
REGISTRY OFFICE

I REQUIRE THIS PLAN TO
BE DEPOSITED UNDER PART II
OF THE REGISTRY ACT.

RECEIVED AND DEPOSITED AS

PLAN 7R-1336

MF 82627
MAY 6 1977

MAY 5, 1977
Date

Date

D.J. Cullen
D.J. CULLEN
ONTARIO LAND SURVEYOR

A.T. Woodland
A. T. WOODLAND
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
DUFFERIN (No 7)

CAUTION
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN
THE MEANING OF SECTION 29, 32 OR 33 OF
THE PLANNING ACT.

PART 10 = 0.09 AC.
66'00
PART 12 = 0.08 AC.
PART 11 = 0.08 AC.
PART 13 = 0.08 AC.
PART 14 = 0.08 AC.
PART 15 = 0.06 AC.
10'00 EASEMENT
PLAN 7R-1304
MF 81740
66'00

BLOCK II
REGISTERED PLAN No 120
FOURTH AVENUE

PLAN OF SURVEY OF
ALL OF LOTS 3 to 13, both inclusive
REGISTERED PLAN. No 120

TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN

SCALE : 1 INCH = 30 FEET
1977

D.J. CULLEN, O.L.S.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 3rd DAY OF MAY, 1977.

MAY 6, 1977. *D.J. Cullen*
Date D.J. CULLEN
ONTARIO LAND SURVEYOR

ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED
BEARING REFERENCE

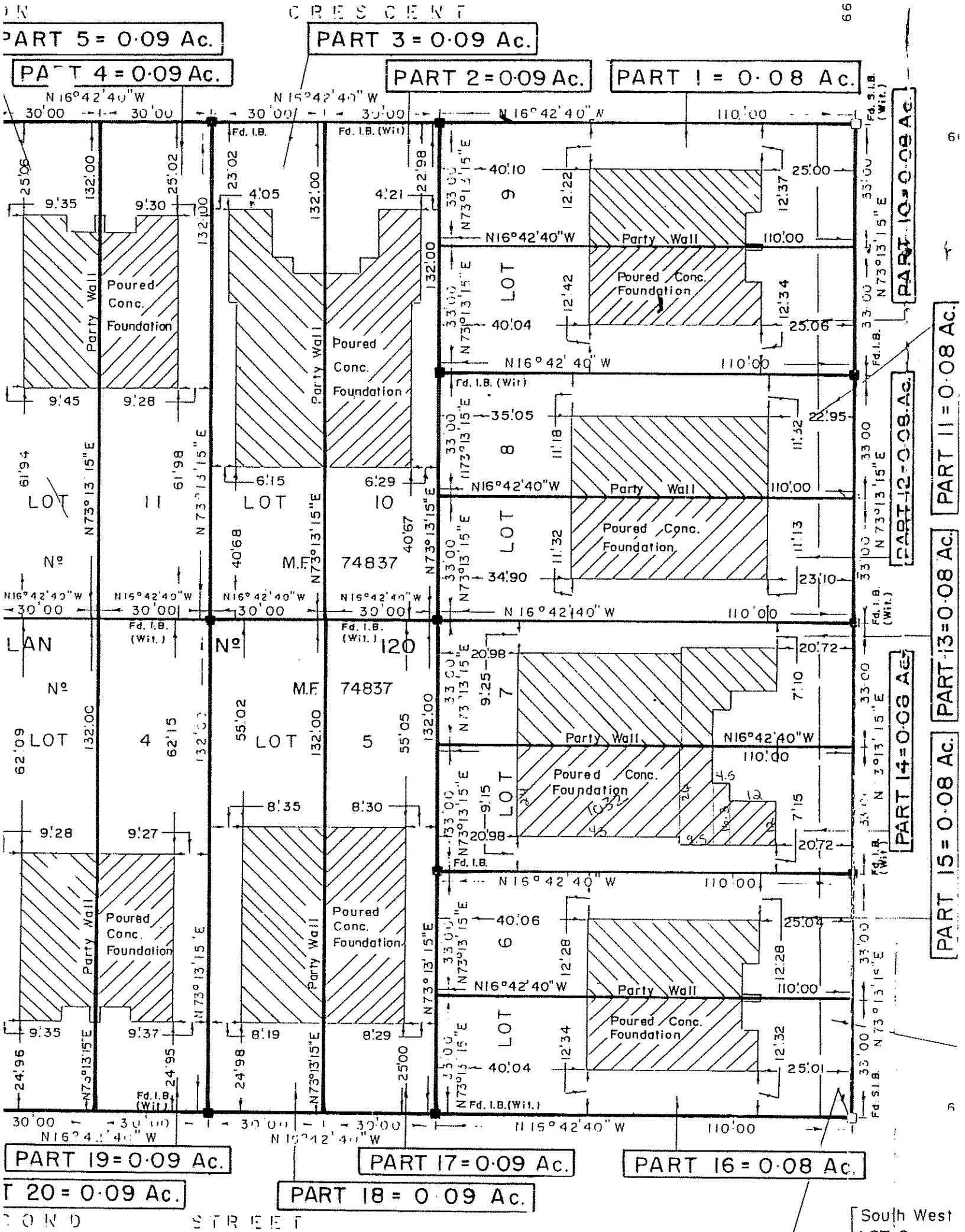
BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EAST LIMIT OF EAST SECOND STREET SHOWN AS N 15° 42' 40" W ON A PLAN REGISTERED IN THE LAND REGISTRY OFFICE FOR THE REGISTRY DIVISION OF DUFFERIN AS PLAN No 120.

1" Sq. X 48" STANDARD IRON BAR PLANTED SHOWN THUS Plid. S.I.B.
5/8" X 24" IRON BAR PLANTED SHOWN THUS Plid. I.B.

D J. CULLEN, ONTARIO LAND SURVEYOR
59 THIRD STREET, ORANGEVILLE, ONTARIO
L9W 2B3
519-941-3881

EXAMINED BY A.J. MAES, C.E.T. - C.S.T. D.J. CULLEN, O.L.S.	PARTY CHIEF: S. BOOKMAN, C.S.T.
CALC. BY: H.C. COESEL	PROJECT No 24-77

South West Angle
LOT 6
EGD PLAN No 120



1032	1025.55
247	241
73.35	
144	
<u>1496.35</u>	<u>1483.3</u>

Lot Area 323.76 m²
 Building 139 m²
 42.9%

South West
 LOT 6
 REGD PLAN

PART 8 = 0.09 Ac.

PART 6 = 0.09 Ac.

PART 9 = 0.09 Ac.

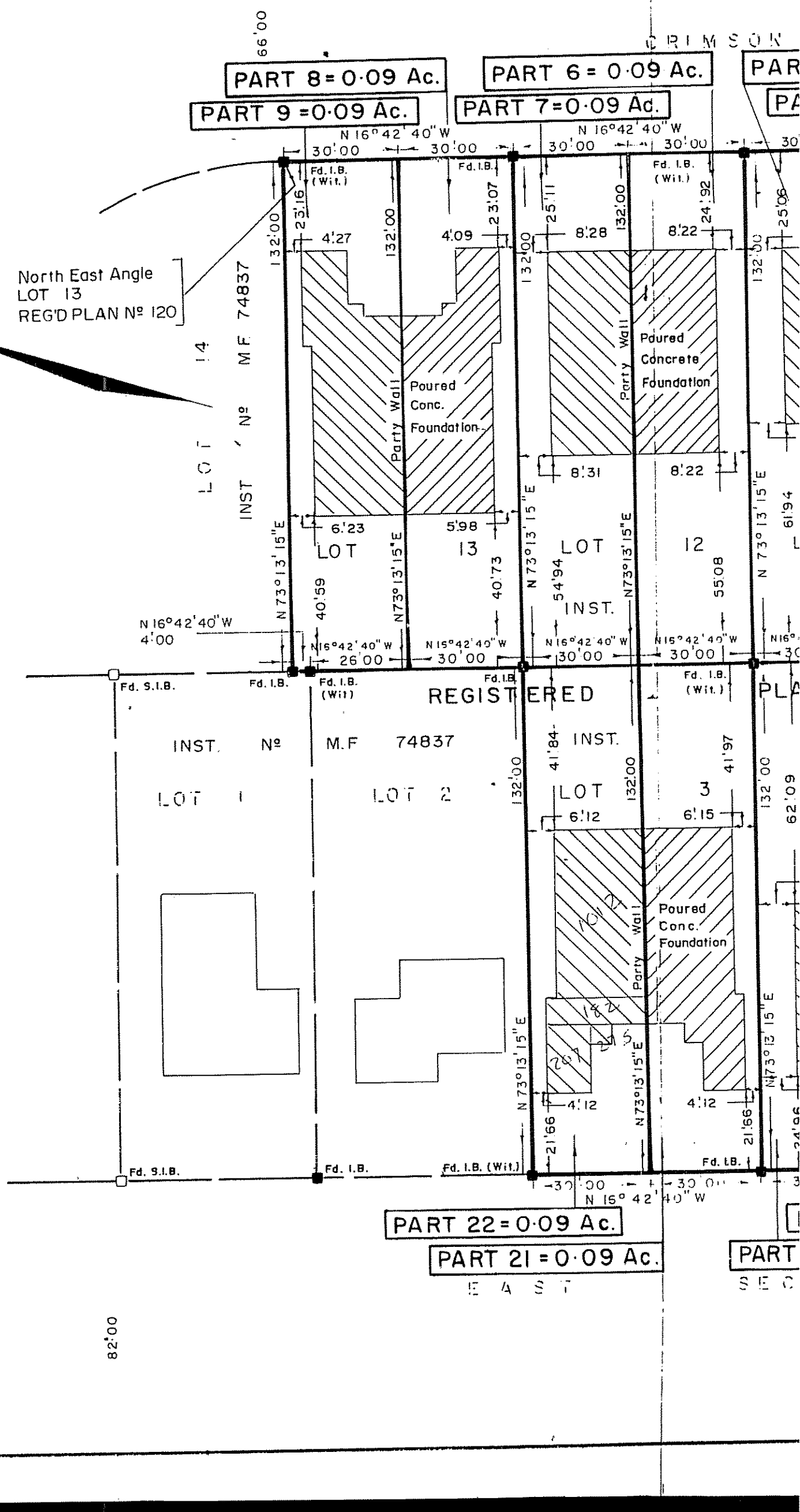
PART 7 = 0.09 Ac.

PART 5 = 0.09 Ac.

CRIMSON



North East Angle
LOT 13
REG'D PLAN N° 120



REGISTERED

INST. N° M.F. 74837

LOT 1

LOT 2

LOT 3

LOT 12

LOT 13

LOT 14

82'00

PART 22 = 0.09 Ac.

PART 21 = 0.09 Ac.

PART 20 = 0.09 Ac.

E A S T

S E C