

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: Bax Vintage Homes Ltd.

LOCATION OF PROPERTY: Part of Lot 8, Block 6, Registered Plan 159,
Town of Orangeville (69 First Avenue)

PURPOSE OF APPLICATION: The applicant is seeking a reduction of the minimum lot area requirement in the "Multiple Residential Medium Density (RM1) Zone", from 180 square metres (1,937 square feet) to 139.4 square metres (1,501 square feet).

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.

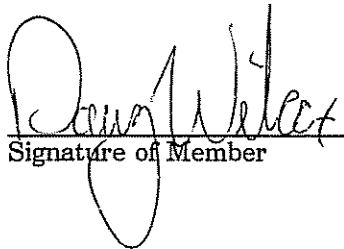
CONCUR in the following decisions and reasons for decisions made on the 11th day of January, 1995.

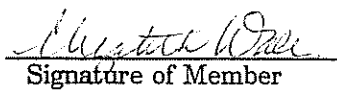
DECISION: Variance granted for Part 2 of Plan 7R-4122 as shown on sketch attached to this decision.

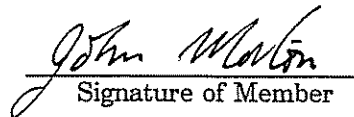
CONDITIONS - This decision has been made subject to the following conditions:

None

REASONS FOR DECISION:


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, Patrick Lee, 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 12 day of January, 1995.

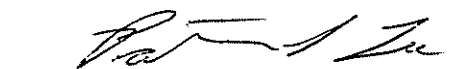
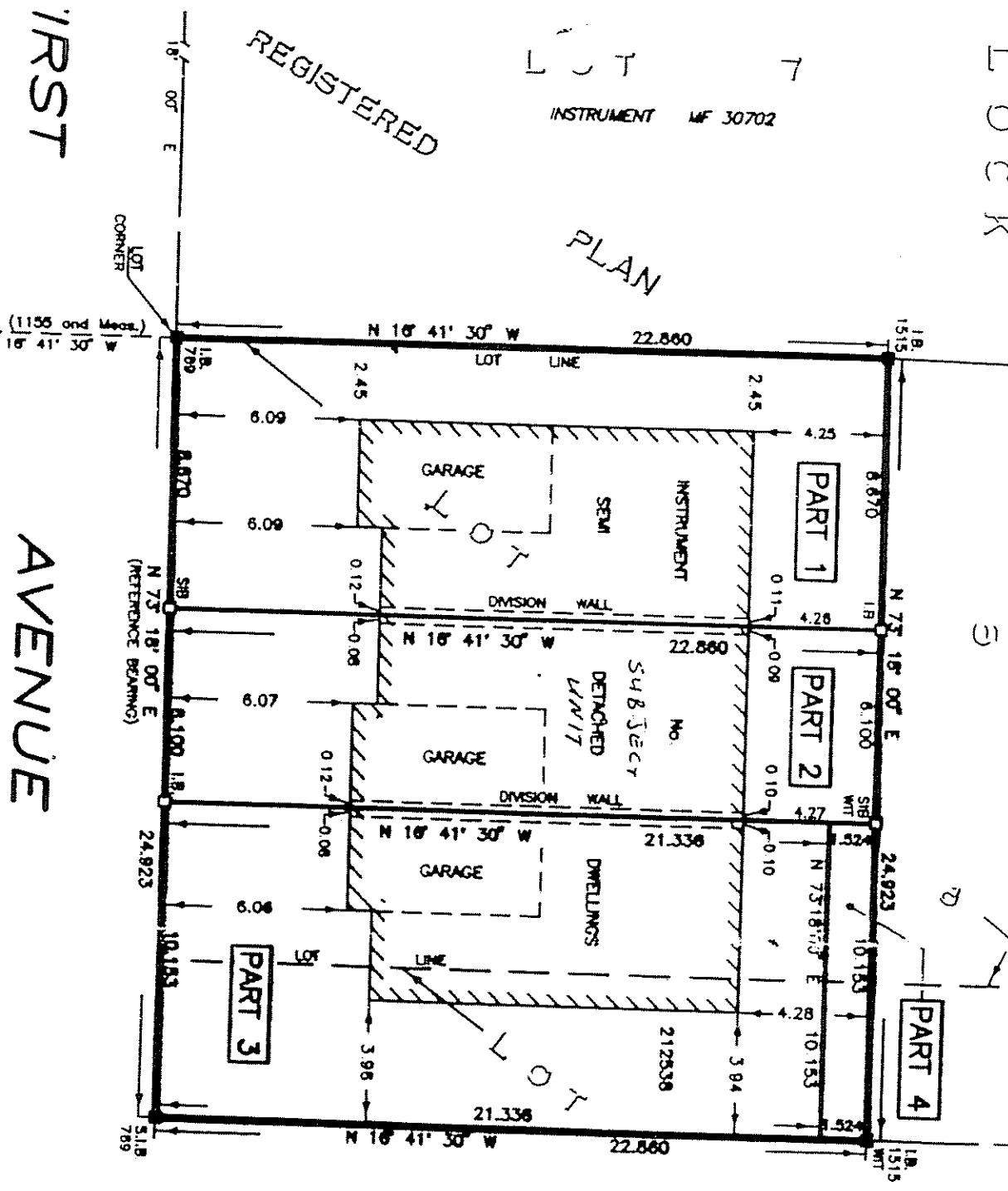

Patrick Lee
Secretary-Treasurer

Figure 2



FOURTH STREET

OPENED BY BY-LAW 2242 - INSTRUMENT MF 725
(20.117 Metres Wide)

LOT 0 0
REGISTE
TOWN 0
COUNTY

SCALE
0 5
M.P. VAN H/

SURVEYO

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE THE SURVEY'S ACT AND THE THEREUNDER.
2. THE SURVEY WAS COMPLET

DATE: JULY 12, 1994

NOTE: BEARINGS ARE REFERRED HAVING AN ASTROMOMIC C ON DEPOSITED PLAN 7R-1

LEGEND:

- DENOTES SURM
- DENOTES SURM
- S.I.B. DENOTES .025
- I.B. DENOTES .015
- S.S.I.B. DENOTES .025
- 1155 DENOTES VAN I
- 1515 DENOTES TED \
- 789 DENOTES L TH
- C.M. DENOTES COMC
- WTT DENOTES WTTNE

VAN HARTT
ONTARIO