

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: Gordon Turner

LOCATION OF PROPERTY: Lot 23, Registered Plan 97  
46 Westdale Avenue

PURPOSE OF APPLICATION: The applicant is seeking a reduction of the exterior side yard requirement, from 3.5 metres (11.48 feet) to 0.3 metres (0.94 feet) in order to add a garage or carport onto the west side of the existing dwelling.

The applicant is also seeking a reduction of the side yard requirement for an accessory structure, from 1.2 metres (3.94 feet) to 0.0 metres (0.0 feet), to legalize the location of an existing shed. (File No. A-16/95)

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 2nd day of August, 1995.

DECISION:

Granted

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

That the roof of the proposed carport or garage must be a "hip" type design and shingled the same colour as the roof on the existing dwelling.

REASONS FOR DECISION:

Variances are minor and do not adversely affect neighbouring properties.

*J McCloskey* Signature of Member      *Nick Be...* Signature of Member      *Elyette...* Signature of Member

*D...* Signature of Member      *[Signature]* Signature of Member

CERTIFICATION

Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)

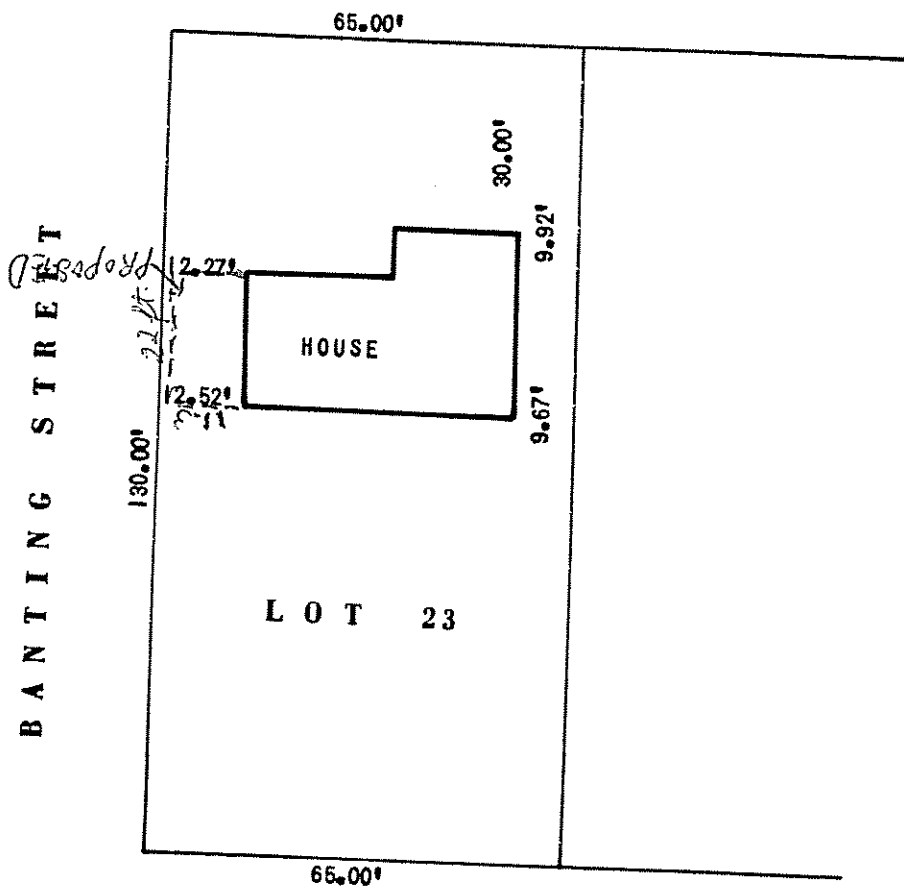
I, Marion Morris, Secretary-Treasurer of the Committee of Adjustment certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

DATED THIS 4th day of August 1995.

*Marion Morris*  
Secretary-Treasurer



WESTDALE AVENUE



ditions;.....  
ditions;.....

Standard iron bars are shown thus □  
8" Square iron bars are shown thus ■  
This plan is authentic only if it contains the indentation seal of Lloyd Thomson O.L.S. in the upper right hand corner. Original drawings and rights of reproduction are the property of Lloyd Thomson O.L.S. and are not to be altered, changed, or reproduced in any manner without the permission of Lloyd Thomson O.L.S.

DRAFTSMAN: A.J.M./ws

DATE: JUNE 21, 1967.  
*Lloyd Thomson*  
Lloyd Thomson,  
Ontario Land Surveyor  
Legal and Title Surveys

**SURVEYOR'S CERTIFICATE**  
LOT 23 REGISTERED PLAN 97  
TOWN OF ORANGEVILLE  
COUNTY OF DUFFERIN  
Scale 1" = 90'  
Town Planning Consultants

**SURVEYORS CERTIFICATE**-I hereby certify that the house being constructed on LOT 23 being PLAN 97 is within its boundaries as shown.  
*Lloyd Thomson*  
LLOYD THOMSON O.L.S.  
Subdivision Design