

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: Mary & Lindsey Jelly

LOCATION OF PROPERTY: Part of Lot 20, Block 8, Plan 138
16 York Street

PURPOSE OF APPLICATION: The applicants are requesting a reduction of the minimum interior side yard requirement from 1.2 metres (3.94 ft) to 0.36 metres (1.2 ft) in order to rebuild and renovate the existing attached garage for use as a hobby room.

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,

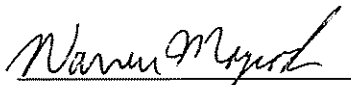
CONCUR in the following decisions and reasons for decisions made on the 26th day of August, 1998.

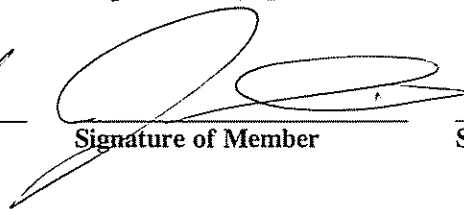
DECISION: Granted with conditions.


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

That prior to the issuance of a building permit, the owners will submit the proposed building plans for approval by the Director of Planning, in consultation with IACAC, with a view to ensuring that the conversion of the attached garage to a hobby room is sympathetic to the architectural character of the heritage building on the subject property.

REASONS FOR DECISION: Variance is minor and will not adversely affect neighbouring properties.


Signature of Member


Signature of Member


Signature of Member

Signature of Member

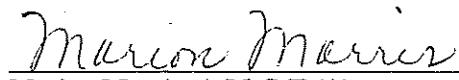
Signature of Member

CERTIFICATION

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

I, 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 28th day of August 1998.


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