

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: Harford Investments Inc.

LOCATION OF PROPERTY: Part of Lot 1, Concession E,
Town of Orangeville

PURPOSE OF APPLICATION: The applicant is seeking a reduction in the following By-Law requirements:

210 Amanda
19 C. Amanda ● to permit a minimum driveway width of 2.5 metres (8.2 feet) on proposed Lots 6 and 9, whereas, the By-law currently requires a minimum width of 2.7 metres (8.8 feet);

211 Amanda ● to permit an 11 metre (36 feet) lot frontage for a proposed corner lot (Lot 3), whereas, the By-law currently requires a 12 metre (39.3 feet) frontage;

211 Amanda ● to permit a minimum lot area of 268 square metres (2,884 sq. feet) for proposed Lot 3, whereas, the By-law currently requires a minimum lot area of 294 square metres (3,164 sq. feet); and,

211 Amanda ● to permit a 3.0 metre (9.8 feet) exterior sideyard setback for the proposed corner lot, whereas, the By-law currently requires a 3.5 metre (11.4 feet) exterior sideyard setback.

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,

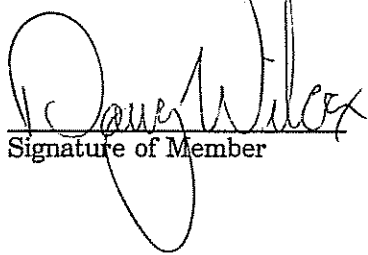
CONCUR in the following decisions and reasons for decisions made on the 11th day of January, 1995.

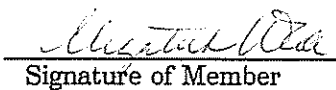
DECISION: Granted. Variances apply in relation to the proposed lots shown on the attached sketch.

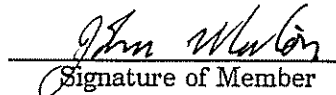
CONDITIONS - This decision has been made subject to the following conditions:

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 18th day of January, 1995.

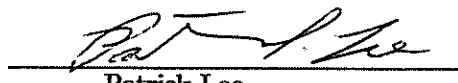
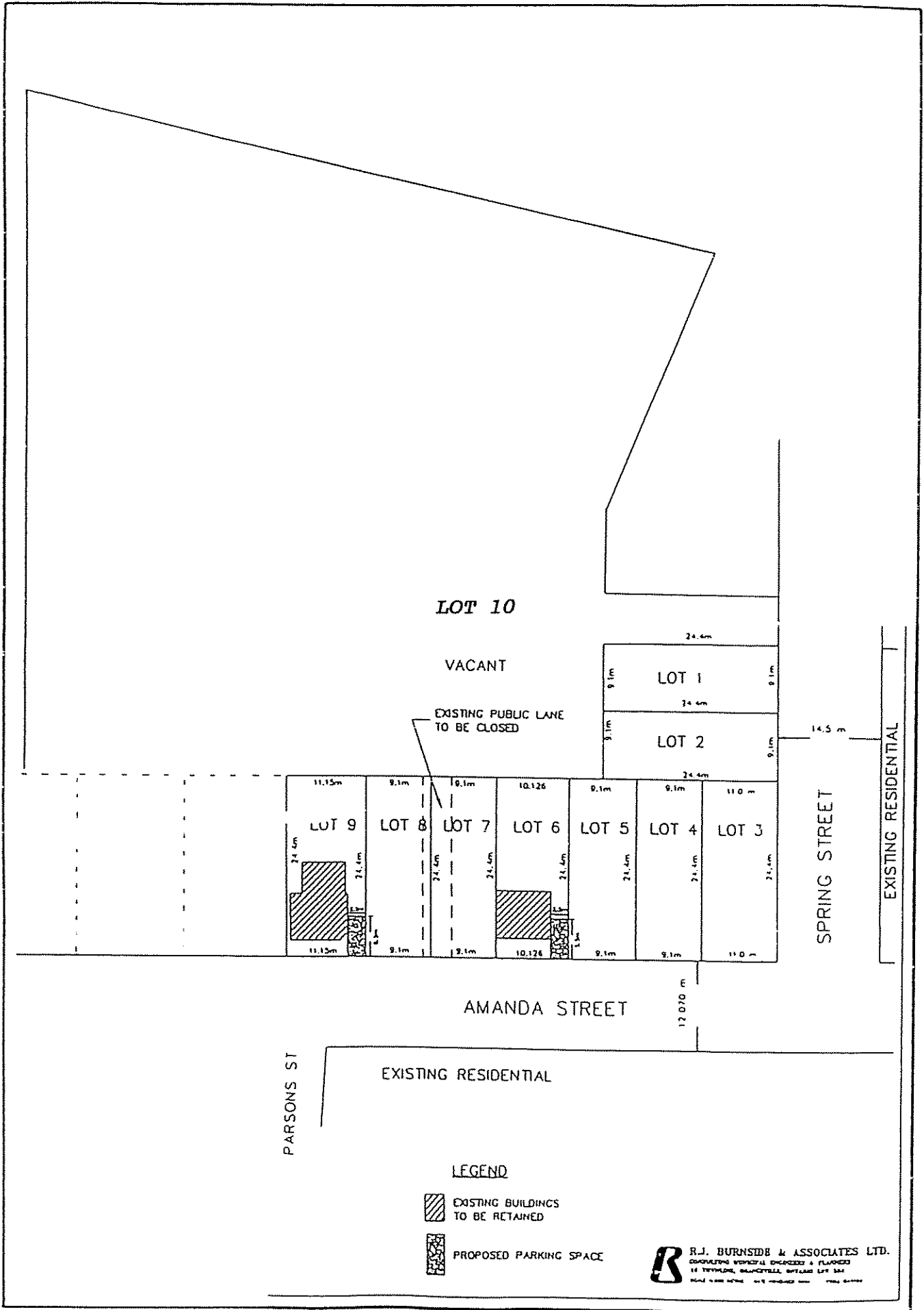

Patrick Lee
Secretary-Treasurer

FIGURE 2



B 11/94

A-17/94

Summary

Committee of Adjustment

References will be made to "Parts" as indicated on the Registered Reference Plan 7R-4229

Files A19/94 and B7, B8, B9, B10 & B11/94

File B7/94 - original application that severed the whole parcel into two parcels (A & B), see Schedule "A".
Parcel "B" is severed portion and is registered by Inst. No 219549 which includes Parts 1-13 incl in Reference Plan 7R-4229.

File B8/94 - Parcel B was severed into two parcels, Part 2 is the severed parcel with Parts 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 as retained parcels. See Schedule "B".
Part 2, Reference Plan 7R-4229 is registered as Inst. No. 219550.

File B9/94 - Part 4 is the severed parcel with parts 3, 5, 6, 7, 8, 9, 10, 11, 12 & 13 as the Retained parcels. See Schedule "D".
Part 4, Reference Plan 7R-4229 is registered as Inst. No. 219551.

File B9/94 - Part 6 is the severed parcel with Parts 5, 7, 8, 9, 10, 11, 12 & 13 as the Retained parcels. See Schedule "D".
Part 6, Reference Plan 7R-4229 is registered as Inst. No. 219552.

File B11/94 - Parts 10 and 11 are the severed parcel with Parts 7, 8, 12 & 13 as the Retained parcels. See Schedule "E".

File A-17/94 Minor Variances were granted to Parts 11, 12, 13, 6 & 3.