

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: Carollee Neil

LOCATION OF PROPERTY: Part of Lot 18, Plan 195
24 Margaret Street

PURPOSE OF APPLICATION: The applicant is requesting the following variances on the subject property in order to convert an existing garage/workshop into a single detached dwelling:

- reduce minimum lot area requirement from 464 m² (4995 sq ft) to 444 m² (4780 sq ft)
- reduce minimum front yard requirement from 6 metres (19.69 ft) to 3.31 metres (10.85 ft)
- reduce minimum interior side yard requirement from 1.5 metres (4.92 ft) to 0.85 metres (2.81 ft)
- reduce minimum rear yard requirement from 4.5 metres (14.76 ft) to 4.48 metres (14.69 ft)
- increase maximum lot coverage from 35% to 36%

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 16th day of September, 1998.

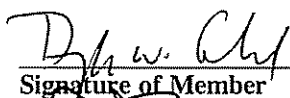
DECISION:

Granted with condition.

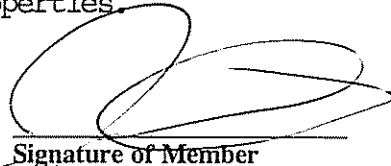
CONDITIONS - This decision has been made subject to the following conditions:


That the minor variances are only applicable to the existing building.

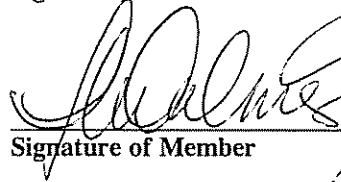
REASONS FOR DECISION: Variances are minor and will not adversely affect neighbouring properties.


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 17th day of September 1998.


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