



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:** Estate of Elga Love, Alida Love, Ilona Love, Jon Love and Herb Love

**LOCATION OF PROPERTY:** Part of Lot 21, Block 8, Registered Plan 138  
240 Broadway

**PURPOSE OF APPLICATION:** The applicant is requesting a minor variance to reduce the minimum landscape strip adjacent to the properties located at 16 and 20 York Street from 3 metres (9.84 feet) to 1.8 metres (5.91 feet) in order to accommodate a parking area.



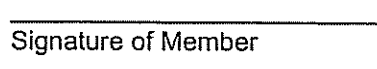
WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the zoning by-law and the official plan will be maintained, or 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(1) of the Planning Act,

CONCUR in the following decisions and reasons for decisions made on the 17<sup>th</sup> day of January, 2002.

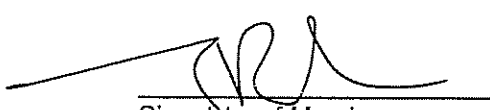
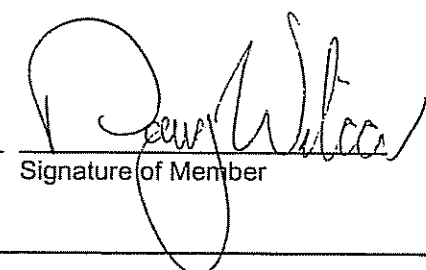
DECISION: APPROVED WITH CONDITIONS

IF APPROVED: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

IF REFUSED: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.


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, Susan Lankheit, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the decision of the committee given on January 17<sup>th</sup>, 2002 with respect to the application recorded therein.



Susan Lankheit,  
Secretary-Treasurer, Committee of Adjustment

**THIS DECISION OR ANY CONDITION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED BY A CHEQUE IN THE AMOUNT OF \$125.00 PAYABLE TO THE MINISTER OF FINANCE.**

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

**DATE DECISION MAILED:** JANUARY 21, 2002

**LAST DAY FOR APPEALING THIS DECISION:** FEBRUARY 6, 2002

**(Appeals must be received no later than 4:30 p.m. on the above date)**

**CONDITIONS:**

1. That the proposed parking area be located north of the drip line of the spruce trees situated at the rear of the property.
2. That the owner provides a continuous row of shrubs and bushes along the landscape strip that abuts the side yards of 16 and 20 York Street.
3. That the owner provide a privacy fence to a maximum height of seven feet to be erected abutting the lot lines shared by the residents of 16 and 20 York Street.
4. That the owner install two motion sensor lights to be directed towards the parking lot at the rear of the house.

**REASONS FOR DECISION:** The variance is considered minor in nature. It is the opinion of the Committee of Adjustment that the general intent and purpose of the Official Plan and Zoning By-law are maintained and the proposal is desirable for the appropriate development or use of the land, building or structure.