

NOTICE — The last day for appealing this decision is April 18, 1992

Committee of Adjustment

DECISION OF COMMITTEE WITH REASONS RE APPLICATION FOR MINOR VARIANCE

Planning Act, 1983, c. 1, ss. 44 (8)

(a) Name of committee (a) Committee of Adjustment for the Corporation of the Town of Orangeville

(b) Name of applicant RE AN APPLICATION BY (b) Mr. Johan De Haas & Mr. Cornelius Zandwyk-De Haas

(c) Brief description LOCATION OF PROPERTY (c) 45 Church Street Lot 23 Plan 73

(d) As set out in application PURPOSE OF APPLICATION (d) Minor Variance to extend a legal non-conforming duplex to permit an additional residential unit.

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 44 (2) of the *Planning Act*,

(e) I of decision CONCUR in the following decisions and reasons for decisions made on the (e) 18 day of March 19 92

DECISION:

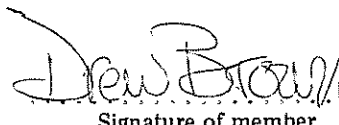
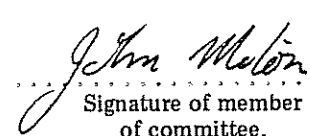
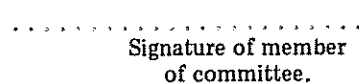
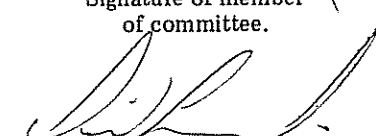

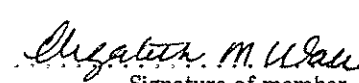
THAT THE application by Mr. Stephen White, Solicitor for Mr. Cornelius Zandwyk-De Haas and Mr. Johan De Haas, owners of 45 Church Street, Orangeville, for a Minor Variance to Zoning By-Law No. 22-90 on property described as Lot 23, Plan 73, Town of Orangeville known municipally as 45 Church Street, BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

(f) State conditions to be satisfied before granting of consent **CONDITIONS** — This decision has been made subject to the following conditions: (f)

1. Should any upgrading or replacement of services be required, they will be the responsibility of the owner.
2. All commercial usage of the property (including existing signage) shall cease to exist within three (3) months of this approval.

(g) State reasons for decision **REASONS FOR DECISION: (g)**

The Committee felt that the extension of the legal non-conforming use to permit an additional dwelling unit within an existing duplex is a "more compatible use" given the residential character of the neighbourhood then was the photo studio.

 Signature of member of committee.	 Signature of member of committee.	 Signature of member of committee.
 Signature of member of committee.	 Signature of member of committee.	 Signature of member of committee.

CERTIFICATION
Planning Act, 1983, c. 1, ss. 44 (10)

I, Kevin E. Shewchuk

(h) Name of committee Secretary-Treasurer of the (h) Committee of Adjustment for the Corporation of the Town of Orangeville, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Dated this 23 day of March 19 92

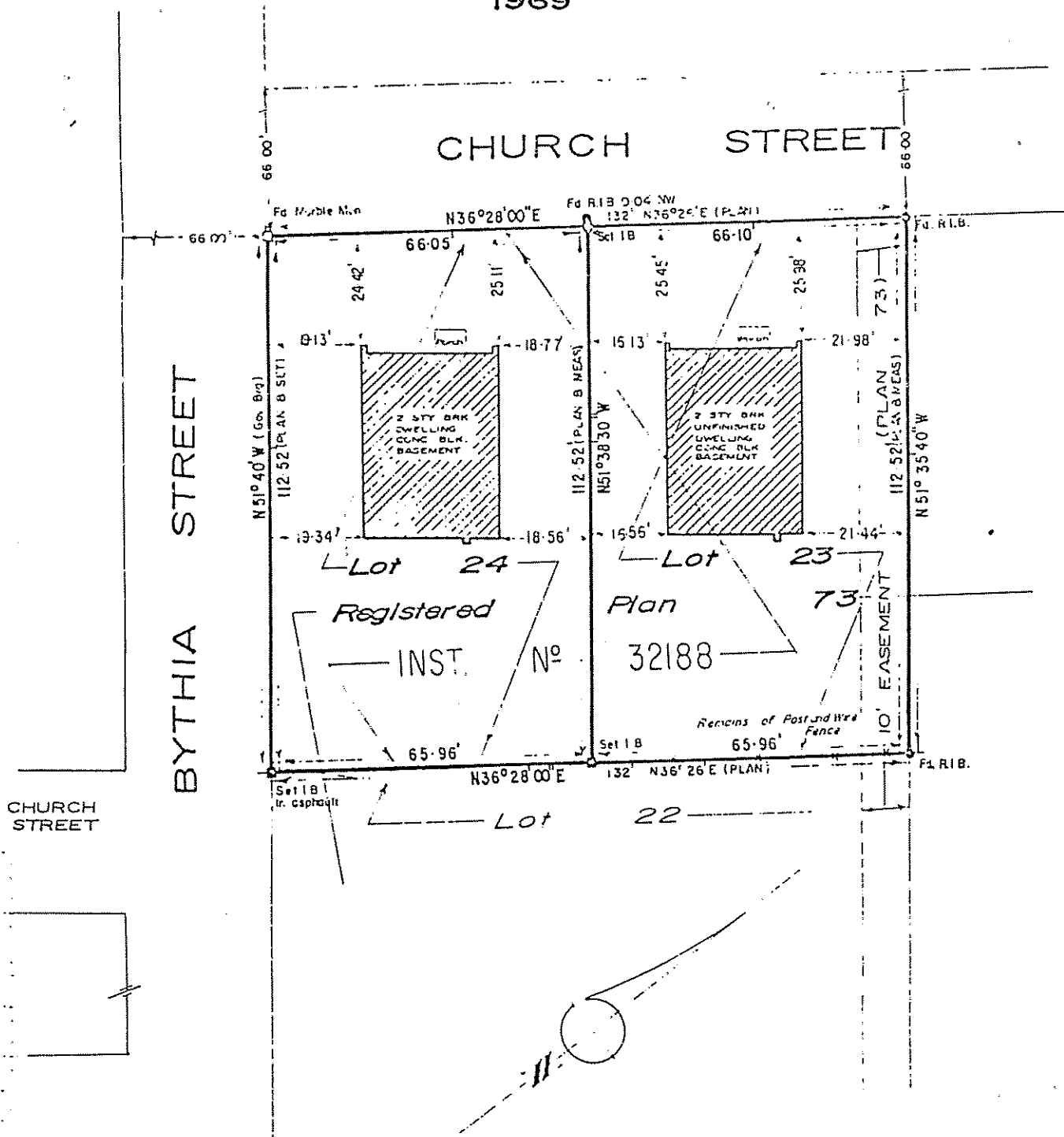

Signature of Secretary-Treasurer

m F 42 590

PLAN OF SURVEY OF LOTS 23 AND 24, REGISTERED PLAN 73 TOWN OF ORANGEVILLE, COUNTY OF DUFFERIN

Scale : 1" = 30'

1969



CHURCH STREET

BYTHIA STREET

SURVEYOR'S CERTIFICATE

- 1. I HEREBY CERTIFY THAT
- 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
- 2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF MARCH, 1969.

DATE MARCH 11th, 1969

W. N. Wildman
 W. N. WILDMAN
 Ontario Land Surveyor

NOTE
 BEARINGS SHOWN HEREON ARE REFERRED TO THE NORTH WESTERLY LIMIT OF LOT 24 REGISTERED PLAN 73, ASSUMED TO HAVE A BEARING OF N51°40'W, IN ACCORDANCE WITH SAID PLAN

(PLAN) - REFER TO REGISTERED PLAN 73

W.N. WILDMAN - ONTARIO LAND SURVEYORS		
R.R. 1 KLEINBURG	CANTARIC	851-2785
		JOB NO 5257