

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: Michael Moore and Patrick Doiron

LOCATION OF PROPERTY: Part of Lot 6, Block 4, Registered Plan 159 17 First Street

PURPOSE OF APPLICATION: The applicants are seeking an increase in the maximum lot coverage requirement from 84.99 square metres (914.82 square feet) in area to 100.7 square metres (1,083.96 square feet). The applicants are also seeking a reduction in the minimum front yard requirement from 6 metres (20 feet) to 4.57 metres (15 feet) and a reduction in the minimum lot frontage requirement from 9.1 metres (30 feet) to 7.16 metres (23.50 feet). The applicants wish to legalize these deficiencies which have existed since the house was constructed in 1900.

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 29th day of March, 1995.

DECISION: Granted

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

None

REASONS FOR DECISION: To legalize the deficiencies as they would not adversely affect the surrounding properties.

Signatures of three members: G. McCarthey, Mick Gair, Elizabeth White.

Signatures of two more members: D. W. Kelly, [Signature]

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 4th day of April 1995.

Signature of Marion Morris, Secretary-Treasurer

<b>CAUTION:</b> THIS PLAN NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.	I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.  (DATE) _____ Not Deposited D. J. CULLEN Ontario Land Surveyor	<b>PLAN 7R- _____</b>  RECEIVED AND DEPOSITED  (DATE) _____ Not Deposited Joan Crawford Land Registrar for the Registry Division of Dufferin (N <sup>o</sup> 7)
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PART SCHEDULE				
PART	LOT	LOCATION	INST. N <sup>o</sup>	AREA
1	Part of LOT 6	BLOCK 4, REGISTERED PLAN N <sup>o</sup> 159 (Town of Orangeville)	M.F. 122282	0.07 Ac.

**NOTE:**  
 Deed DENOTES INST. N<sup>o</sup> M.F. 122282  
 Inst. DENOTES INST. N<sup>o</sup> M.F. 121821  
 D.J.C. DENOTES D.J. CULLEN, O.L.S.  
 L.T. DENOTES L. THOMSON, O.L.S.  
 CC. DENOTES CUT CROSS

**PLAN OF SURVEY OF  
 PART OF LOT 6  
 BLOCK 4,  
 REGISTERED PLAN N<sup>o</sup> 159  
 TOWN OF ORANGEVILLE  
 COUNTY OF DUFFERIN  
 SCALE 1 INCH = 20 FEET**

1985  
 D. J. CULLEN, O.L.S.  
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 2nd DAY OF MAY, 1985

MAY 3, 1985 D. J. Cullen  
 DATE D. J. CULLEN  
 ONTARIO LAND SURVEYOR

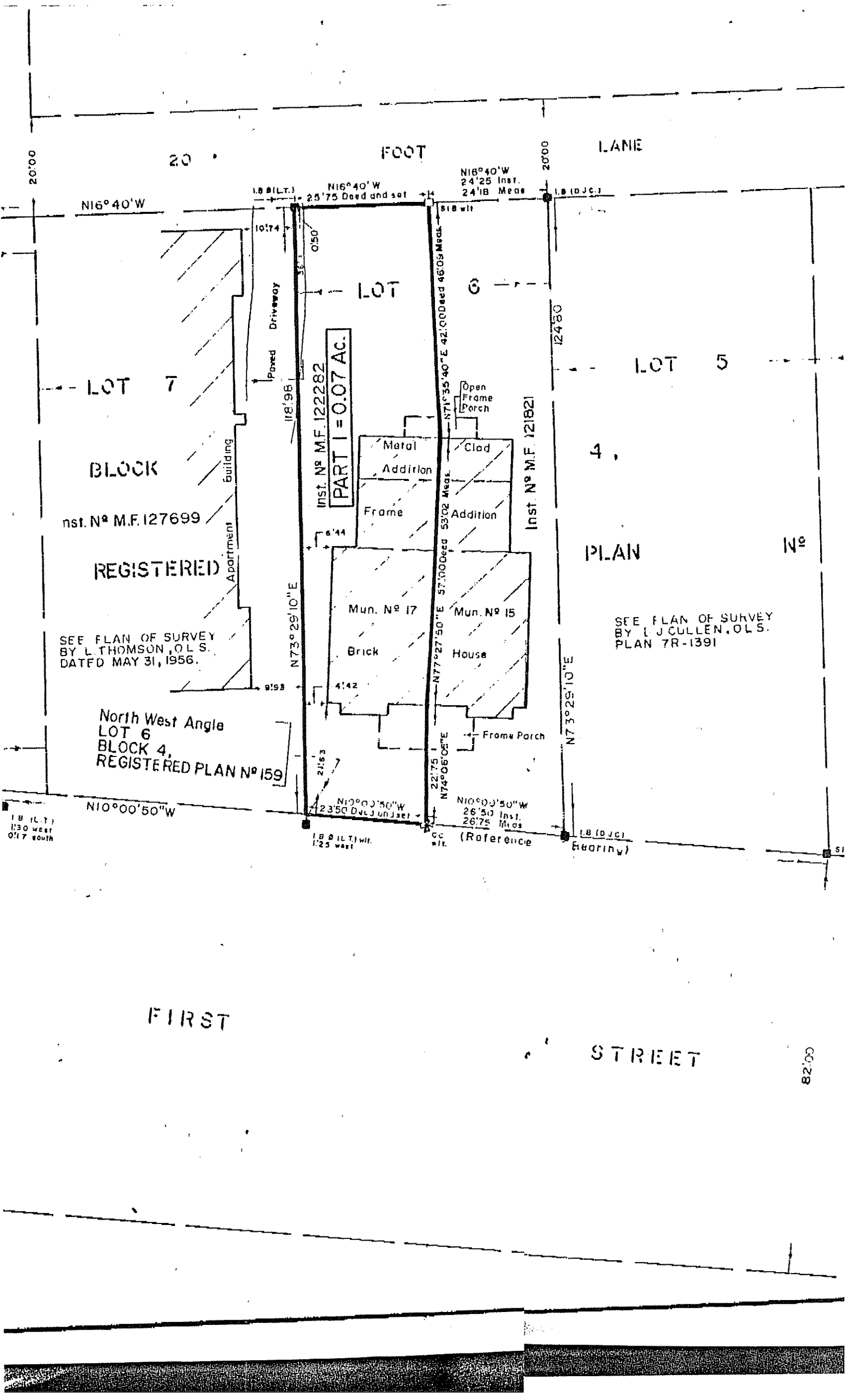
ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED BY TWO INDEPENDENT MEASUREMENTS

**BEARING REFERENCE**

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EAST LIMIT OF FIRST STREET SHOWN AS N10°00'50"W ON A PLAN OF SURVEY BY D.J. CULLEN, O.L.S. DATED APRIL 12, 1977.

- S.I.B. DENOTES STANDARD IRON BAR PLANTED 1" sq. x 48"
- I.B. DENOTES IRON BAR PLANTED 5/8" sq. x 24"

<b>D. J. CULLEN LIMITED</b> ONTARIO LAND SURVEYOR 59 THIRD STREET, ORANGEVILLE, ONTARIO L9W 2B3 TEL: 519-941-3881	
EXAMINED BY: A.J. MAES, C.E.T. - C.S.T.(c) D.J. CULLEN, O.L.S.	PARTY CHIEF: D. McQUARRIE
CALC BY: E LUSK, S.T. DRAWN BY: E LUSK, S.T.	PROJECT N <sup>o</sup> 42-85



20

FOOT

LANE

N16°40'W

N16°40'W  
25'75" Deed and set

N16°40'W  
24'25" Inst.  
24'18" Meas

N16°40'W

LOT 7

LOT

6

LOT 5

BLOCK

4

PLAN

No

Inst. No M.F. 127699

REGISTERED

SEE FLAN OF SURVEY  
BY L. THOMSON, O.L.S.  
DATED MAY 31, 1956.

SEE FLAN OF SURVEY  
BY L. J. CULLEN, O.L.S.  
PLAN 7R-1391

North West Angle  
LOT 6  
BLOCK 4,  
REGISTERED PLAN No 159

Inst. No M.F. 122282  
PART I = 0.07 AC.

Inst. No M.F. 121821

Mun. No 17

Mun. No 15

Brick

House

Metal  
Addition

Clad  
Addition

Frame

Open  
Frame  
Porch

Frame Porch

N10°00'50"W

N10°00'50"W  
23'50" Deed and set

N10°00'50"W  
26'50" Inst.  
26'75" Meas

N10°00'50"W

1/8" (ILT) 1/30" west 0/17" south

1/8" (ILT) 1/25" west

cc (Reference)

1/8" (DJC) Bearing

FIRST

STREET

82.00