

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: Donald and Jocelyn Davison

LOCATION OF PROPERTY: Part of Lot 14, Block 7, Registered Plan 212
11 Clara Street

PURPOSE OF APPLICATION: The applicants are requesting the following minor variances:
1. A reduction in the number of required parking spaces for an office use from 5 to 1;
2. A reduction of the minimum lot area from 464 square metres (4,994.6 square feet) to 381.06 square metres (4,101.8 square feet);
3. A reduction of the minimum front yard requirement from 6 metres (19.69 feet) to 1.75 metres (5.75 feet) for the location of the existing dwelling, and
4. A reduction of the minimum front yard requirement from 6 metres (19.69 feet) to 0.15 metres (0.5 feet) for the location of the existing front porch.

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 19th day of November, 1997.

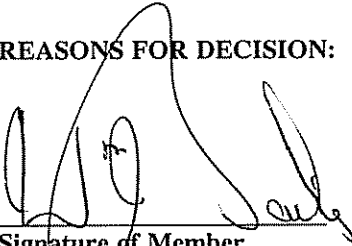
DECISION:

Granted with conditions.

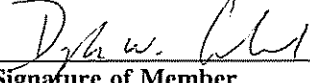
CONDITIONS - This decision has been made subject to the following conditions:


See over

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

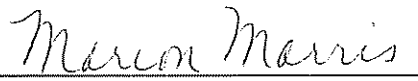
Signature of Member

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 20th day of November 1997.


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

Conditions - File A-21/97

Re: 11 Clara

- That all staff working at 11 Clara Street be required to park their vehicles in the parking lot located on the north side of Elizabeth Street across from the Dufferin County Court House.
- That the office space floor area on the subject property be limited to a maximum of 100.85 square metres (1,085.57 square feet).
- That works be undertaken to arrest the deterioration of the building, and to undertake restoration works which are sympathetic to the character of the building.
- That the parking variance is approved, only in relation to the Court Services Bureau of the Ontario Provincial Police, and on the basis that the owner will restore the building for residential use by installing a full bathroom and kitchen upon cessation of the Court Services Bureau use.