

NOTICE — The last day for appealing this decision is July 20, 1990

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) Werner J. Kramm, Agent for Albert and Jean Bruton

(c) Brief description LOCATION OF PROPERTY (c) Lot 15, Plan 301, Town of Orangeville (1 Passmore Avenue)

(d) As set out in application PURPOSE OF APPLICATION (d) Minor Variance to Zoning By-law # 22-90 to permit

construction of a one storey solarium 3.66m x 2.87m onto an existing raised patio, which will exceed permitted lot coverage, and will be 4.06 m from north lot line instead of the required 4.5 m.

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) Date of decision CONCUR in the following decisions and reasons for decisions made on the (e) 20 day of June 19 90

DECISION:

THAT the application by Werner J. Kramm, 51 Bentley Street, Markham, Agent for Albert and Jean Bruton, 1 Passmore Avenue, Orangeville, for a Minor Variance to property described as Lot 15, Plan 301, Town of Orangeville, known municipally as 1 Passmore Avenue, to construct a solarium 3.66m x 2.87m onto an existing raised patio which will exceed the permitted lot coverage and be located 4.06m from the north lot line, under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1, **BE GRANTED.**

(f) State conditions to be satisfied before granting of consent

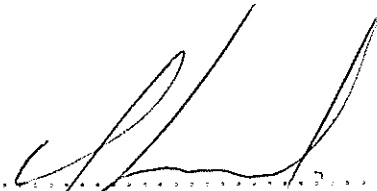
CONDITIONS — This decision has been made subject to the following conditions: (f)

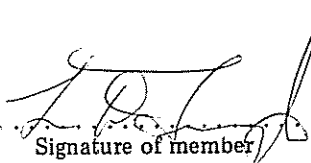
None

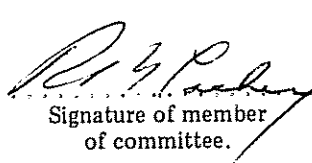
(g) State reasons for decision

REASONS FOR DECISION: (g)

The property is zoned and designated Residential and the solarium would enhance the appearance of the patio area.


Signature of member of committee.


Signature of member of committee.

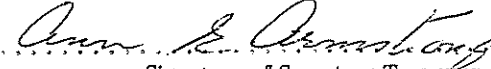

Signature of member of committee.

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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, Ann E. Armstrong

(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 26 day of June 19 90 
Signature of Secretary-Treasurer

METRIC
 DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND
 CAN BE CONVERTED TO
 FEET BY DIVIDING BY 0.3048.

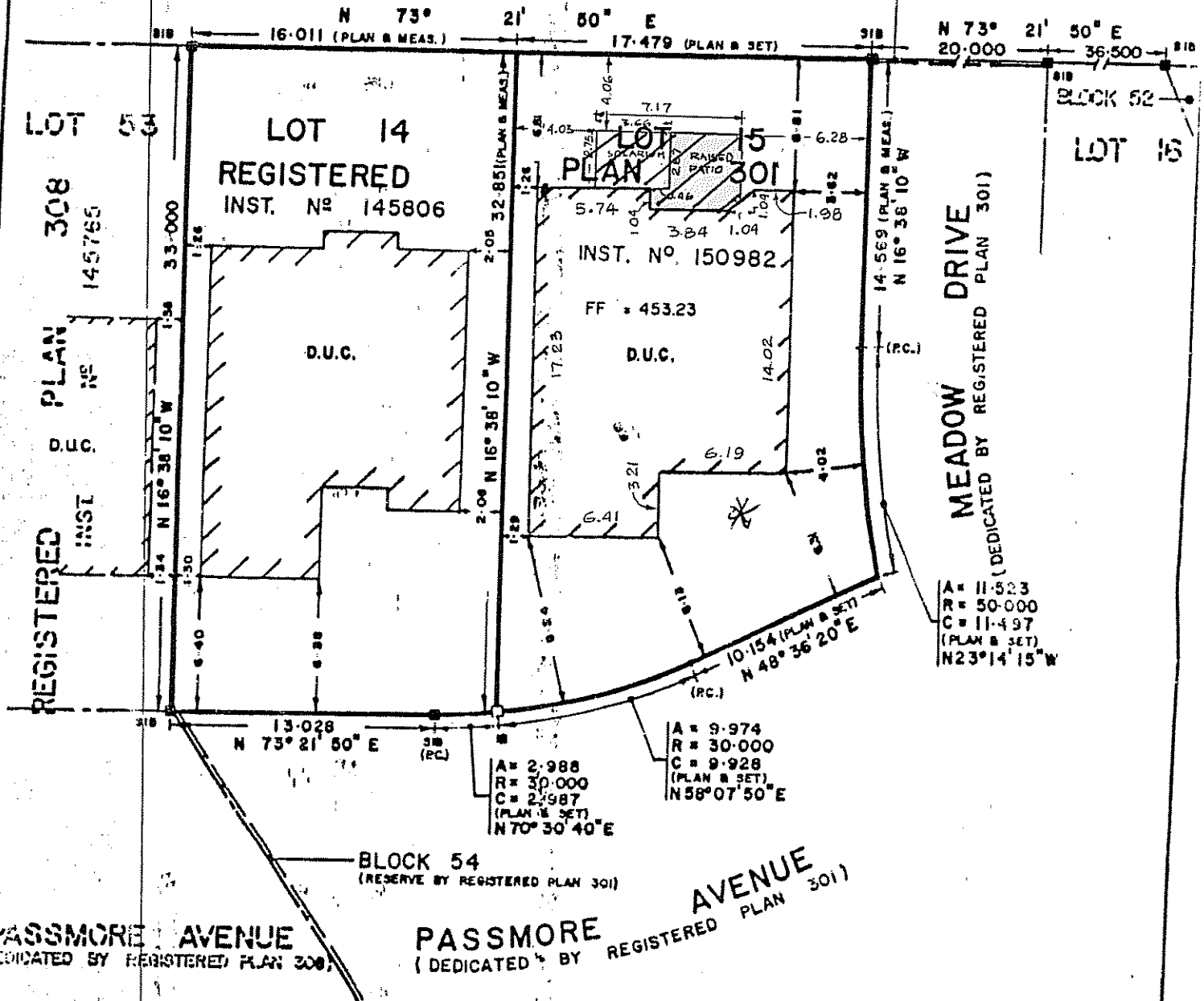
EXISTING LOT AREA = 527.5 m²
 LOT x 0.3 = 158.25 m²
 EXISTING HOUSE AREA = 192.7 m²
 EXISTING COVERAGE = 36.5 %
 SOLARIUM AREA = 10.1 m²
 PATIO AREA = 13.7 m²
 PROPOSED COVERAGE = 4.1 %

COPY

LOT 2, CONCESSION 3, WEST OF HURONTARIO STREET

INST. NO. MF 29279

BLOCK 53
 (RESERVE BY REGISTERED PLAN 301)



**BUILDING LOCATION SURVEY OF
 LOTS 14 AND 15
 REGISTERED PLAN 301
 TOWN OF ORANGEVILLE
 COUNTY OF DUFFERIN
 SCALE 1:300**

J. D. BARNES LIMITED, Surveyors - 1987

SURVEYOR'S CERTIFICATE

BEARING IN WITNESS WHEREOF, I, THE SURVEYOR, HAVE CAUSED THIS FIELD SURVEY REPRESENTED ON THIS PLAN TO BE COMPLETED ON THE 1st DAY OF JUNE, 1987

September 22, 1987 *Frank J. Mauro*
 DATE FRANK J. MAURO
 Ontario Land Surveyor
 FIELD SURVEY UPDATED ON DECEMBER 18, 1987 TO SHOW
 INCLUDING ON LOT 15.
 September 18, 1987 *Frank J. Mauro*
 DATE FRANK J. MAURO - O.L.S.

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF REGISTERED PLAN 301, HAVING A BEARING OF N73° 21' 50" E.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- ▣ DENOTES STANDARD IRON BAR
- ⊠ DENOTES IRON BAR
- DENOTES POINT OF SURVEY
- DENOTES REGISTERED PLAN 301
- DENOTES DWELLING UNDER CONSTRUCTION
- DENOTES FINISHED FLOOR ELEVATION

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION
 ALL FOUND SURVEY MONUMENTS SET BY D.J. CULLEN LIMITED, Surveyor, UNLESS NOTED OTHERWISE.

	J. D. BARNES LIMITED, Surveyors Cadastral, • Geodetic, • Photogrammetric • Engineering Surveys TORONTO BRAMPTON OSHAWA MISSISSAUGA		
	DRAWN BY MAC	CHECKED BY: J.T.	SCALE 1: 300