

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: Tribunal Developments Inc.

LOCATION OF PROPERTY: Parts 1 to 11 (inclusive), Reference Plan 7R-4330
Thompson Road

PURPOSE OF APPLICATION: The applicant is requesting that the zoning regulation in By-law 65-93, which requires that all accessory buildings (garages), be located within a maximum distance of 7 metres (22.96 feet) of the rear lot line, not be applicable to the above noted properties. The applicant is not able to site the garages on the subject properties within a maximum distance of 7 metres (22.96 feet) of the rear lot line, due to a 5 metre (16.4 feet) drainage easement at the rear of the subject lots.
The minor variance applies to By-law 65-93.

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,

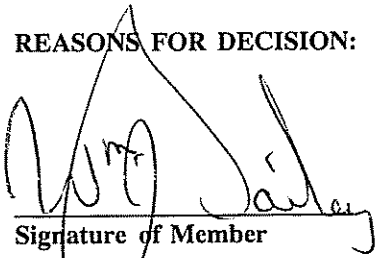
CONCUR in the following decisions and reasons for decisions made on the 16th day of October, 1996.

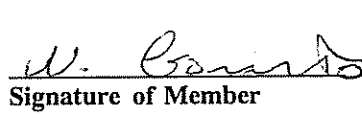
DECISION: Granted

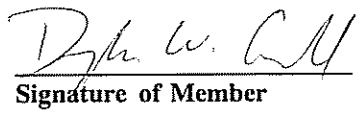
CONDITIONS - This decision has been made subject to the following conditions:

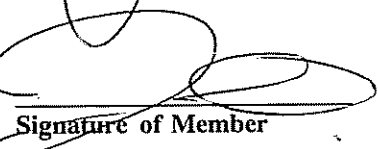
That a detached garage or carport be setback a minimum distance of 0.6 metres from a side lot line.

REASONS FOR DECISION: Variance is 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 24th day of October 1996.


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