

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: Carollee Jane Neil

LOCATION OF PROPERTY: Lot 19, Registered Plan 195  
22 Margaret Street

PURPOSE OF APPLICATION: The applicant is requesting the following minor variances for a parcel of land proposed to be created by consent application B-15/97.  
. A reduction of the minimum lot area from 464 square metres (4,994.6 square feet) to 454 square metres (4,886.9 square feet).  
. A reduction of the minimum front yard requirement from 6 metres (19.69 feet) to 2.9 metres (9.6 feet) to bring the location of the single detached dwelling into compliance.  
. A reduction of the minimum front yard requirement from 6 metres (19.69 feet) to 1.3 metres (4.26 feet) to bring the location of the existing front porch into compliance.

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,

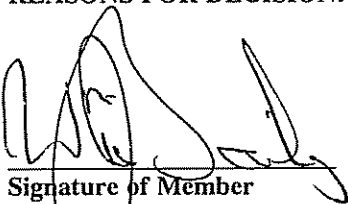
CONCUR in the following decisions and reasons for decisions made on the 17th day of December, 1997.

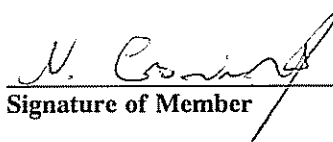
DECISION: Granted

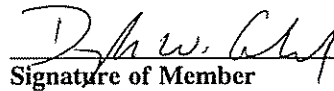
CONDITIONS - This decision has been made subject to the following conditions:

None

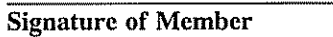
REASONS FOR DECISION: Variances are minor and will not adversely affect neighbouring properties.

  
Signature of Member

  
Signature of Member

  
Signature of Member

  
Signature of Member

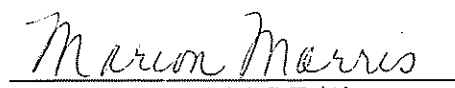
  
Signature of Member

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 18th day of December 1997.

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