

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: Block 61, Plan 7M-7
Montgomery Boulevard

PURPOSE OF APPLICATION: By-law 65-93 is a zoning by-law enacted by Council on July 5th, 1993 for the development known as Montgomery Village One. The by-law stipulates that accessory buildings or other structures (garages) shall be erected within a maximum distance of 7 metres of the rear lot line. The applicant has requested a minor variance to By-law 65-93 in order to allow the garages to be integrated into the rear of the house rather than the requirement of being detached and located within 7 metres of the rear lot line.

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,

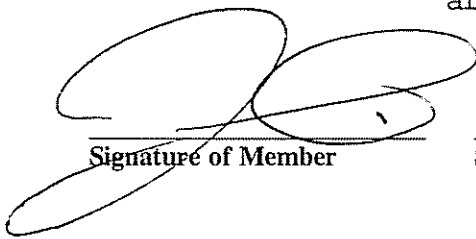
CONCUR in the following decisions and reasons for decisions made on the 21st day of October, 1998.

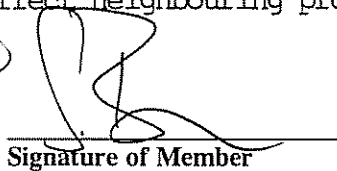
DECISION: Granted with conditions.

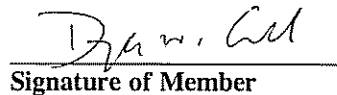
CONDITIONS - This decision has been made subject to the following conditions:

See over.

REASONS FOR DECISION: The variance is minor and will not adversely affect neighbouring properties.


Signature of Member


Signature of Member


Signature of Member

Signature of Member

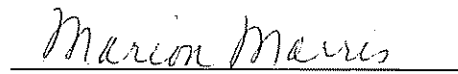
Signature of Member

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 23rd day of October 1998.


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

Conditions

File A-23/98

Montgomery Boulevard

1. The garages must be attached to the rear of the main building.
2. No parking will be allowed in the rear yard except on a single driveway with a maximum width of 2.7 metres.
3. The applicant is required to make suitable arrangements with the town with respect to the location of fences along the lane.