

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: Larry Kurtz

LOCATION OF PROPERTY: Part of the West Half of Lot 1, Concession 3  
N/S Broadway  
493 Broadway

PURPOSE OF APPLICATION: The applicant is requesting permission to expand a legal non-conforming use to permit the construction of a garage with a storage area. In addition, the applicant is requesting minor variances to permit the subject property to exist legally without frontage on a public street, a variance to permit a garage to be constructed on a lot without frontage on a public street and an increase in the maximum permitted height of an accessory building from 4.26 metres (14 ft) to 6.4 metres (21 ft).

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,

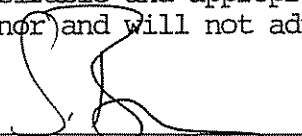
CONCUR in the following decisions and reasons for decisions made on the 16th day of December, 1998.

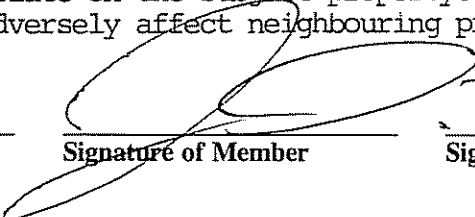
DECISION: Granted with condition.


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

- 1. That the detached garage be located a minimum distance of 6 metres (19.69 feet) from any lot line.

REASONS FOR DECISION: Expansion of the legal non-conforming use is considered desirable and appropriate on the subject property. The variances are considered minor and will not adversely affect neighbouring properties.

  
Signature of Member

  
Signature of Member

  
Signature of Member

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Signature of Member

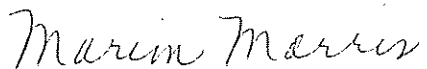
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Signature of Member

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 1998.

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