

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: T. Y. Shirley Tan and Gordon J. Guerin

LOCATION OF PROPERTY: Lot 103, Registered Plan 308
34 Passmore Avenue

PURPOSE OF APPLICATION: The applicants are seeking an increase in the maximum lot coverage requirement from 30% to 39% in order to legalize the lot coverage of the existing single detached dwelling and to permit the enclosure of a front porch.

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 20th day of November, 1996.

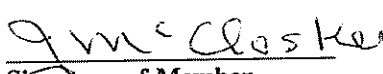
DECISION: Granted with conditions.


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

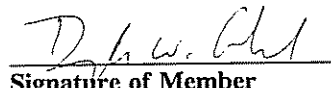
The minor variance is approved subject to the maintenance of the single detached dwelling as a bungalow.


REASONS FOR DECISION:

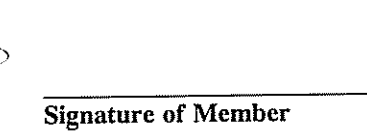
The variance is minor and will not adversely affect neighbouring properties.


Signature of Member


Signature of Member


Signature of Member


Signature of Member

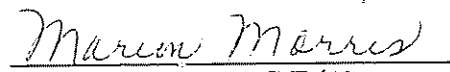

Signature of Member

CERTIFICATION

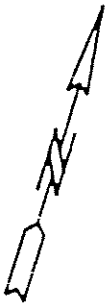
Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)

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 22nd day of November 1996.


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

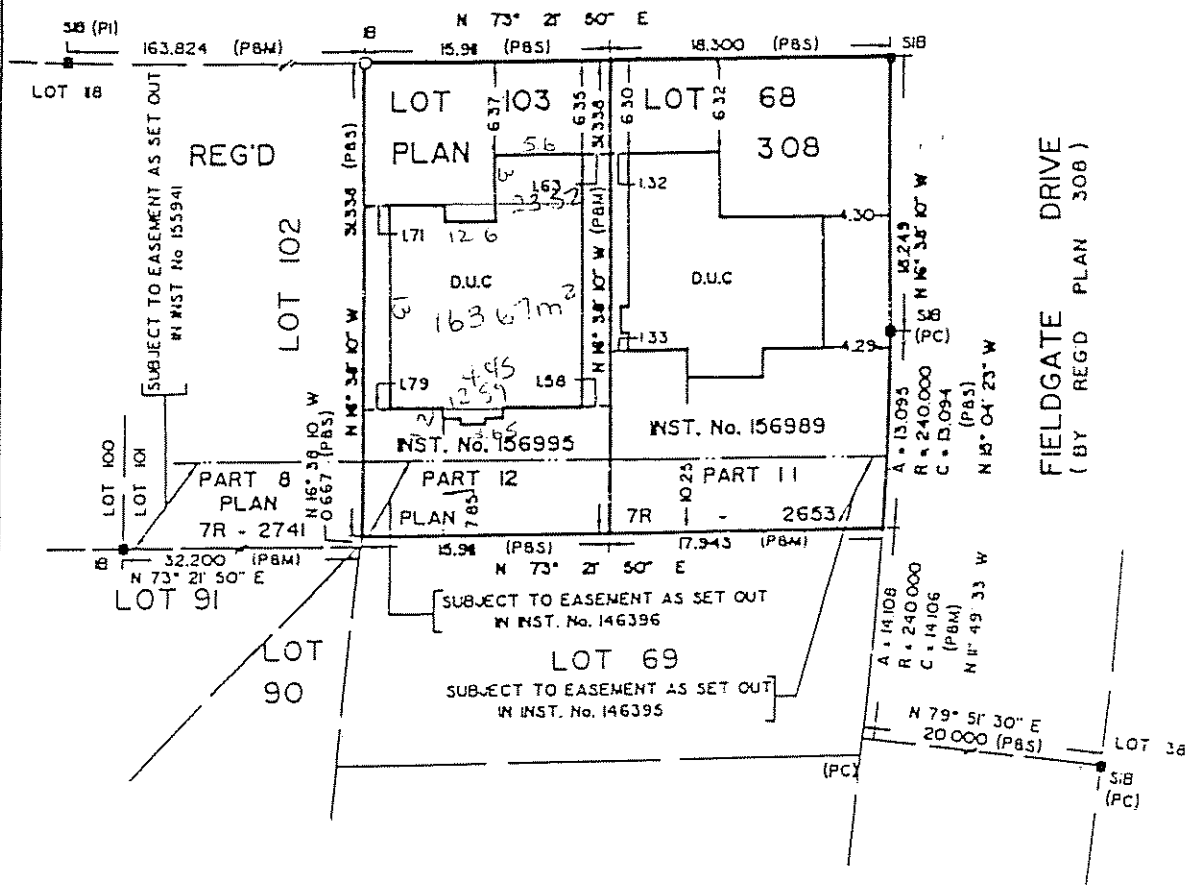
PL 11110
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



52.50 x

HOUSE 186.1 m²

PASSMORE AVENUE
 (BY REG'D PLAN 308)



$\frac{13.1}{15.9} = 0.82$

- 4.5
- 16.8
- 163.8

- 180.6 m²
- 185.1 m²

BUILDING LOCATION SURVEY OF
 LOTS 68 AND 103
 REGISTERED PLAN 308
 TOWN OF ORANGEVILLE
 COUNTY OF DUFFERIN
 SCALE 1 400



J. D. BARNES LIMITED - 1988.
 SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 THE FIELD SURVEY REPRESENTED ON THIS PLAN
 WAS COMPLETED ON THE 26th DAY OF AUGUST, 1988.

October 25, 1988 *Frank J. Mauro*
 DATE FRANK J. MAURO
 Ontario Land Surveyor

NOTES:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY
 LIMIT OF PASSMORE AVENUE, AS SHOWN ON REGISTERED PLAN 308,
 HAVING A BEARING OF N 73° 21' 50" E

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P.C. DENOTES POINT OF CURVATURE
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- PBS DENOTES REGISTERED PLAN 308 AND SET
- PBM DENOTES REGISTERED PLAN 308 AND MEASURED
- PI DENOTES POINT OF INTERSECTION

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

SURVEYING MAPPING
 LAND INFORMATION SERVICES

J.D. BARNES LIMITED

DRAWN BY: HS	CHECKED BY: ST	REFERENCE NO.: 88 - 26 - 133 - 0 - 68
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