

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: Karl and Kathryn Hennick

LOCATION OF PROPERTY: Part of Lot 127, Registered Plan 100
45 Lawrence Avenue

PURPOSE OF APPLICATION: The applicants are seeking an increase in the maximum lot coverage requirement from 30% to 38% in order to legalize the lot coverage of the existing semi-detached dwelling and the existing detached garage.

The applicants are also seeking a reduction of the minimum interior side yard requirement for an accessory building from 1.2 metres (3.93 feet) to 0 metres in order to legalize the location of the existing detached garage.

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 15th day of January, 1997.

DECISION: Granted

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

None

REASONS FOR DECISION: To legalize the deficiencies as they would not adversely affect neighbouring properties.

G. McCloskey *W. Cronin* *B. in City*
 Signature of Member Signature of Member Signature of Member

[Signature] *[Signature]*
 Signature of Member Signature of Member

CERTIFICATION

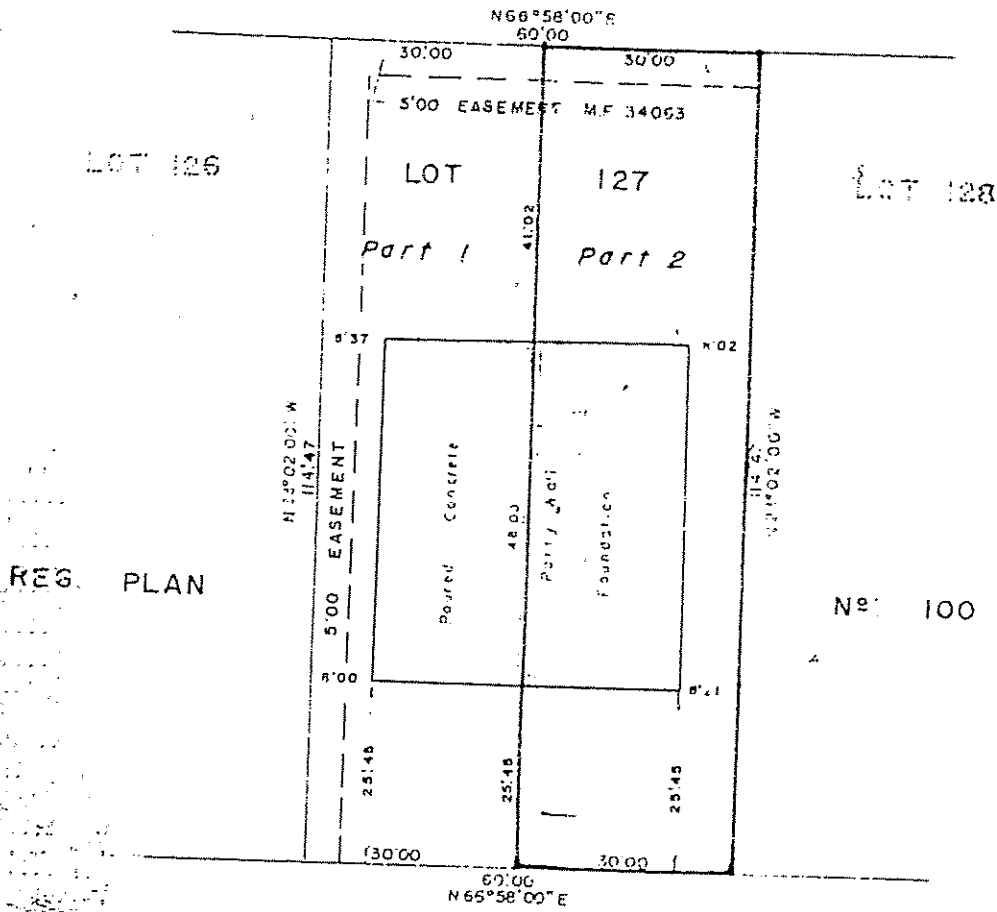
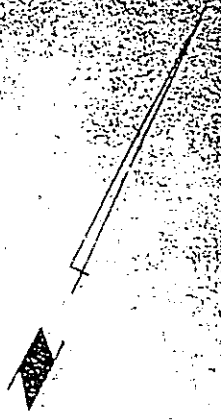
Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)

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 16th day of January 1996⁷

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

PLAN OF SURVEY
 SHOWING LOCATION OF HOUSE ON
 LOT 127 REG. PLAN No 100
 TOWN OF ORANGEVILLE
 COUNTY OF DUFFERIN
 SCALE 1" = 20'



REG. PLAN

No 100

LAWRENCE AVENUE

CHECKED AUG 9 1971

This is to certify that the building designed herein complies with the zoning and building By-Laws of the Corporation of the Town of Orangeville.

J. P. Gaudin
 Zoning and Building Inspector

D. J. Cullen

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 CONSULTING ENGINEERS
 ONTARIO LAND SURVEYORS
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