

NOTICE - The last day for appealing this decision is April 14 1989

Committee of Adjustment

DECISION OF COMMITTEE WITH REASONS RE APPLICATION FOR MINOR VARIANCE

Planning Act, 1983, c. 1, ss. 44 (8)

- (a) Name of committee (a) Committee of Adjustment of the Corporation of the Town of Orangeville
- (b) Name of applicant RE AN APPLICATION BY (b) Carriage Hill Homes, Agent for Valdrian Developments Inc.
- (c) Brief description LOCATION OF PROPERTY (c) Lot 46, R.P. 313
- (d) As set out in application PURPOSE OF APPLICATION (d) Request for a minor variance to By-law No. 60-77, as amended by By-law No. 84-87, on the property described at Lot 46, R.P. 313, Town of Orangeville, Ont. located on Edenwood Crescent.

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 44 (2) of the *Planning Act*,

- (e) Date of decision CONCUR in the following decisions and reasons for decisions made on the (e) 15 day of March 19 89

DECISION:

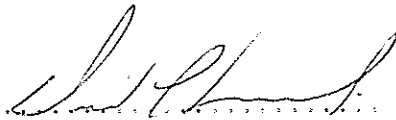
That the application by Carriage Hill Homes, 7007 Islington Avenue, Unit 1, Woodbridge, Ontario, agent for Valdrian Developments Inc., for a minor variance to by-law No. 60-77 as amended by By-law No. 84-87, on the property described at Lot 46, Registered Plan 313, Town of Orangeville, Ontario, located on Edenwood Crescent, under the provisions of section 44 of the Planning Act, S.O. 1983, Chapter 1, BE GRANTED.

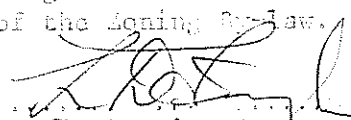
- (f) State conditions to be satisfied before granting of consent CONDITIONS - This decision has been made subject to the following conditions: (f)
None

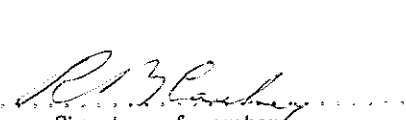
- (g) State reasons for decision

REASONS FOR DECISION: (g)

The subject lot is in keeping with the surrounding neighbourhood and conforms to all other requirements of the Zoning By-law.


Signature of member of committee.


Signature of member of committee.


Signature of member of committee.

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Signature of member of committee.

.....
Signature of member of committee.

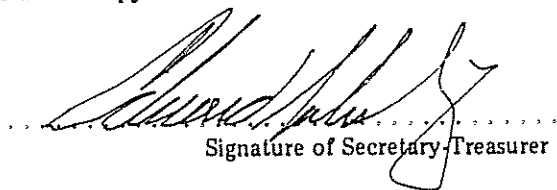
.....
Signature of member of committee.

CERTIFICATION

Planning Act, 1983, c. 1, ss. 44 (10)

- (h) Name of committee Secretary-Treasurer of the (h) Committee of Adjustment for the Corporation of the Town of Orangeville certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Dated this 21 day of March 19 89


Signature of Secretary-Treasurer

REGISTERED PLAN No. 3/3
CERTIFICATE OF REGISTRATION

1/24 September 88
Duffin
160877

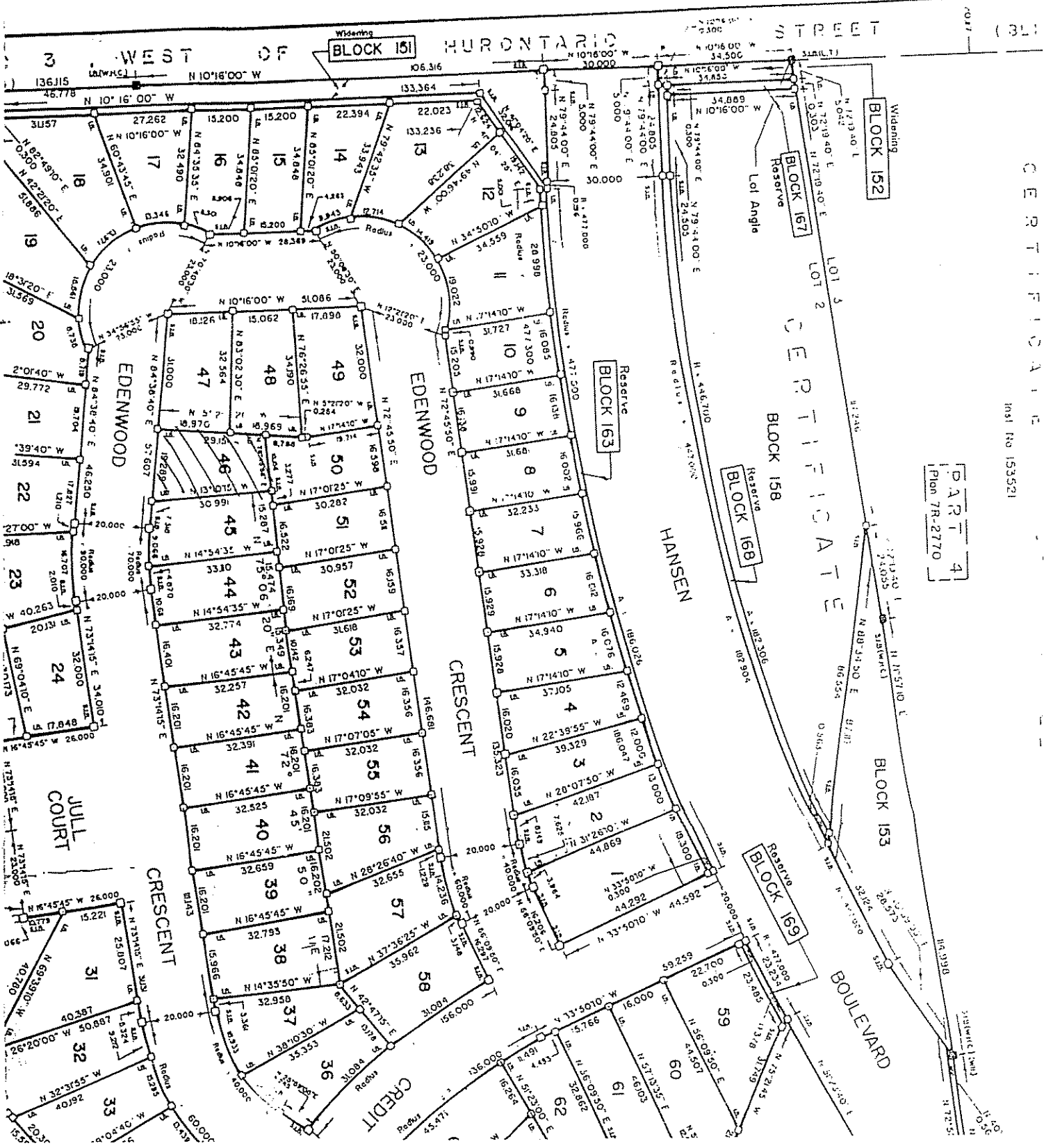
NOTE: Distances shown on this plan are in feet and are to be converted to feet by multiplying by 0.3048

PLAN OF SUBDIVISION OF
PART OF THE WEST HALF LOT 2
CONCESSION 2
WEST OF HURONTARIO STREET
Formerly in the TOWNSHIP OF MONRO, now in the
TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN

SCALE 1:1000
1988
D.J. COLLIER O.L.S.

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL SITUATION ON THE GROUND AND I AM NOT AWARE OF ANY FACTS WHICH MIGHT CAUSE IT TO BE DEFECTIVE IN ANY RESPECT.



CERTIFICATE
Plan No 153521
PART 4
Plan 7R-2770



THE CORPORATION OF THE TOWN OF ORANGEVILLE

MUNICIPAL BUILDING
87 BROADWAY
PHONE 519-941-0440
L9W 1K1

COMMITTEE OF ADJUSTMENT

DEPT.
E.C. Salisbury
REPLY TO Secretary-Treasurer

SUBMISSION NO. A-3/89

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE
AND

IN THE MATTER OF AN APPLICATION BY Carriage Hill Homes, 7007 Islington Avenue, Unit 1, Woodbridge, Ontario, Agent for Waldrian Developments Inc., for a Minor Variance to By-law No. 60-77 as amended by By-law No. 84-87, on the property described as Lot 46, Registered Plan 313, Town of Orangeville, Ontario, located on Edenwood Crescent, under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 15th day of March 1989, at the hour of 7:30 o'clock in the afternoon (local time) in the Council Chambers, Municipal Building, 87 Broadway, Orangeville, for the hearing of all parties interested in supporting or opposing this application. In accordance with Ontario Regulation 447/83, written comments are requested and may be delivered to the undersigned prior to the above Hearing date. If you do not attend or are not represented at this Hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings.

Edward C. Salisbury,
Secretary-Treasurer,
Committee of
Adjustment

DATED AT ORANGEVILLE, THIS 27TH DAY OF FEBRUARY, 1989.

Explanatory note: The applicant wishes to receive a Minor Variance to the lot depth requirement of the By-law. The minimum requirement is 30.48 metres, whereas the subject lot has a depth of 29.15 metres. The property is zoned R2 - Residential Second Density under By-law 60-77 as amended, and is designated Residential in the Official Plan.