

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: Russel P. Sauve

LOCATION OF PROPERTY: Lot "E", Registered Plan 271
11 Church Street

PURPOSE OF APPLICATION: The applicant is seeking a reduction of the minimum interior side yard requirement in the "Residential Second Density (R2) Zone", from 1.2 metres (3.93 feet) to 0.35 metres (1.14 feet) on the east side of the existing one storey dwelling in order to legalize the existing interior side yard setback. The reduction of the interior sideyard setback will allow the applicant to construct an addition that is setback the same distance from the side lot line as the existing dwelling. The applicant is also seeking a reduction of the minimum lot frontage requirement from 15 metres (49.2 feet) to 13.99 metres (45.90 feet) to bring the deficient lot frontage into compliance with Zoning By-law 22-90.

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 26th day of April, 1995.

DECISION: Granted

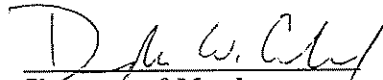
CONDITIONS - This decision has been made subject to the following conditions:

None


REASONS FOR DECISION: Variance is minor.


Signature of Member


Signature of Member


Signature of Member


Signature of Member

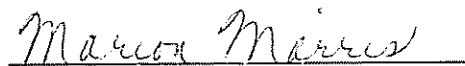

Signature of Member

CERTIFICATION

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

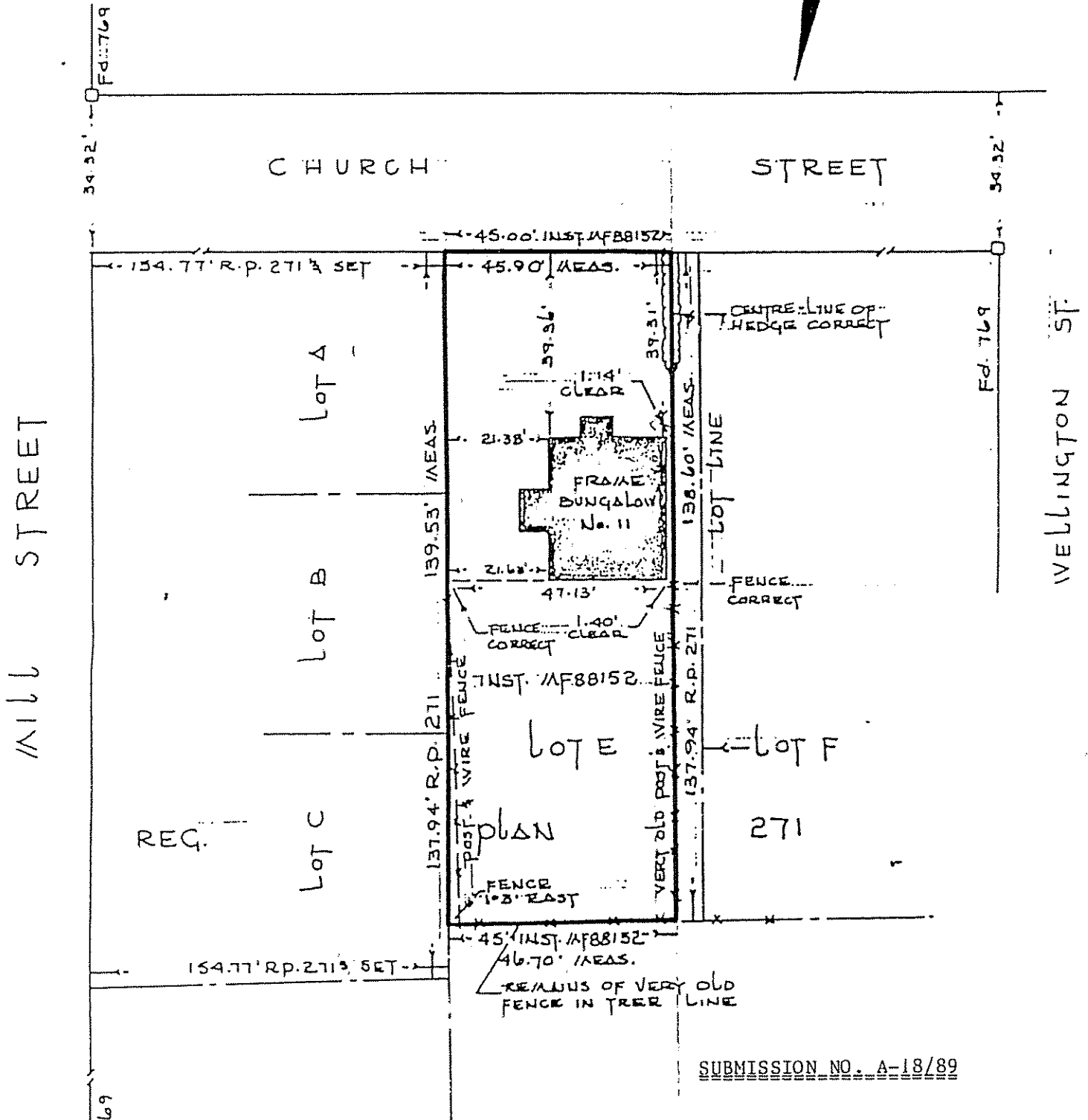
I, Marion Morris, Secretary-Treasurer of the Committee of Adjustment certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

DATED THIS 5th day of May 1995.


Marion Morris
Secretary-Treasurer

SHOWING LOCATION OF HOUSE ON
 PART OF LOT E,
 REGISTERED PLAN 271
 TOWN OF ORANGEVILLE
 COUNTY OF DUFFERIN

SCALE: 1" = 30'
 P. J. WILLIAMS, O.B.S.
 1979



PETER J. WILLIAMS, O.L.S.
 disclaims any liability as to the current accuracy
 of the contents of this survey, which is 5 years
 old and advises that no reliance can be placed upon
 the current accuracy of the contents herein.

NOTE

Fd. 769 - DENOTES FOUND STANDARD IRON BAR
 PLANTED BY L. TOMPSON, O.L.S.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LOCATION OF THE
 HOUSE AS SHOWN ON THIS PLAN IS CORRECT.

P. Williams
 P. J. WILLIAMS, O.L.S.

PETER J. WILLIAMS
 ONTARIO LAND SURVEYOR
 BOX 146, 7 FIRST STREET
 ORANGEVILLE, ONTARIO
 941-6231