

NOTICE — The last day for appealing this decision is March 23, 1990

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 for the Corporation of the Town of Orangeville

(b) Name of applicant RE AN APPLICATION BY (b) Mr. & Mrs. Donald Fordham

(c) Brief description LOCATION OF PROPERTY (c) Pt. Lots 8 and 9, Block 6, Plan 159

(d) As set out in application PURPOSE OF APPLICATION (d) Minor Variance to By-law No. 60-77, as amended, on property described as Part of Lots 8 and 9, Block 6, Plan 159, Town of Orangeville, known municipally as 59 First Avenue.

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) 21 day of Feb. 1990

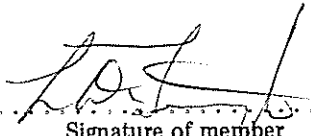
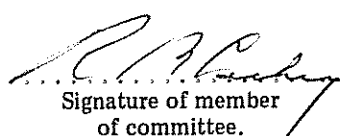
DECISION: THAT the matter of an application by Mr. & Mrs. Donald Fordham, 48 Broadway, Orangeville, for a Minor Variance to the lot depth requirements of Zoning By-law No. 60-77 as amended, on property described as Part of Lots 8 and 9, Block 6, Plan 159 of the Town of Orangeville, under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1, **BE GRANTED WITH THE FOLLOWING CONDITIONS:**

(f) State conditions to be satisfied before granting of consent **CONDITIONS** — This decision has been made subject to the following conditions: (f)

1. THAT the surface drainage is confined to the subject lot, and that it outlets to the Municipal right-of-way and does not impact the adjoining properties.
2. Confirm to the satisfaction of the Director of Public Works for the Town of Orangeville, that the reduced lot depth will not prevent the grading from being done as has been described.
3. Any other details such as servicing, driveway width and lot levies as set out in the Site Plan Agreement, be complied with.

(g) State reasons for decision **REASONS FOR DECISION: (g)**

In the opinion of the Committee the proposed 4-plex was in keeping with the intent of the Official Plan for the area in question.

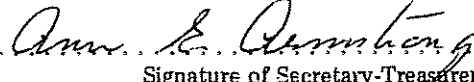
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Signature of member of committee.  Signature of member of committee.  Signature of member of committee.

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

I, Ann E. Armstrong

(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 28 day of February 1990  Signature of Secretary-Treasurer



THE CORPORATION OF THE TOWN OF ORANGEVILLE

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

DEPT. COMMITTEE OF ADJUSTMENT

REPLY TO: ANN E. ARMSTRONG
Secretary-Treasurer

SUBMISSION NO. A-4/90

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE
AND

IN THE MATTER OF AN APPLICATION BY Mr. & Mrs. Donald Fordham, 48 Broadway, Orangeville, Ontario, for a Minor Variance to By-law No. 60-77, as amended, on property described as Part of Lots 8 and 9, Block 6, Plan 159, Town of Orangeville, known municipally as 59 First Avenue, 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 21st day of February 1990, 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.

Ann E. Armstrong,
Secretary-Treasurer,
Committee of Adjustment.

DATED AT ORANGEVILLE, THIS 24TH DAY OF JANUARY, 1990.

Explanatory Note: The applicant seeks relief from the Committee of Adjustment for a Minor Variance to the lot depth requirements of Zoning By-law No. 60-77 as amended by By-law No. 110-89, as it relates to the property described above.

This property has recently been re-zoned RM.5 - Multiple Family Residential by Zoning By-law No. 110-89, and is designated High Density Residential in the Official Plan.