

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: TOWN OF ORANGEVILLE COMMITTEE OF ADJUSTMENT

RE AN APPLICATION BY: Country Meadow Estates (No. 2) Inc.

LOCATION OF PROPERTY: Units 3 & 4, Block 102
Subdivision File No. 22T-92002

PURPOSE OF APPLICATION: The applicant is seeking permission for a reduction of the minimum required ground floor area for two storey row houses in the "R5" zone of Zoning By-law 22-90. The by-law requires a minimum of 55 sq. metres; whereas, the existing row houses only have 50.23 sq. metres.

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 13th day of April, 1994.

DECISION:
Granted.

CONDITIONS - This decision has been made subject to the following conditions:
None.

REASONS FOR DECISION:
Variance is minor.

John Wilson Bob Mann Elizabeth W. Lee
Signature of Member Signature of Member Signature of Member

Danny Wilcox _____
Signature of Member Signature of Member

CERTIFICATION

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

I, Patrick Lee, 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 April 1994.

Patrick Lee
Patrick Lee
Secretary-Treasurer