

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: Randy and Victoria Harder

LOCATION OF PROPERTY: Part of Lot 26, Plan 98
30 Caledonia Road

PURPOSE OF APPLICATION: The applicant is seeking a reduction of the minimum lot frontage requirement from 9.1 metres (30 feet) to 8.7 metres (28.56 feet), and an increase of the maximum lot coverage requirement from 30% to 34%, in order to legalize the deficient lot frontage and the existing lot coverage for the existing semi-detached dwelling. No additions are proposed.

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 20th day of September, 1995.

DECISION: Granted

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

None

REASONS FOR DECISION: Variances are minor.

J. McCloskey
Signature of Member

M. Bonin
Signature of Member

Elizabeth W. ...
Signature of Member

D. W. ...
Signature of Member

Signature of Member

CERTIFICATION

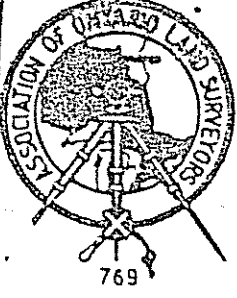
Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)

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 26th day of September 1995.

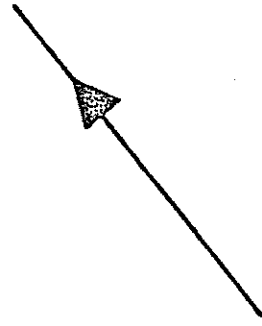
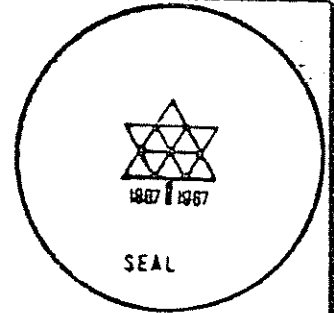
Marion Morris
Secretary-Treasurer

MF 28792

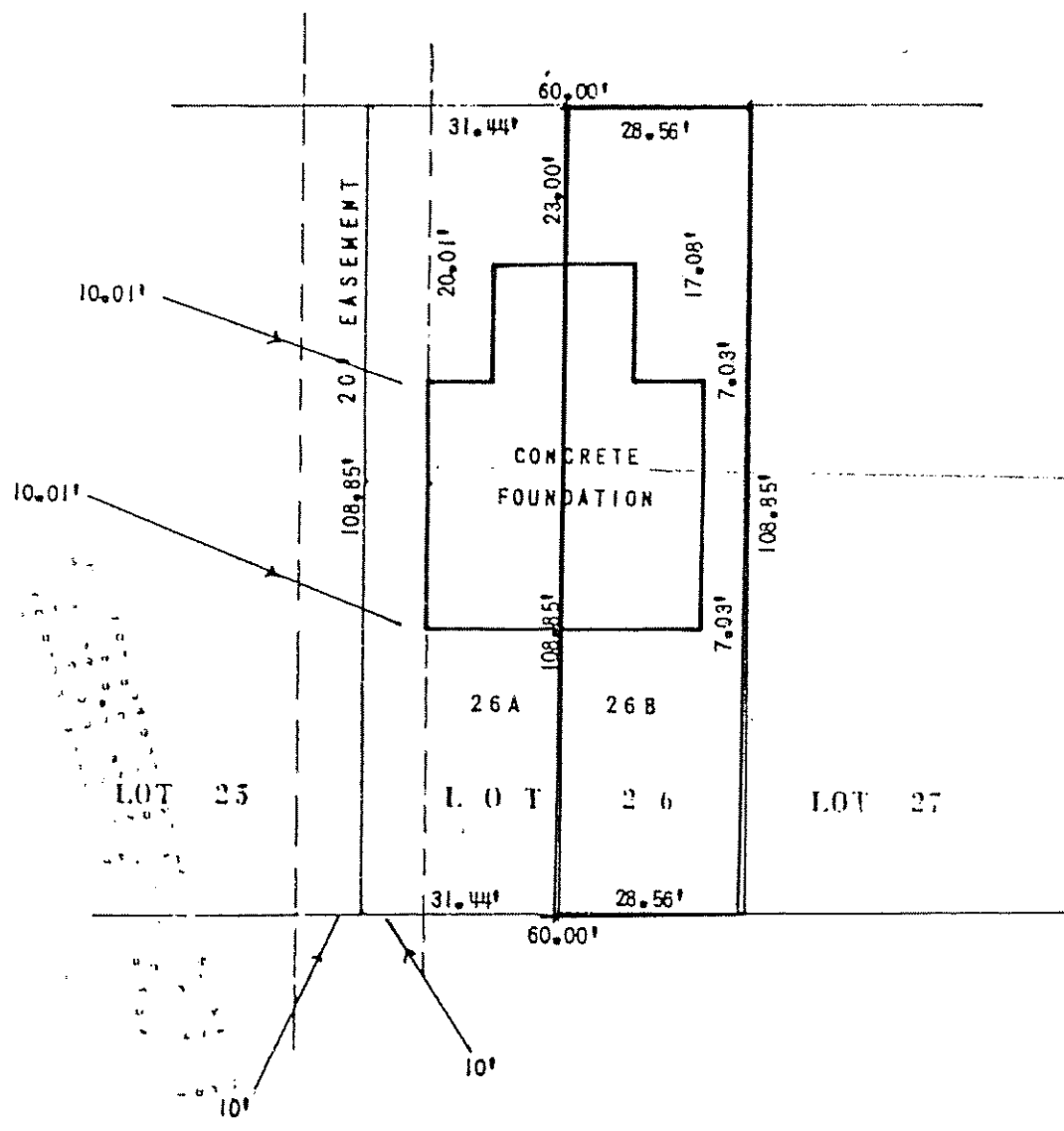


Lloyd Thomson, Ontario Land Surveyor

Lloyd Thomson, O.L.S., S.M.T.P.I.C. 89 THIRD ST.
 OFFICE 441-2281 Osh. T. & R.P., Tor. Univ. ORANGEVILLE, ONT.
 RESIDENCE 441-2273
Legal and Title Surveys
Subdivision Design Town Planning Consultants



CALEBONIA ROAD



Additions:.....
Additions:.....

Standard iron bars are shown thus □
 5/8" Square iron bars are shown thus ■
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DRAFTSMAN: J.R.W./ws

DATE: OCTOBER 13, 1967.

Lloyd Thomson
 Lloyd Thomson,
 Ontario Land Surveyor
 Legal and Title Surveys

SURVEYOR'S CERTIFICATE
 LOT 26 REGISTERED PLAN 98
 TOWN OF ORANGEVILLE
 COUNTY OF DUFFERIN
 Scale 1" = 30'
 Town Planning Consultants

SURVEYORS CERTIFICATE-I hereby
 certify that the house - being
 constructed on LOT 26 -
 PLAN 98 - IS -
 within its boundaries as shown.

LLOYD THOMSON O.L.S.
 Subdivision Design