



## 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: Dhillon &amp; Sons Ltd.

LOCATION OF PROPERTY: Part of Lots 3, 4 and 5, Block 18, Registered Plan 222,  
including Part of Part 1, Reference Plan 7R-4446  
89 First Street

PURPOSE OF APPLICATION: The applicant is requesting minor variances to reduce the minimum lot area from 4,000 square metres (43,057 square feet) to 1,300 square metres (13,994 square feet), the minimum lot frontage from 30 metres (98.43 feet) to 25.21 metres (82.71 feet), the minimum front yard set back requirement from 10 metres (32.81 feet) to 9.94 metres (32.61 feet), the minimum rear yard set back requirement from 7.5 metres (24.61 feet) to 6.07 metres (19.91 feet) and the minimum interior side yard set back requirement from 5 metres (16.40 feet) to 0.53 metres (1.74 feet). The existing lot is proposed to be severed by Consent Application File B-1/04, and the variances are requested to permit a reduced lot area and reduced lot frontage for the northerly proposed lot (the lot to be retained) and to recognize the setbacks of the existing structures on the northerly proposed lot.

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(1) of the Planning Act,

CONCUR in the following decisions and reasons for decisions made on the 7<sup>th</sup> day of April, 2004.

THE REQUEST IS HEREBY APPROVED

THIS DECISION:

IF APPROVED: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

IF REFUSED: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

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, Susan Lankheit, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the decision of the committee given on April 7, 2004 with respect to the application recorded therein.

Susan Lankheit, Secretary-Treasurer  
Committee of Adjustment

THIS DECISION OR ANY CONDITION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED BY A CHEQUE IN THE AMOUNT OF \$125.00 PAYABLE TO THE MINISTER OF FINANCE.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

DATE DECISION MAILED: APRIL 13, 2004

LAST DAY FOR APPEALING THIS DECISION: APRIL 27, 2004

(Appeals must be received no later than 4:30 p.m. on the above date)

CONDITIONS: None

REASONS FOR DECISION: The variance as approved is considered minor in nature. It is the opinion of the Committee of Adjustment that the general intent and purpose of the Official Plan and Zoning By-law are maintained and the proposal is desirable for the appropriate development or use of the land, building or structure.