

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: Robert Molyneaux

LOCATION OF PROPERTY: Part of Lot 1, Block 17, Registered Plan 212  
54 First Street

PURPOSE OF APPLICATION: The applicant is seeking a reduction of the minimum rear yard requirement from 7.5 metres (24.6 feet) to 0.82 metres (2.7 feet) in order to legalize the location of the existing attached garage.

The applicant is also seeking a reduction of the minimum lot area requirement from 500 square metres (5,382.1 square feet) to 370 square metres (3,982.7 square feet) and a reduction of the minimum exterior side yard requirement from 3.5 metres (11.48 feet) to 2.67 metres (8.78 feet) in order to bring these legal non-complying requirements into compliance with Zoning By-law 22-90, as amended.

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 21st day of May, 1997.

DECISION: Granted

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

REASONS FOR DECISION: Variances are minor and will not adversely affect neighbouring properties.

  
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 23rd day of May 1997.

  
Marion Morris, A.M.C.T.(A)  
Secretary-Treasurer