

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: Tribunal Developments Inc.

LOCATION OF PROPERTY: Lot 25, Plan 338
314 Balsam Street

PURPOSE OF APPLICATION: The applicant is seeking an increase of the permitted yard encroachment for a porch from 0.6 metres (1.97 feet) to 0.95 metres (3.12 feet) to permit a side entry stair and landing on each house.

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 18th day of October, 1995.

DECISION: Granted with conditions.

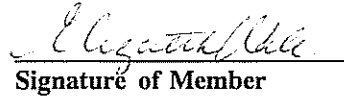
CONDITIONS - This decision has been made subject to the following conditions: That the applicant submit a revised plot plan for each lot, and a letter from the consulting engineer stating that the side entrance stairs will not impact the drainage in the side yard swale and explaining how this will be accomplished.

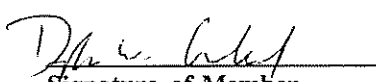
REASONS FOR DECISION:

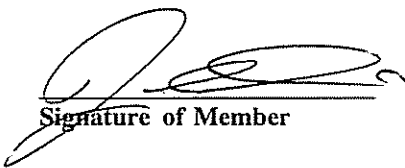
Variances are minor and will not adversely affect neighbouring properties.

 Signature of Member

 Signature of Member

 Signature of Member

 Signature of Member

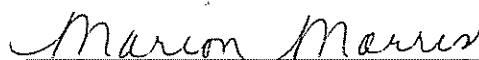
 Signature of Member

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 October 1995.


Secretary-Treasurer