

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: Kevin and Norman Ontonio
Phillip Deckers

LOCATION OF PROPERTY: Lots 1 and 2, and Part of Lot 3, Block 4, Registered Plan 159
1 First Avenue

PURPOSE OF APPLICATION: The applicants are seeking a reduction of the minimum lot area requirement for a semi-detached dwelling from 275 square metres (2,960.2 square feet) to 214 square metres (2,303.6 square feet) for the proposed southerly semi-detached dwelling unit and from 275 square metres (2,960.2 square feet) to 244 square metres (2,626.5 square feet) for the proposed northerly semi-detached dwelling unit. The parcel of land for the semi-detached dwelling is proposed to be created by consent application B-4/95.

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 August, 1996.

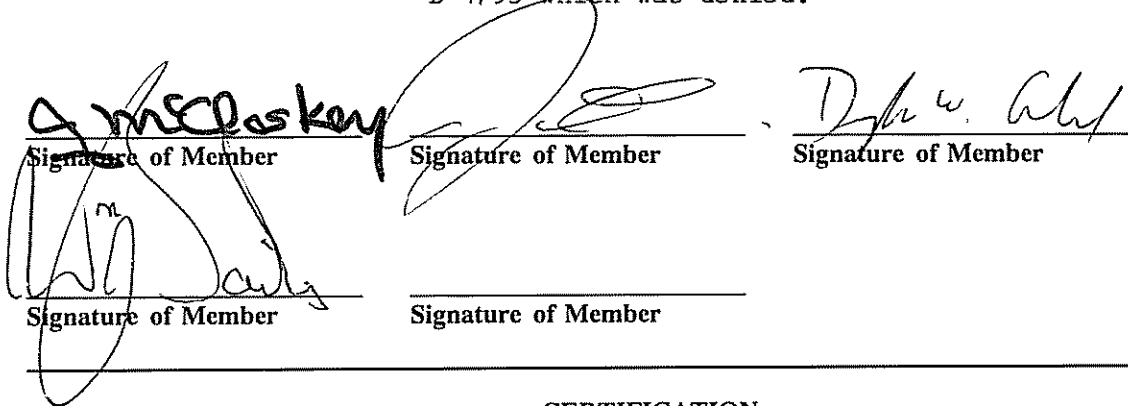
DECISION:

Denied

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

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REASONS FOR DECISION: Application subject to approval of consent application B-4/95 which was denied.

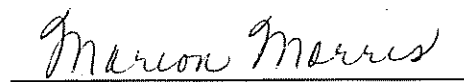

Signature of Member Signature of Member Signature of Member
Signature of Member Signature of Member

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 29th day of August 1996.


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

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: Kevin and Norman Ontonio and Phillip Deckers

LOCATION OF PROPERTY: Lots 1 and 2, and Part of Lot 3, Block 4, Plan 159
1 First Avenue

PURPOSE OF APPLICATION: The applicants are seeking a reduction of the minimum lot area requirement from 275 square metres (2,960.2 square feet) to approximately 208 square metres (2,239 square feet) and a reduction of the minimum lot frontage requirement from 9.1 metres (30 feet) to 7.7 metres (25.3 feet) in order to be able to construct a semi-detached dwelling on a parcel of land which is proposed to be created by consent application B-4/95.

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 15th day of May, 1996.

DECISION:

Deferred to next Committee of Adjustment meeting - June 19, 1996

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

REASONS FOR DECISION:

Jim McCloskey *D. W. All* *[Signature]*
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 22nd day of May 1996.

Marion Morris

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