



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: Hiwhois Assistance Group

LOCATION OF PROPERTY: Part of Lot 13 and Part of Lot 14, Block 1, Registered Plan 233
(Part 37, Reference Plan 7R-1559)
109 Bythia Street

PURPOSE OF APPLICATION: The applicant is requesting a minor variance to reduce the minimum lot area from 275 square metres (2,960.17 square feet) to 211 square metres (2,271.26 square feet), reduce the minimum front yard set back requirement from 6 metres (19.69 feet) to 3.44 metres (11.29 feet), reduce the minimum rear yard set back requirement from 7 metres (22.97 feet) to 4.709 metres (15.45 feet), reduce the minimum ground floor area requirement from 90 square metres (968.78 square feet) per dwelling unit to 77.8 square metres (837.46 square feet) per dwelling unit and to reduce the minimum parking requirement from 1 parking space per dwelling unit to 0 parking spaces per dwelling unit in order to bring the existing semi-detached dwelling unit 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(1) of the Planning Act,

CONCUR in the following decisions and reasons for decisions made on the **2nd day of July, 2003.**

THE REQUEST IS HEREBY **APPROVED WITH CONDITIONS**


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.

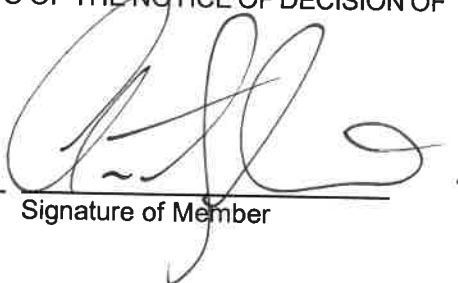
IF REFUSED: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.



Signature of Member



Signature of Member



Signature of Member



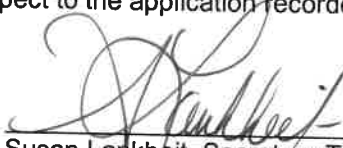
Signature of Member

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 **July 2, 2003** 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: JULY 4, 2003

LAST DAY FOR APPEALING THIS DECISION: JULY 22, 2003

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

- CONDITIONS:**
1. Subject to consent application File B-5/03 being approved.
 2. That the owner agrees to maintain one parking space for 109 Bythia Street on a driveway located partially on the Bythia Street boulevard and partially on the lot.
 3. The applicant shall confirm the location of the water and sewer services and, as necessary, disconnect the existing water and sanitary service to 109 Bythia Street. The applicant shall install new water and sanitary services from the mains on Bythia Street and connect them to the plumbing in 109 Bythia, to the satisfaction of the Public Works Department.

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.