

NOTICE — The last day for appealing this decision is March 23, 1990

Committee of Adjustment

DECISION OF COMMITTEE WITH REASONS RE APPLICATION FOR MINOR VARIANCE

Planning Act, 1983, c. 1, ss. 44 (8)

(a) Name of committee (a) Committee of Adjustment for the Corporation of the Town of Orangeville

(b) Name of applicant RE AN APPLICATION BY (b) The Homebuilder Inc.

(c) Brief description LOCATION OF PROPERTY (c) Pt. Lots 1 & 2, Block 8, Plan 233.

(d) As set out in application PURPOSE OF APPLICATION (d) Minor Variance to By-law No. 60-77, as amended, on property described as Pt. Lots 1 & 2, Block 8, Plan 233, Town of Orangeville, located at Princess and John Streets.

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 44 (2) of the *Planning Act*,

(e) Date of decision CONCUR in the following decisions and reasons for decisions made on the (e) 21 day of Feb. 1990

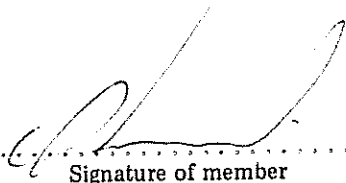
DECISION:

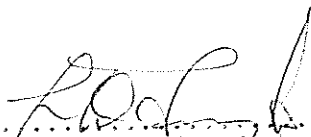
THAT the matter of an application by Kim Jaspers-Fayer, Agent for The Homebuilder Inc., Orangeville, for a Minor Variance to By-law No. 60-77, as amended, on property described as Part of Lots 1 and 2, Block 8, Plan 233, Town of Orangeville, located at Princess and John Street (shown on the map attached to the application as Part 6) under the provisions of Section 44 of the *Planning Act, S.O. 1983, Chapter 1*, **BE GRANTED.**

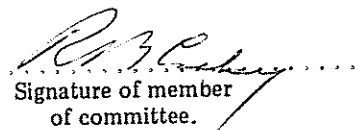
(f) State conditions to be satisfied before granting of consent **CONDITIONS** — This decision has been made subject to the following conditions: (f)

None

(g) State reasons for decision **REASONS FOR DECISION: (g)**


Signature of member of committee.


Signature of member of committee.


Signature of member of committee.

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Signature of member of committee.

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Signature of member of committee.

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Signature of member of committee.

CERTIFICATION

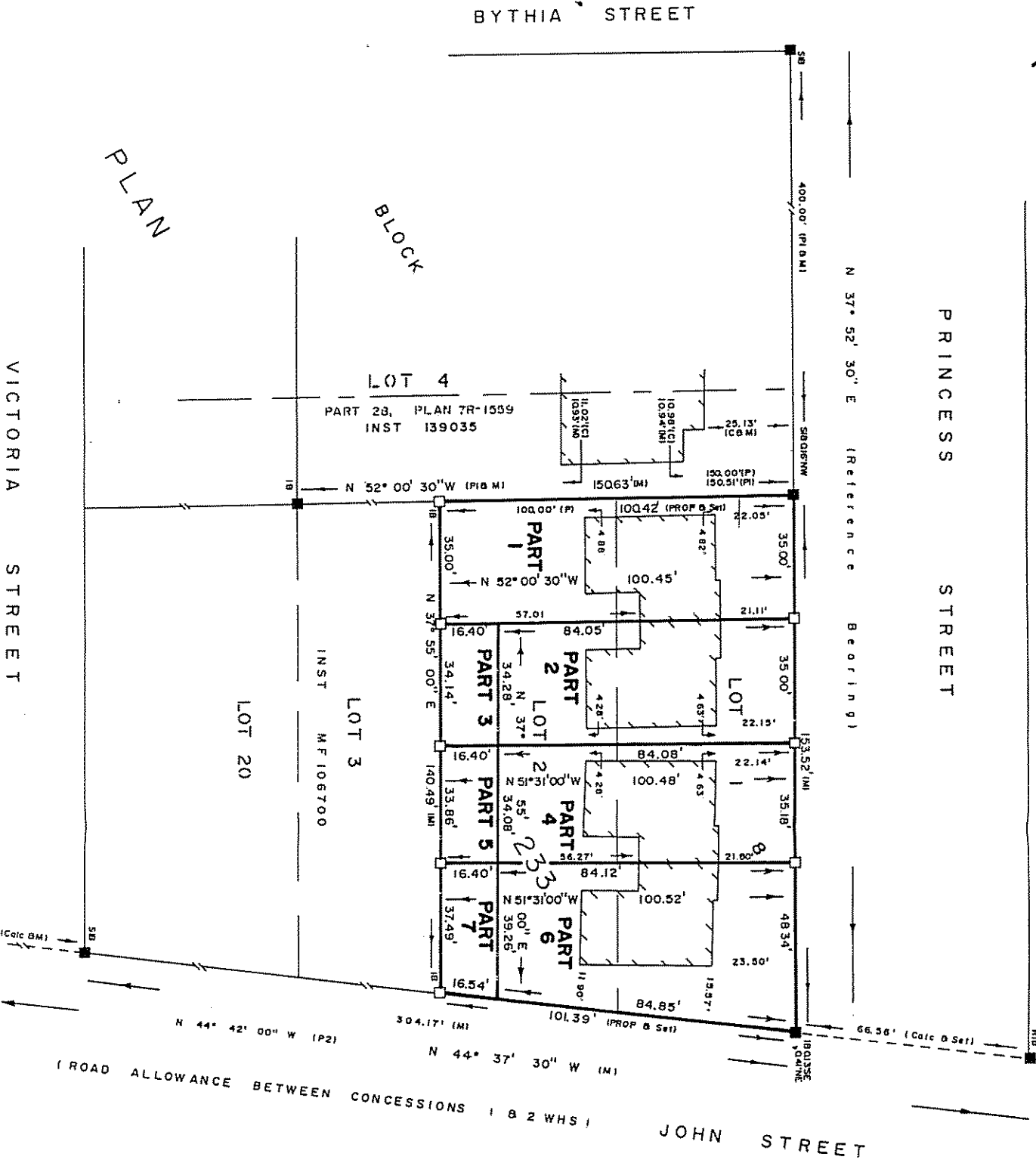
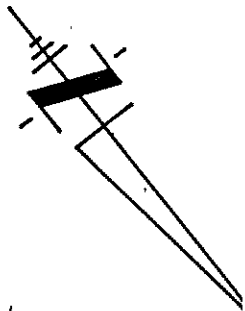
Planning Act, 1983, c. 1, ss. 44 (10)

I, Ann E. Armstrong

(h) Name of committee Secretary-Treasurer of the (h) Committee of Adjustment for the Corporation of the Town of Orangeville certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Dated this 28 day of February 1990


Signature of Secretary-Treasurer



1.	PART OF LOTS 1 & 2	3513
2.	PART OF LOT 2	2912
3.	PART OF LOTS 1 & 2	2912
4.	PART OF LOT 2	3517
5.	PART OF LOTS 1 & 2	3514
6.	PART OF LOT 2	3514
7.	PART OF LOT 2	629

PLAN OF SURVEY OF
LOTS 1 & 2, BLOCK 8
 REGISTERED PLAN 233
 TOWN OF ORANGEVILLE
 COUNTY OF DUFFERIN
 SCALE 1" = 30'
 TED VAN LANKVELD, O.L.S.-1990

TED VAN LANKVELD
 Ontario Land Surveyor

LAND REGISTRAR FOR THE
 REGISTRY DIVISION OF
 DUFFERIN (N^o 7)

DATE	DATE

NOTES
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTHERN LIMIT OF PRINCESS STREET AS SHOWN ON PLAN 7R-1559, HAVING BEARING OF N 37° 52' 30" E.

- DEMOTES**
- SB SURVEY MONUMENT FOUND
 - IRB IRON ROD
 - CM CONCRETE MONUMENT
 - PWF POST & WIRE FENCE
 - IT IRON TUBE
 - WIT WITNESS LINK FENCE
 - CF CEDAR RAIL FENCE
 - P1 PLAN 7R-1559
 - P2 PLAN 7R-933
 - C O. J. CULLEN, O.L.S. PROPORTION

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
 2. THE SURVEY WAS COMPLETED ON THE

DATE _____
 TED VAN LANKVELD
 Ontario Land Surveyor

TED VAN LANKVELD, Ontario Land Surveyor
 110 GOLDCREST ROAD

PLAN

BLOCK

VICTORIA STREET

PRINCESS STREET

JOHN STREET

LOT 4
 PART 28, PLAN 7R-1559
 INST 139035

LOT 3
 INST M.F. 106700

LOT 20

COMMITTEE OF ADJUSTMENT
ANN E. ARMSTRONG
Secretary-Treasurer

SUBMISSION NO. A-6/90

THE
COMMITTEE OF ADJUSTMENT
OF THE
TOWN OF ORANGEVILLE
AND

IN THE MATTER OF AN APPLICATION BY Kim Jaspers-Fayer, Agent for The Homebuilder Inc. Orangeville, for a Minor Variance to By-law No. 60-77, as amended, on property described as Part of Lots 1 and 2, Block 8, Plan 233, Town of Orangeville, located at Princess and John Streets, (shown on the attached map as Part 6,) under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1.

NOTICE OF HEARING

THE COMMITTEE OF ADJUSTMENT of the Town of Orangeville hereby appoints the 21st day of February 1990, at the hour of 7:30 o'clock in the afternoon (local time) in the Council Chambers, Municipal Building, 87 Broadway, Orangeville, for the hearing of all parties interested in supporting or opposing this application. In accordance with Ontario Regulation 447/83, written comments are requested and may be delivered to the undersigned prior to the above Hearing date. If you do not attend or are not represented at this Hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings.

Ann E. Armstrong,
Secretary-Treasurer,
Committee of Adjustment.

DATED AT ORANGEVILLE, THIS 31ST DAY OF JANUARY, 1990.

Explanatory Note: The applicant seeks relief from the Committee of Adjustment for a Minor Variance to the 12 ft. exterior side yard requirement of Zoning By-law No. 60-77 as amended. The home being constructed on the Lot in question has an exterior sideyard of 15.57 feet at the front of the house but tapers off to 11.90 feet at the rear. The property is zoned R3 Residential Third Density, and is designated Residential in the Official Plan.