

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: Country Meadow Estates (No. 2) Inc.

LOCATION OF PROPERTY: Part of Lot 30, Concession 1, E.H.S.
Lot 137 Left, Draft Plan 22T-93511

PURPOSE OF APPLICATION: The applicant is seeking a variance to Special Provision 24.84 which outlines requirements for semi-detached or link dwellings. The applicant is requesting a reduction of the minimum interior side yard requirement on the side of the dwelling which does not contain the party wall from 1.2 metres to 0.36 metres in order to legalize the location of the foundation.

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 17th day of January, 1996.

DECISION: Granted with condition.

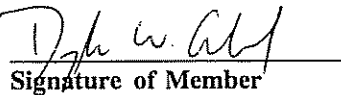
CONDITIONS - This decision has been made subject to the following conditions:

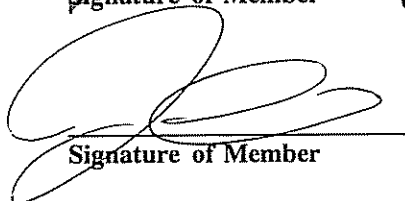
The variance is approved subject to the provision of a 1.2 metre side yard on the side of the dwelling that contains the party wall.

REASONS FOR DECISION: Variance is minor and will not adversely affect neighbouring properties.


Signature of Member


Signature of Member


Signature of Member


Signature of Member

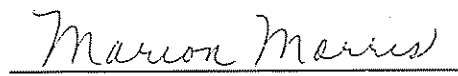
Signature of Member

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 24th day of January 1996.


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