

NOTICE — The last day for appealing this decision is April 6, 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) Kim Jaspers-Fayer, The Homebuilder Inc.

(c) Brief description LOCATION OF PROPERTY (c) Pt. Lots 1 and 2, Block 8 R.P. 233

(d) As set out in application PURPOSE OF APPLICATION (d) Minor Variance to By-law No. 60-77, as amended to reduce minimum lot requirement, being 3,600 sq. feet, to 3,473 sq. ft. located at Princess and John Streets (shown on the attached map at Part 2 and 3)

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) 7 day of March 19 90

DECISION:

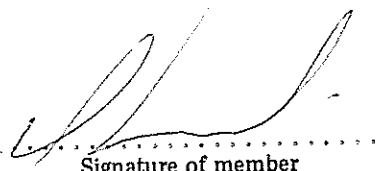
THAT the matter of an application by Mr. Kim Jaspers-Fayer, Agent for The Homebuilder Inc., Orangeville, for a Minor Variance to the minimum lot requirement of By-law No. 60-77, as amended, on property described as Part of Lots 1 and 2, Block 8, Plan 233, Town of Orangeville, located at Princess and John Streets (shown on the map attached to the application as Parts 2 and 3) reducing the minimum lot requirement of 3,600 sq. ft. to 3,473 sq. feet under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1, **BE GRANTED.**

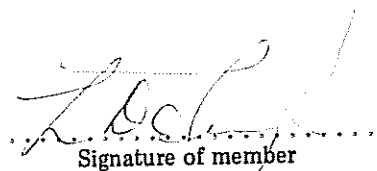
(f) State conditions to be satisfied before granting of consent

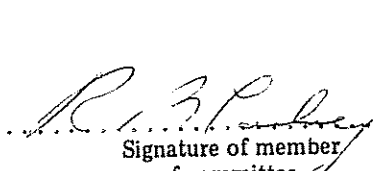
CONDITIONS - this decision has been made subject to the following conditions:(f)
None

(g) State reasons for decision

REASONS FOR DECISION: (g)
In the opinion of the Committee the proposed Minor Variance was in keeping with the intent of the Official Plan and Zoning By-law for the area.


Signature of member of committee.


Signature of member of committee.

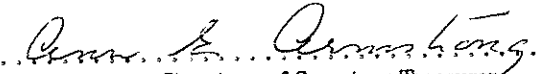

Signature of member of committee.

.....
Signature of member of committee. Signature of member of committee. 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.

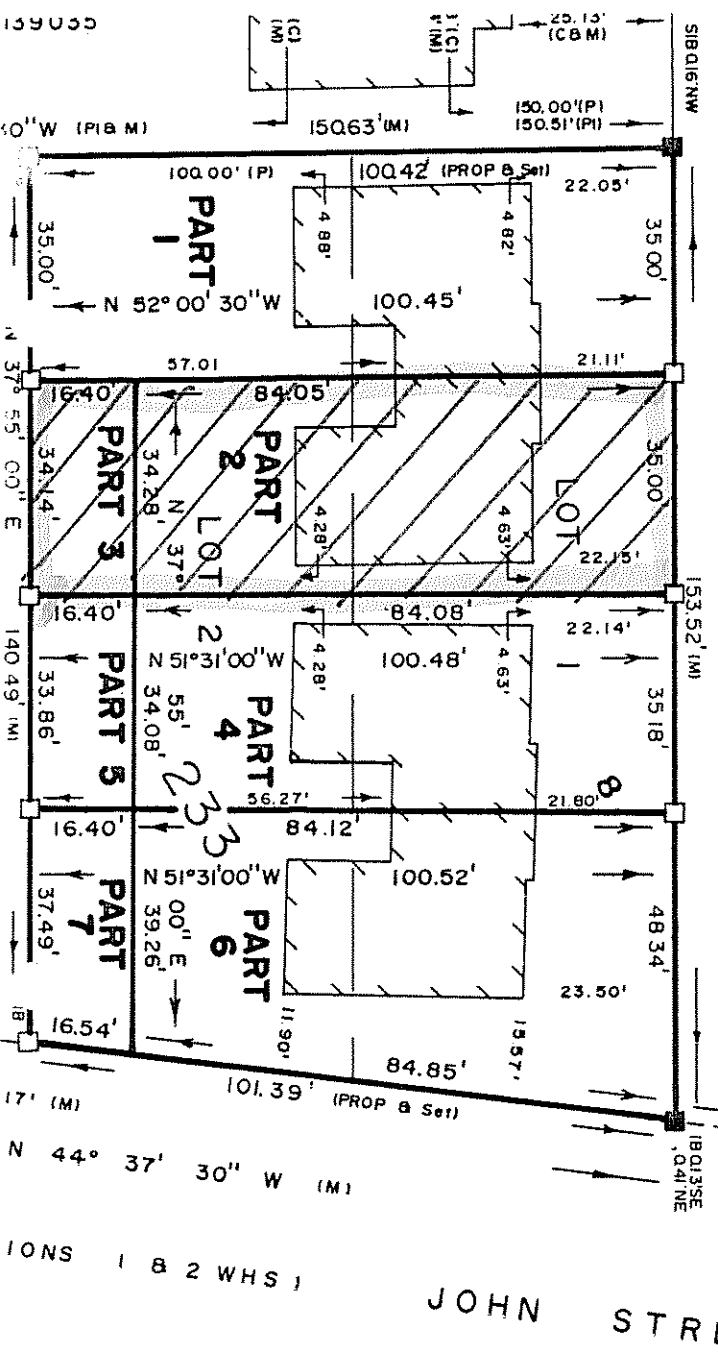
Dated this 13 day of March 1990 
Signature of Secretary-Treasurer

SCHEDULE		
PART	LOT	BLOCK / PLAN
1.	PART OF LOTS 1 & 2	PART OF BLOCK 8 PLAN 233
2.	PART OF LOTS 1 & 2	
3.	PART OF LOTS 1 & 2	
4.	PART OF LOTS 1 & 2	
5.	PART OF LOTS 1 & 2	
6.	PART OF LOTS 1 & 2	
7.	PART OF LOTS 1 & 2	

INST	AREA (SQ. FT.)
	3515
	2912
	561
	2912
	557
	3684
	629

SUBMISSION NO. A-7/90

SS STREET



JOHN STREET

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE _____

RECEIVED & DEPOSITED

DATE _____

TED VAN LANKVELD
Ontario Land Surveyor

LAND REGISTRAR
REGISTRY DIVISION
DUFFERIN (N^o 2)

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

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO LIMIT OF PRINCESS STREET AS SHOWN ON PLAN. BEARING OF N 37° 52' 30" E.

- DENOTES
- ▣ SURVEY MONUMENT FOUND
 - SURVEY MONUMENT PLANTED
 - STB STANDARD IRON BAR
 - IB IRON BAR
 - M MEASURED
 - RIB ROUND IRON BAR
 - CM CONCRETE MONUMENT
 - PWF POST & WIRE FENCE
 - IT IRON TUBE
 - WT WITNESS
 - CLF CHAIN LINK FENCE
 - CF RAIL FENCE
 - P PL
 - PL PLAN 7R-1559

159035

COMMITTEE OF ADJUSTMENT

ANN E. ARMSTRONG
Secretary-Treasurer

SUBMISSION NO. A-7/90

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 2 and 3) 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 7th day of March, 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 23 DAY OF FEBRUARY 1990.

Explanatory Note: The applicant seeks relief from the Committee of Adjustment for a Minor Variance to the minimum lot requirement of Zoning By-law No. 60-77 as amended, being 3,600 square feet, to 3,473 square feet. The property is zoned R3 Residential Third Density, and is designated Residential in the Official Plan.