

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, Agent for The Homebuilder Inc.

(c) Brief description LOCATION OF PROPERTY (c) Part Lots 1 and 2, Block 8, Plan 233

(d) As set out in application PURPOSE OF APPLICATION (d) Minor Variance to the minimum Lot requirement of Zoning By-law No. 60-77 as amended, being 3,600 sq. ft., to 3,469 sq. ft. located at Princess and John Streets (shown on the attached map as Parts 4 & 5)

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:**

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 4 and 5), reducing the minimum lot requirement of 3,600 sq. ft. to 3,469 sq. ft. under the provisions of Section 44 of the *Planning Act*, S.O. 1983, Chapter 1, **BE GRANTED.**

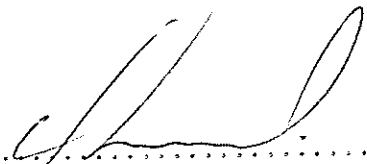
(f) State conditions to be satisfied before granting of consent

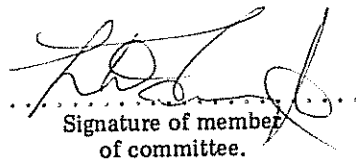
CONDITIONS - This decision has been made subject to the following conditions: (f)  
NONE

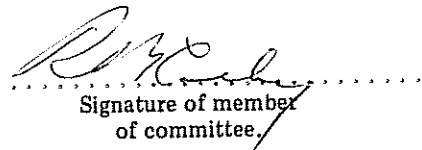
(g) State reasons for decision

**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.

  
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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.

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Signature of member of committee.

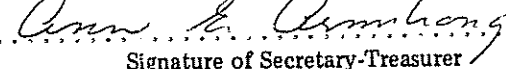
.....  
Signature of member of committee.

.....  
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 19 90 .....   
Signature of Secretary-Treasurer

COMMITTEE OF ADJUSTMENT

ANN E. ARMSTRONG  
Secretary-Treasurer

SUBMISSION NO. A-9/90

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 Parts 4 and 5) under the provisions of Section 44 of the Planning Act, S.O. 1983, Chapter 1.

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NOTICE OF HEARING

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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 3,469 square feet. The property is zoned R3 Residential Third Density, and is designated Residential in the Official Plan.

**SCHEDULE**

PART	LOT	BLOCK / PLAN	INST	AREA (SQ. FT.)
1.	PART OF LOTS 1 & 2	PART OF BLOCK 8 PLAN 233		3515
2.	PART OF LOT 2			2912
3.	PART OF LOTS 1 & 2			561
4.	PART OF LOT 2			2912
5.	PART OF LOTS 1 & 2			557
6.	PART OF LOTS 1 & 2			3684
7.	PART OF LOT 2			629

**PLAN 7F**

RECEIVED & OF

DATE

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

DATE

LAND REGISTRAR  
REGISTRY DIV  
DUFFERIN (N

TED VAN LANKVELD  
Ontario Land Surveyor

PLAN OF SURVEY OF

**LOTS 1 & 2, BLOCK 8  
REGISTERED, PLAN 233  
TOWN OF ORANGEVILLE  
COUNTY OF DUFFERIN**

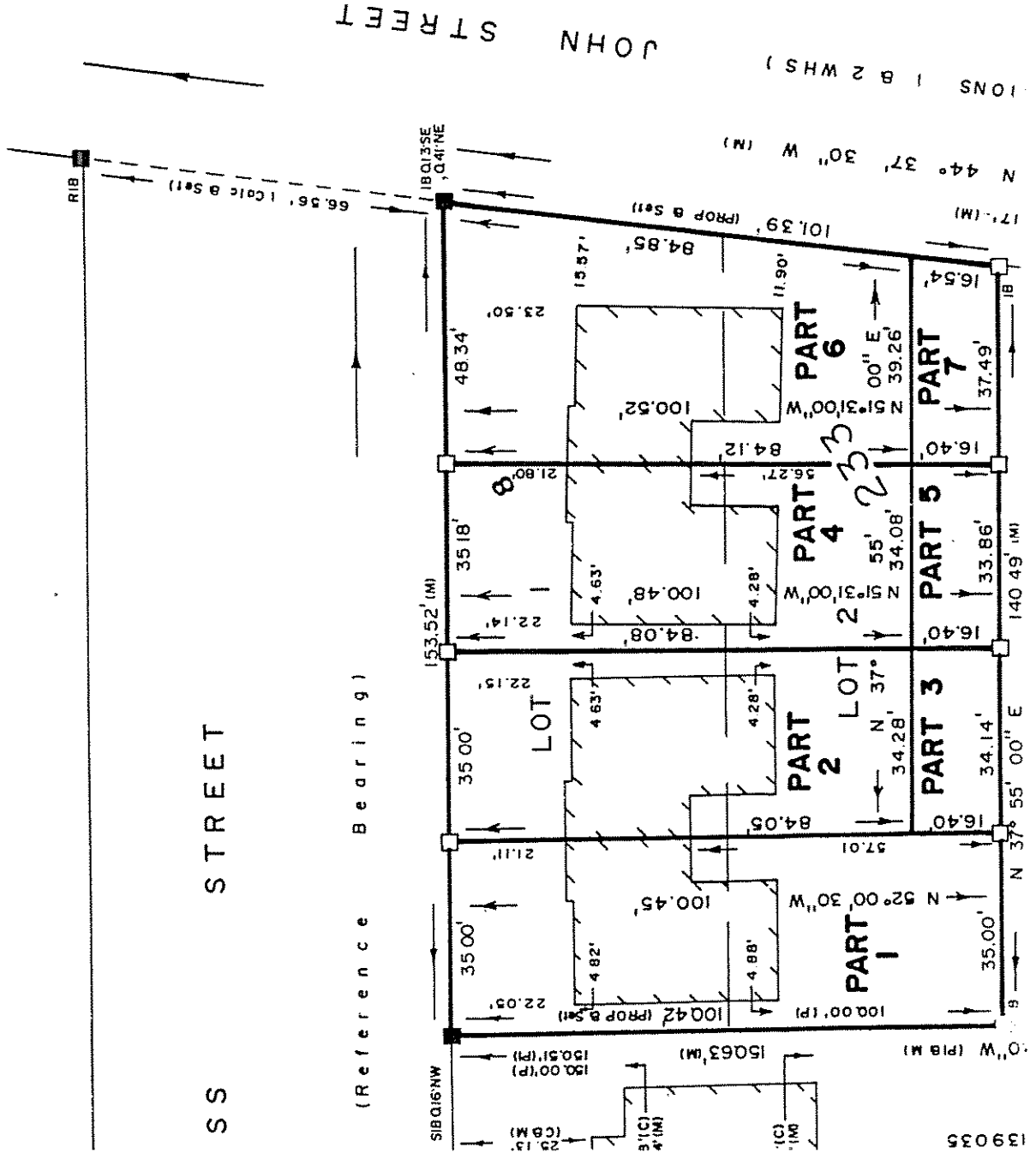
SCALE 1" = 30'

TED VAN LANKVELD, O.L.S. - 1990

**NOTES**

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO LIMIT OF PRINCESS STREET AS SHOWN ON PLAN BEARING OF N37° 52' 30" E.

- DENOTES SURVEY MONUMENT FOUND  
 SURVEY MONUMENT PLANTED  
 STANDARD IRON BAR  
 IRON BAR  
 MEASURED  
 ROUND IRON BAR  
 CONCRETE MONUMENT  
 POST & WIRE FENCE  
 IRON TUBE  
 WITNESS  
 CHAIN LINK FENCE  
 CEDAR RAIL FENCE  
 PLAN 233  
 PLAN 7R-1559



139035