

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: Brian and Cherryl Harvey

LOCATION OF PROPERTY: Part of Lots 51 and 52, Registered Plan 219  
12 Alexander Street

PURPOSE OF APPLICATION: The applicants are seeking a reduction of the minimum front yard requirement from 6 metres (19.69 feet) to approximately 3.81 metres (12.5 feet) in order to replace an existing front porch with a new verandah, and a reduction of the minimum front yard requirement from 6 metres (19.69 feet) to 5.81 metres (19.08 feet) in order to bring the location of the existing single detached dwelling into compliance with Zoning By-law 22-90.

The applicants are also seeking a reduction of the minimum setback requirement from the side lot line for an accessory building from 1.2 metres (3.94 feet) to 0.3 metres (1 foot) in order to bring the location of the existing detached garage into compliance with Zoning By-law 22-90.

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,

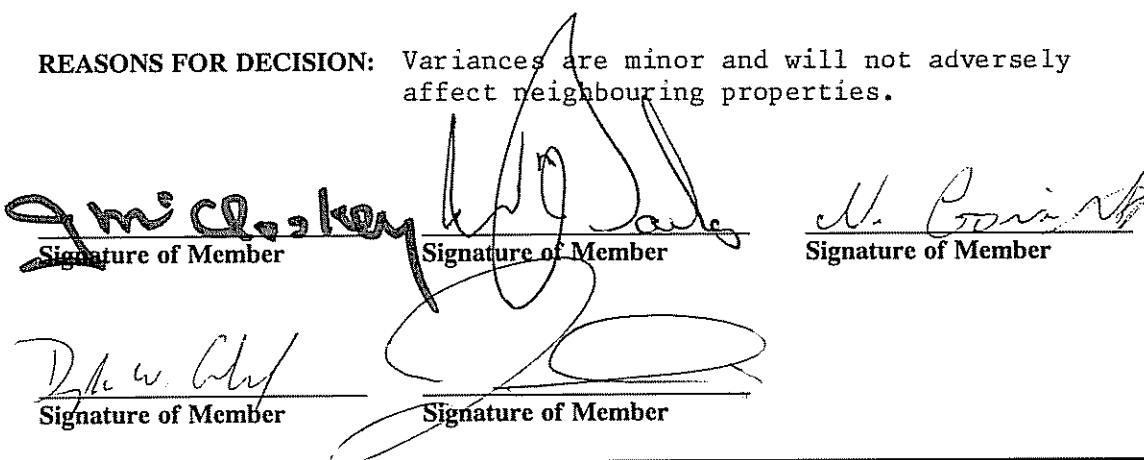
CONCUR in the following decisions and reasons for decisions made on the 18th day of June, 1997.

DECISION: Granted

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

None

REASONS FOR DECISION: Variances are minor and will not adversely affect neighbouring properties.

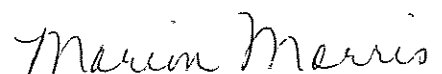
  
Signature of Member      Signature of Member      Signature of Member  
Signature of Member      Signature of Member

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 June 1997.

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