



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: Ross Hughes
Location of Property: 178 Burbank Crescent
Part of Lot 272, Registered Plan 110
Part 25 on Reference Plan 7R-557
Purpose of Application: The applicant is requesting minor variances to reduce the number of required parking spaces from 3 to 2, reduce the dimensions of one standard parking space from 2.7 metres x 5.5 metres to 2.3 metres x 4.0 metres, permit a maximum driveway width of 5.7 metres whereas a maximum width of 5.2 metres is permitted and to permit a second entrance in the front wall of the dwelling to legalize an existing secondary apartment. The applicant is also requesting a minor variance to reduce the front yard set-back from 6.0 metres to 4.0 metres to accommodate an existing deck at the front of the dwelling.

We, the undersigned, in making the decision upon this application have considered whether or not the variances requested were 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(1) of the Planning Act,

Concur in the following decisions and reasons for decisions made on the 6th day of May, 2015.

The Request is hereby Approved in Part as follows subject to Conditions set out on page two:

- Reduce the number of required parking spaces from 3 to 2
Reduce the dimensions of one standard parking space from 2.7 metres by 5.5 metres to 2.3 metres by 5.5 metres
Increase the maximum permitted driveway width from 5.2 metres to 5.7 metres
Permit a second entrance in the front wall of the dwelling to accommodate a second dwelling unit
Reduce the minimum required front yard set-back from 6.0 metres to 5.5 metres

This Decision:

If approved: is subject to the conditions and for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.

If refused: is for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.

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, Susan Lankheit, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the decision of the committee given on May 6, 2015 with respect to the application recorded therein.

Signature of Susan Lankheit
Susan Lankheit, Secretary-Treasurer
Committee of Adjustment

This decision or any condition is subject to appeal to the Ontario Municipal Board by filing with the Secretary-Treasurer of the Committee of Adjustment an appeal form, available from the OMB website at www.omb.gov.on.ca. The appeal form must be accompanied by a certified cheque or money order in the amount of \$125.00 payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Date of Decision Mailed: May 8, 2015

Last Day for Appealing this Decision: May 26, 2015

(Appeals must be received no later than 4:30 p.m. on the above date)

- Condition:**
1. That the length of the existing deck which is approximately 3.28 metres long be reduced to 1.90 metres resulting in the relocation of the existing stairs to allow for a total of 5.5 metres to accommodate the length of a standard parking space and to reduce the minimum required front yard setback to 5.5 metres.
 2. That a revised plan and picture be submitted to the Building Department and Planning Department to confirm the reduction in the existing deck prior to the issuance of a building permit.

Reason for Decision: The variance as approved is considered minor in nature. It is the opinion of the Committee of Adjustment that the general intent and purpose of the Official Plan and Zoning By-law are maintained and the proposal is desirable for the appropriate development or use of the land, building or structure.