

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: James and Malvina Wood

LOCATION OF PROPERTY: Part 3, Registered Plan 7R-541
35A Townline

PURPOSE OF APPLICATION: The applicants are requesting permission to extend a legal non-conforming use in order to permit the enlargement of an existing deck at the rear of their semi-detached dwelling.

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 with conditions.


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

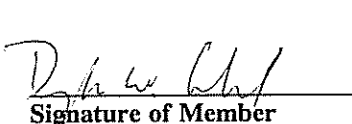
The applicants maintain a 1.5 metre (4.92 foot) high privacy fence rising from the surface of the deck and extending along the entire side of the deck that is exposed to the party wall lot line. The rear deck will have a width of 4.87 metres (16 feet), a depth of 7.62 metres (25 feet), and a height of 1.19 metres (3.9 feet), and an area of 37.16 square metres (400 square feet).

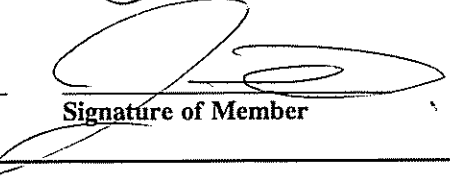
REASONS FOR DECISION: Expansion of the legal non-conforming use is considered desirable and appropriate on the subject property.

 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