

RECEIVED SEP 21 2001

FILE NO. A-13/01

*Planning HM*



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: Richard Masters (Masters Studio)

LOCATION OF PROPERTY: Lot 9, Block 1, Registered Plan 237  
295A Broadway

PURPOSE OF APPLICATION: The applicant is requesting minor variances to reduce the minimum front yard set back requirement from 6 metres (19.69 feet) to 0 metres (0 feet) in order to construct a wheelchair ramp, and to reduce the minimum side yard set back requirement from 1.22 metres (4 feet) to 0 metres (0 feet) in order to bring the existing deck at the rear and side of the property into compliance with Zoning By-law 22-90.

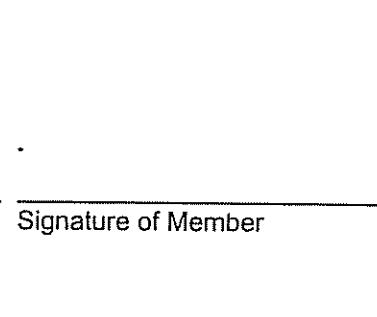
WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the zoning by-law and the official plan will be maintained, or 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(1) of the Planning Act,


CONCUR in the following decisions and reasons for decisions made on the 20<sup>th</sup> day of September, 2001.

DECISION: APPROVED WITH CONDITIONS

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 September 20<sup>th</sup>, 2001 with respect to the application recorded therein.

  
Susan Lankheit,  
Secretary-Treasurer, Committee of Adjustment

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**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 A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED BY A CHEQUE 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 DECISION MAILED:** SEPTEMBER 21, 2001

**LAST DAY FOR APPEALING THIS DECISION:** OCTOBER 10, 2001

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

**CONDITIONS:**

1. That the minor variance to reduce the minimum front yard set back requirement from 6 metres (19.69 feet) to 0 metres (0 feet) applies to a wheelchair access ramp only.
2. That the wheelchair ramp be constructed no closer than 1 metre (3.3 feet) to the west side lot line.
3. That the applicant landscape the area of the front yard that will be surrounded by the ramp with grass, flowers or other garden plants.
4. That prior to the construction work, the applicant contact the utility companies and make all arrangements necessary for locating the existing underground services.

**REASONS FOR DECISION:** The variances are 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.