



**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:** Sarah Properties

**Location of Property:** Parkinson Crescent  
Block 70, Registered Plan 7M-57

**Purpose of Application:** The applicant is requesting minor variances to permit covered porches and stairs to encroach a maximum of 3 metres into the minimum required front yard, whereas a maximum encroachment of 0.6 metres is permitted and to permit a minimum rear yard building set-back of 7 metres whereas a minimum rear yard building set-back of 10 metres is required.

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 5<sup>th</sup> day of November, 2014.

The Request is hereby **Approved with Conditions**

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

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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 **November 5, 2014** with respect to the application recorded therein.

  
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](http://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:** November 7, 2014

**Last Day for Appealing this Decision:** November 25, 2014

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

**Condition:**

1. That the reduction in the rear yard set-back from 10 metres to 7 metres be approved conditional on a maximum height of 14 metres subject to the owner entering into an agreement to be registered on title within 60 days of the date of the decision of the Committee of Adjustment with the cost of the registration to be borne by the owner.
2. That should the owner construct a structure greater than 14 metres in height that it is subject to a minimum 10 metre rear yard set-back.

**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.