



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: Gerry Hogenhout

Location of Property: 24 Wellington Street
Part of Lot 13, Block 6, Registered Plan 138

Purpose of Application: The applicant is requesting a minor variance to permit the enlargement of a legal non-conforming structure (porch) by an additional 1.83 metres.

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 Decision and reasons for the Decision made on the **20th day of December, 2017.**

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.

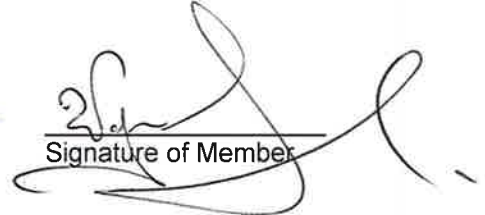
If **refused:** is for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.



Signature of Member



Signature of Member



Signature of Member

Signature of Member

Signature of Member

Certification

Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)

I, ^{LANKHEIT} Susan Greatrix, Acting Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **December 20, 2017** with respect to the application recorded therein.



Susan Greatrix, Acting 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 \$300.00 payable to the Minister of Finance plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications.

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: December 21, 2017

Last Day for Appealing this Decision: January 9, 2018

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

Conditions:

- 1. That the applicant provide written confirmation that the structure has been constructed in accordance with the submitted building elevations, as included as Attachment No. 5 to the report of the Planning Department, dated December 20, 2017, indicating that the porch has been constructed with open sides on the east and north elevations. The minor variance request, as submitted, applies to the design as shown.**

Reason for Decision:

1. The requested variances conform to the existing Official Plan
2. The requested variances conform to the Zoning By-law.
3. The requested variances are desirable for the lot.
4. The requested variances are considered minor in nature.
5. The Committee has received written and/or oral submission from the following during the hearing and has taken these submissions into consideration.
 - Report from N. Tuckett, Director of Economic Development, Planning and Innovation, dated December 20, 2017.
 - Report from R.J. Lackey, Manager of Operations and Development, dated December 7, 2017.
 - Mr. Gerry Hogenhout, applicant.

**Please refer to the approved Minutes of the December 20, 2017 Committee of Adjustment meeting for submission details.