



## 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:** Glen and Maureen Hughes

**LOCATION OF PROPERTY:** Lot 80, Registered Plan No. 195  
42 John Street

**PURPOSE OF APPLICATION:** The applicant is requesting the following minor variances:  
 (a) a reduction of the minimum front yard set back from 6 metres (19.68 feet) to 2.3 metres (7.76 feet)  
 (b) a reduction of the minimum exterior side yard set back from 3.5 metres (11.48 feet) to 3.2 metres (10.49 feet).  
 The variances are requested in order to construct a porch at the front and side of the 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(1) of the Planning Act,

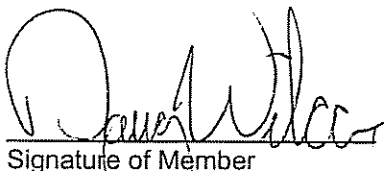
**CONCUR** in the following decisions and reasons for decisions made on the 16th day of May, 2002.

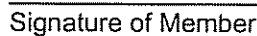
THE REQUEST IS HEREBY **APPROVED WITH CHANGES**


THIS DECISION:

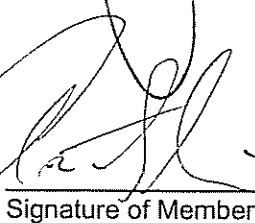
IF **APPROVED**: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

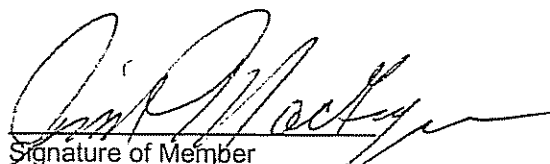
IF **REFUSED**: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

  
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 16, 2002 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:** MAY 21, 2002

**LAST DAY FOR APPEALING THIS DECISION:** JUNE 5, 2002

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

- CONDITIONS:**
1. That the porch be constructed generally as it appears on the drawing.
  2. That no front yard encroachments be permitted.

- REASONS FOR DECISION:**
- (a) 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.
  - (b) The zoning by-law permits porches to encroach a maximum distance of 0.6 metres (1.96 feet) on any yard requirement. The proposed porch would only encroach 0.3 metres (1 foot) into the exterior side yard, therefore the variance is refused.