



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: Garry Gooding

LOCATION OF PROPERTY: Part of Lot 18, Registered Plan 195  
24 Margaret Street

PURPOSE OF APPLICATION: The applicant is requesting minor variances to reduce the minimum side yard set back requirement from 1.2 metres (3.94 feet) to .6 metres (1.97 feet) in order to construct a garage, and to reduce the front yard set back requirement from 6 metres (19.69 feet) to 1.48 metres (4.85 feet) in order to construct a porch. The applicant is also requesting to increase the maximum lot coverage from 35% to 48.5% in order to permit erection of the proposed structures.


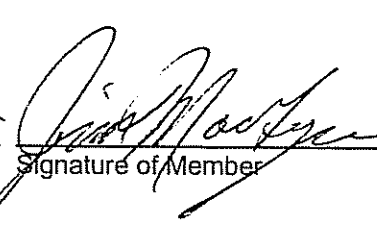

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the zoning by-law and the official plan will be maintained, or 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 21<sup>st</sup> day of June, 2001.

- DECISION: VARIANCE FOR MINIMUM SIDE YARD SET BACK - REFUSED
- VARIANCE FOR FRONT YARD SET BACK - APPROVED WITH CONDITIONS
- VARIANCE FOR INCREASE IN LOT COVERAGE APPROVED FROM 35% TO 48.1%

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.

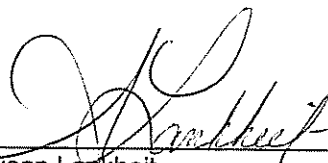
IF **REFUSED**: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

  
 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 June 21<sup>st</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: JUNE 22, 2001

LAST DAY FOR APPEALING THIS DECISION: JULY 11, 2001

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

- CONDITIONS:
1. That the size of the front porch be limited to a length of 10.36 metres (34 feet) and a width of 1.8 metres (6 feet).
  2. That the front porch remain unenclosed.
  3. That no front yard encroachments be permitted.
  4. That the porch be no closer than 1.2 metres (3.94 feet) from the south side lot line.
  5. That the area of the garage does not exceed 39.16 square metres (400 square feet).
  6. Prior to a building permit being issued, the owner shall submit a detailed grading plan, prepared by a professional engineer or other suitably qualified person, to indicate how the grading and drainage of the lot will be completed so there is no impact on the abutting properties. Existing boundary elevations along the lot perimeter shall remain undisturbed. Further, drainage received from adjacent properties to the west shall be accommodated and drainage from the subject property shall be self contained. The grading plan shall be acceptable to Public Works.

REASONS FOR DECISION: The variances as approved 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.

The proposed garage can be built to meet the setback requirements of the zoning by-law and the Committee is of the opinion that since there is room for the garage within these requirements, the variance for the side yard setback be refused.