

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: Ed Gurka and Carmelyn Swann

LOCATION OF PROPERTY: Lot 36, Plan 337
61 Eastview Crescent

PURPOSE OF APPLICATION: The applicants are seeking a variance to Special Provision 24.72 which requires all buildings and structures to be set back from the approved Environmentally Sensitive Area (E.S.A.) line, (the rear property line), a minimum distance of 7.5 metres. The applicants are requesting a minor variance in order to be able to construct an upper and a lower deck 4.0 metres from the rear property line. Therefore, the applicants are seeking a reduction of the minimum rear yard setback, as outlined in Special Provision 24.72 from 7.5 metres to 4.0 metres for the lower deck and 6.5 metres for the upper deck.

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 (2) of the Planning Act,

CONCUR in the following decisions and reasons for decisions made on the 15th day of November, 1995.

DECISION:


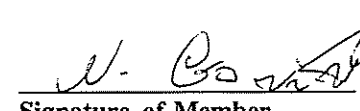
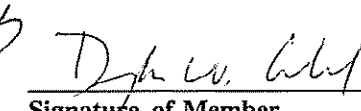
Granted

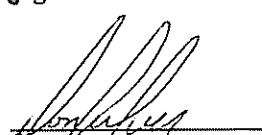

CONDITIONS - This decision has been made subject to the following conditions:

None

REASONS FOR DECISION:

Variances are minor and will not adversely affect neighbouring properties.


Signature of Member 
Signature of Member 
Signature of Member

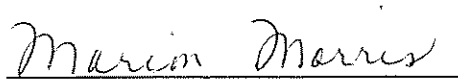

Signature of Member 
Signature of Member

CERTIFICATION

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

I, Marion Morris, Secretary-Treasurer of the Committee of Adjustment certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

DATED THIS 20th day of November 1995.


Secretary-Treasurer