



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: Gregory and Natalie Rahman

Location of Property: 402 Scott Drive
Lot 43, Plan 314

Purpose of Application: The applicants are requesting minor variances to reduce the minimum required rear yard set-back from 7 metres to 5.5 metres and to increase the maximum permitted lot coverage from 40% to 44% in order to legalize a deck in the rear yard.

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 4th day of November, 2015.

The Request is hereby **Approved with Condition**

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 **November 4, 2015** 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. 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 5, 2015

Last Day for Appealing this Decision: November 24, 2015

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

Conditions:

1. **That the applicant contact Credit Valley Conservation to obtain a permit for the existing deck at the rear of the dwelling.**

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.