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FILE NO. A-7/02



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: Dorothy Roke
LOCATION OF PROPERTY: Lot 18, Block 10, Registered Plan No. 201
49A First Street
PURPOSE OF APPLICATION: The applicant is requesting minor variances to increase the maximum permitted floor area for a home occupation from 25% to 33.5% of the floor area of the dwelling, and to allow a non-resident person to practise massage therapy when the resident naturopathic medicine practitioner is not working.

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 18th day of July, 2002.

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.

Three handwritten signatures of members, each with a line underneath labeled "Signature of Member".

Two horizontal lines, each with a line underneath labeled "Signature of Member".

CERTIFICATION
Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)
Cheryl Johns, Acting
I, Susan Lankreit, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the decision of the committee given on July 18, 2002 with respect to the application recorded therein.

Cheryl Johns
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 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: JULY 22, 2002

LAST DAY FOR APPEALING THIS DECISION: AUGUST 7, 2002

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

CONDITIONS:

1. That the asphalt and gravel turn-around area extending north of the driveway in the front yard be restricted to a maximum depth of 3.0 metres and width of 3.0 metres.
2. That the existing gravel and asphalt outside of this defined area be removed and that the area be landscaped.
3. That concrete curb stops be installed at the north and west sides of the turn-around area to prevent vehicles from parking in this area and encroaching onto the front lawn.

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.