



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: Robert Mitchell and Dawn Ferguson

LOCATION OF PROPERTY: Part of Lot 27, Registered Plan 195
4 Margaret Street

PURPOSE OF APPLICATION: The applicants are requesting minor variances to reduce the minimum rear yard set back requirement from 7 metres (22.97 feet) to 5.3 metres (17.40 feet) and to increase the maximum permitted lot coverage from 35% to 40% to permit the construction of a proposed 1 storey addition at the rear of the existing attached garage.

The applicants are also requesting minor variances to reduce the minimum front yard set back requirement from 6 metres (19.69 feet) to 3.2 metres (10.5 feet), to permit a further encroachment into the front yard of 1.1 metres (3.61 feet) for a stoop, to reduce the minimum lot area from 464 square metres (4,994.6 square feet) to 456 square metres (4,908.5 square feet), and to reduce the minimum interior side yard set back requirement from 1.2 metres (3.94 feet) to 0.6 metres (1.97 feet). These variances are required to bring the lot and the existing dwelling and stoop on the property into compliance with Zoning By-law 22-90, as amended, and to accommodate the proposed one storey addition.

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 7th day of June, 2006.


THE REQUEST IS HEREBY **APPROVED**


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, Cheryl Johns, Acting Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the decision of the committee given on **June 7, 2006** 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: JUNE 13, 2006

LAST DAY FOR APPEALING THIS DECISION: JUNE 27, 2006

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

CONDITIONS:

None

REASONS 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.