



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: Dwight Van Alstine

LOCATION OF PROPERTY: Part of Lot 56 and Part of Reserve, Registered Plan 195
19 Church Street

PURPOSE OF APPLICATION: The applicant is requesting minor variances for the following:

- a reduction in the minimum front yard setback requirement from 6 metres to 3.81 metres to permit the construction of a porch and a further front yard encroachment of 0.6 metres to accommodate steps from the porch as submitted;
- a reduction in the minimum side yard setback from 1.2 to 0.61 metres for an accessory building to permit a 3.35 by 6.1 metre addition to the rear of the existing garage;
- an increase in the maximum permitted lot coverage of an accessory building from 10% to 10.7%;
- a reduction in the minimum interior side yard setback requirement from 1.5 to 0.73 metres to recognize the location of the existing dwelling; and,
a reduction in the minimum interior side yard setback requirement for an accessory building from 1.2 to 0.14 metres to bring the location of the existing garage into compliance with the Zoning By-law

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,

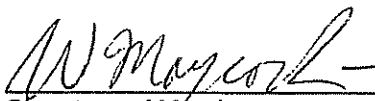
CONCUR in the following decisions and reasons for decisions made on the 3rd day of May, 2006.

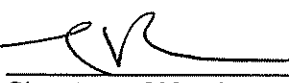
THE REQUEST IS HEREBY **APPROVED WITH CONDITION**

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

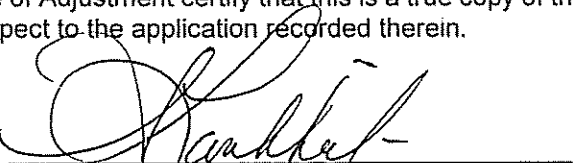

Signature of Member

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 **May 3, 2006** 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 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: MAY 4, 2006

LAST DAY FOR APPEALING THIS DECISION: MAY 24, 2006

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

CONDITIONS:

1. That the porch remains unenclosed.

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.