



**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:** Riddell Development Inc.

**Location of Property:** Block 3, Registered Plan 7M-68 (Spencer Avenue)

**Purpose of Application:** The applicant is requesting minor variances to permit the reduction in the minimum required rear yard setback (to proposed balconies) from 5 metres to 2.83 metres; reduction in the minimum required interior yard setback (to proposed balconies) from 6 metres to 4 metres; and to permit the increase in the maximum permitted building height from 14.5 metres to 16 metres to facilitate the construction of a five storey, 42 unit multiple dwelling on the subject lands.

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 Decision and reasons for the Decision made on the **17<sup>th</sup> day of January, 2018.**

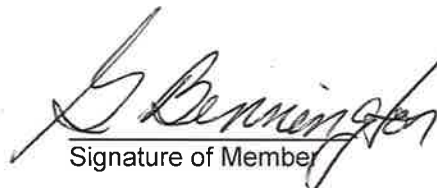
The Request is hereby **Approved**

This Decision:

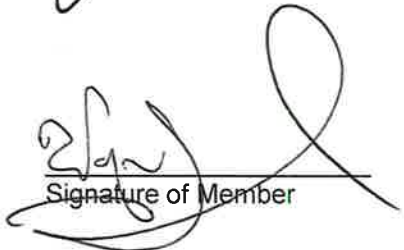
If **approved:** is subject to the conditions and for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.

If **refused:** is for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.

  
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Signature of Member

  
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Signature of Member

  
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Signature of Member

  
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Signature of Member

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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 **January 17, 2018** with respect to the application recorded therein.

  
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Susan Lankheit, Secretary-Treasurer  
Committee of Adjustment

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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](http://www.omb.gov.on.ca). The appeal form must be accompanied by a certified cheque or money order in the amount of \$300.00 payable to the Minister of Finance plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications.

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:** January 18, 2018

**Last Day for Appealing this Decision:** February 6, 2018

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

**Conditions:**

None

**Reason for Decision:**

1. The requested variances conform to the existing Official Plan
2. The requested variances conform to the Zoning By-law.
3. The requested variances are desirable for the lot.
4. The requested variances are considered minor in nature.
5. The Committee has received written and/or oral submission from the following during the hearing and has taken these submissions into consideration.
  - Report from N. Tuckett, Director of Economic Development, Planning and Innovation, dated January 17, 2018.
  - Report from R.J. Lackey, Manager of Operations and Development, dated January 3, 2018.
  - Mr. Michael Spaziani, MSAI, Michael Spaziani Architect Inc.

\*\*Please refer to the approved Minutes of the January 17, 2018 Committee of Adjustment meeting for submission details.