



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

Applicant: Matthew James and Alexandra Berry

Location of Property: South Part of Lot 25, Registered Plan 98
26 Caledonia Road

Purpose of Application: The applicant is requesting a minor variance to increase the maximum permitted width of a driveway from 5.2 metres to 5.4 metres for a lot with frontage of between 9.0 metres to 12.0 metres, to accommodate the minimum required number of legal parking spaces for a semi-detached dwelling and a second dwelling unit.

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 **6th day of February, 2019.**

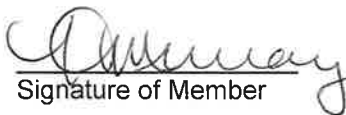
The Request is hereby **Approved**

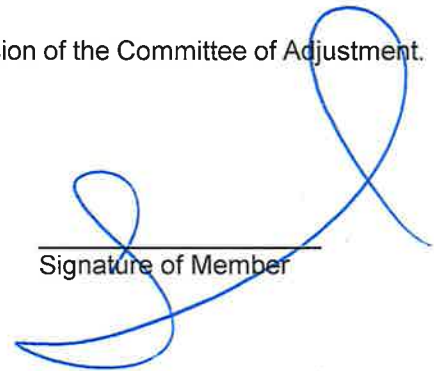
This Decision:

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, Susan Lankheit, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **February 6, 2019** 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 Local Planning Appeal Tribunal (LPAT) by filing with the Secretary-Treasurer of the Committee of Adjustment an appeal form, available from the LPAT website at www.elfto.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 appellants against connected applications.

Only individuals, corporations and public bodies may appeal Decisions in respect of applications for minor variance to the Local Planning Appeal Tribunal. 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: February 7, 2019

Last Day for Appealing this Decision: February 26, 2019

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

Conditions: None

Reason for Decision:

The Committee has received written and/or oral submission from the following during the hearing and has taken these submissions into consideration.

- Report from B. Ward, Manager of Planning, Infrastructure Services, dated February 6, 2019.
- Report from R.J. Lackey, Manager of Operations and Development, dated January 21, 2019.

The Committee supports the report of the Manager of Planning, Infrastructure Services, regarding the application and finds the request to be minor in nature, desirable for the appropriate development or use of the lands and believes that the general intent and purpose of the Official Plan and the Zoning by-law are maintained and is consistent with the provincial policy direction for residential intensification and diversified housing form.

**Please refer to the approved Minutes of the February 6, 2019 Committee of Adjustment Hearing for submission details.