



**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

**Applicants:** Mair Corp.

**Location of Property:** Part of Lot 6, Registered Plan 170, municipally known as 21 Centre Street

**Purpose of Application:** The applicant is requesting minor variances to reduce the minimum interior side yard setback from 7.6 metres to 3.0 metres; to reduce the minimum parking requirement from 14 parking spaces to 11 parking spaces; and to increase the maximum building height from 14 metres to 15.2 metres. The variances are to permit the construction of a multiple dwelling.

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 March 2024**.

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.

Rita Baldassara, Member  
Ashley Harris, Member  
Alan Howe, Chair  
Brian Wormington, Member

**Approved by all members present who concur in this Decision.**

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**Certification**  
**Planning Act, 1990, R.S.O. c. P.13, ss. 45(10)**

I, Tracy MacDonald, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **March 6, 2024** with respect to the application recorded therein.

Tracy MacDonald, Secretary-Treasurer  
Committee of Adjustment

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This Decision or any condition is subject to appeal to the Ontario Land Tribunal. The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the Secretary-Treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

For more information on the prescribed fee and to obtain a copy of the appeal form, please visit the Tribunal website at: <https://olt.gov.on.ca/about-olt/>

The appeal form and payment may be delivered in person to Town Hall, 87 Broadway, Orangeville or mailed to:

Tracy Macdonald, Secretary-Treasurer  
Committee of Adjustment  
Town of Orangeville  
87 Broadway  
Orangeville, ON  
L9W 1K1

**Date Decision Mailed:** March 6, 2024

**Last Day for Appealing this Decision:** March 26, 2024

(Appeals must be received no later than 4:00 p.m. on the above date)

**Conditions:**

1. That a satisfactory Low Impact Development Brief is submitted as part of an application for site plan approval; and,
2. That the minor variances be limited to the extent shown in accordance with the approved site plan drawings for the proposed development at 21 Centre Street.

**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 D. Waters, Senior Planner, Infrastructure Services, dated March 6, 2024.

The Committee supports the report by D. Waters, Senior Planner 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.