



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: Nicholas Yardley

Location of Property: 6 Young Court
Lot 48, Plan 7M-40

Purpose of Application: The applicant is requesting a minor variance to increase the maximum permitted lot coverage from 30% to 32.2% to facilitate the construction of a detached garage.

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 **20th day of September, 2017.**

The Request is hereby **Approved with Conditions**

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.

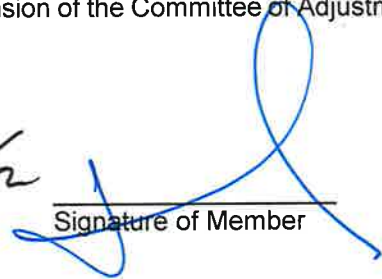
If **refused:** is for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.



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 **September 20, 2017** 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 an appeal form, available from the OMB website at 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 of Decision Mailed: September 22, 2017

Last Day for Appealing this Decision: October 11, 2017

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

Conditions:

1. That the applicant indicate the location of a landscape strip and/or planting of low shrubs, separating the driveway from the existing concrete sidewalk to the satisfaction of the Town of Orangeville Public Works Department.
2. That the applicant submits a revised site plan, indicating best management practices/low impact development features that will be implemented on-site, to the satisfaction of the Town of Orangeville Planning Department.

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 September 20, 2017.
 - Report from R.J. Lackey, Manager of Operations and Development, dated September 5, 2017.
 - Correspondence from Annie Li, Planning & Development Services, Credit Valley Conservation, dated September 7 and June 16, 2017
 - Correspondence from Antony and Karen Bowers, dated September 7, 2017.

**Please refer to the approved Minutes of the September 20, 2017 Committee of Adjustment meeting for submission details.