



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: Habitat for Humanity, Wellington, Dufferin, Guelph

Location of Property: North Part of Lot 28, Plan 98
36 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 for a lot with frontage of between 9.0 metres to 12.0 metres in order to permit the provision of required parking for proposed accessory dwelling units associated with semi-detached dwellings.

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 **21st day of November, 2018.**

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 **November 21, 2018** 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 appellant 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: November 26, 2018

Last Day for Appealing this Decision: December 11, 2018

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

Conditions:

1. **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 Division.**

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 G. Dickson, Senior Planner, dated November 21, 2018.
 - Report from R.J. Lackey, Manager of Operations and Development, dated November 9, 2018.

**Please refer to the approved Minutes of the November 21, 2018 Committee of Adjustment meeting for submission details.