



**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:** Alan McFayden

**Location of Property:** Part of Lot 7, Block 2, Plan 138, municipally known as 3 Amanda Street, in the Town of Orangeville, in the County of Dufferin

**Purpose of Application:** The applicant is requesting minor variances to increase the maximum accessory building height from 4.3 metres to 7.3 metres, to permit an accessory dwelling unit only within the accessory structure of a detached dwelling, and to permit a 10.10 metre wide driveway within 8.74 metres of the face of the proposed detached garage located in the rear yard. These variances are to permit the construction of an accessory building.

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 **7th day of July 2021**.

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.

Scott Wilson, Vice Chair  
Rita Baldassara, Member  
Jason Bertrand, Member  
Alan Howe, 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, Acting Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **July 7, 2021** with respect to the application recorded therein.

Tracy Macdonald, Acting 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/appeals-process/>

Due to the COVID-19 declared emergency, the appeal form and payment may be delivered in person to the Town's drop box located outside Town Hall or mailed to:

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

**Date Decision Mailed:** July 13, 2021

**Last Day for Appealing this Decision:** July 27, 2021

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

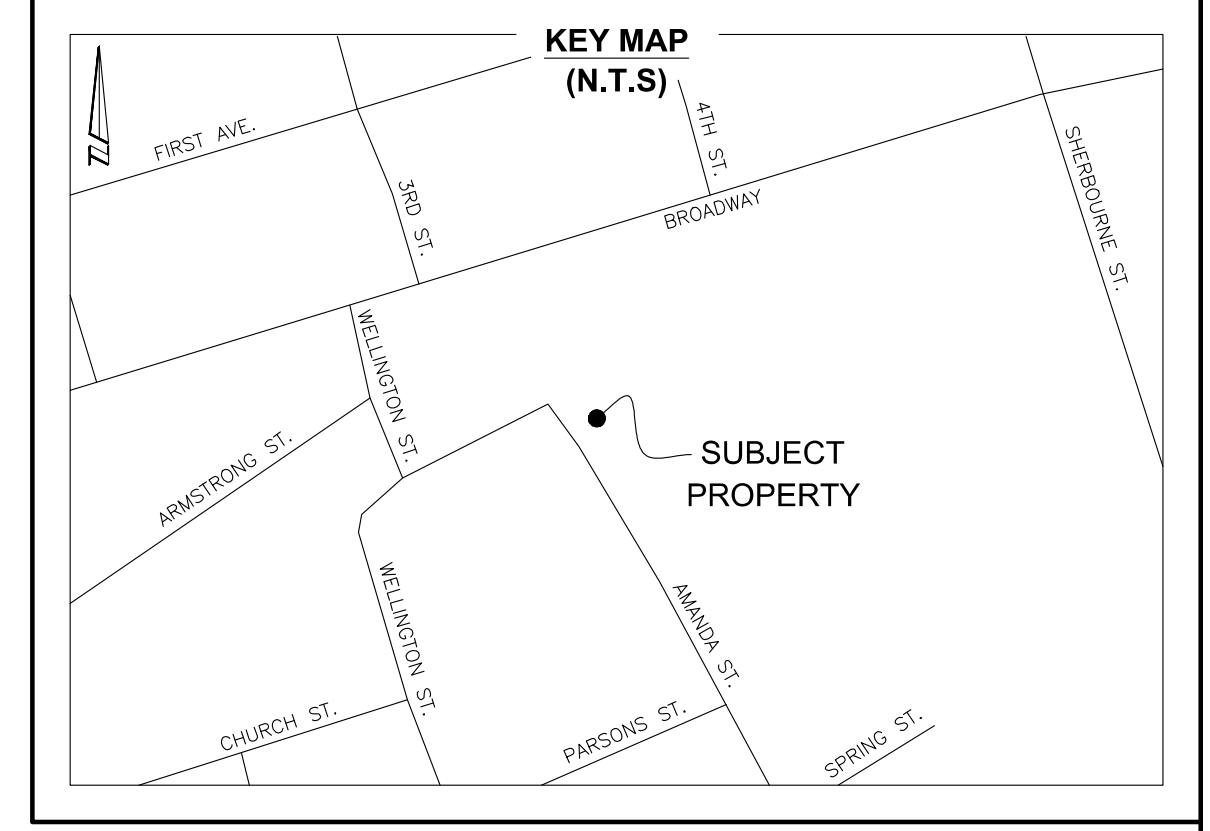
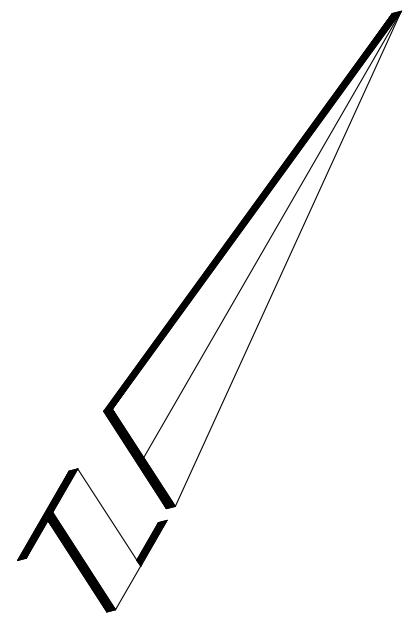
**Conditions: None**

**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 L. Russell, Senior Planner, Infrastructure Services, dated July 7, 2021.
- Report from Annie Li, Planner, Planning and Development Services, Credit Valley Conservation, dated June 29, 2021.

The Committee supports the report by L. Russell, Senior Planner, the report by Annie Li, 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.



### TOPOGRAPHIC SKETCH 3 AMANDA STREET TOWN OF ORANGEVILLE COUNTY OF DUFFERIN

SCALE 1 : 200  
VAN HARTEN SURVEYING INC.

#### LEGEND:

UNDERGROUND TEL	UTEL	UTEL
OVERHEAD HYDRO	OH	OH
UNDERGROUND HYDRO	UH	UH
FENCELINE	X	X
CENTRELINE OF ROAD		
TOP OF BANK		
TOP OF FOUNDATION	TF=206.33	
EXISTING ELEVATION	x 206.55	
AIR CONDITIONER	A/C	
BELL PEDESTAL	BELL	
HYDRO POLE	HP	
GUY WIRE	GUY	
WATER VALVE	WV	
HYDRO METER	HM	
CATCHBASIN	CB	
MANHOLE	MH	
GAS METER	GM	
DECIDUOUS TREE		
CONIFEROUS TREE		
CONCRETE		
ASPHALT		

#### NOTES:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17. NAD 83-CSR5 (2010) ADJUSTMENT.
- DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999607.

#### METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

#### BENCHMARK:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS IN THE NAD83 (CSR5-2010) COORDINATE SYSTEM AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD78 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCH MARK 1: NAIL IN HYDRO POLE, 421.65m.  
SITE BENCH MARK 2: NAIL IN HYDRO POLE, 420.99m.

#### CAUTION

**THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.**

BOUNDARIES SHOWN HERE ON ARE COMPILED FROM EXISTING SURVEY RECORDS PREPARED BY THIS OFFICE.

#### SURVEYOR'S CERTIFICATE

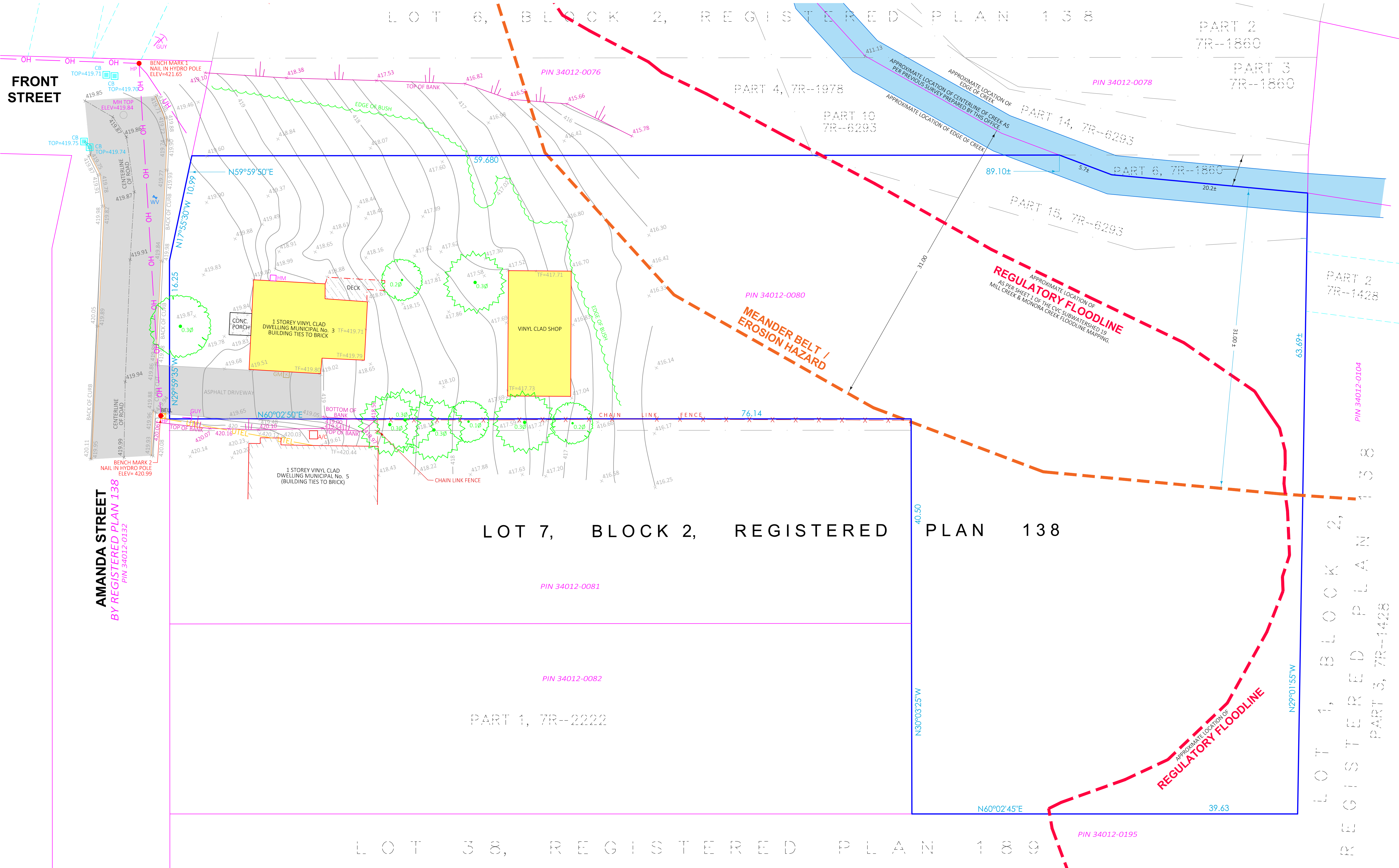
I CERTIFY THAT:  
1. THE FIELDWORK SHOWN HERE ON WAS COMPLETED ON THE 26TH OF NOVEMBER, 2020.

DATE: JANUARY 7TH, 2021.   
MATT DE JAGER  
ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: FCF/RKH	CHECKED BY: MDJ	PROJECT No. 28993-20

Jan 7, 2021 1:57:35 PM  
L:\Orangeville\00 Downtown\00-MILL CREEK  
PLANS\ACAD\TOPO\17\_KHAI\SA\28993-20\UTM 2010.dwg



**CALL BEFORE YOU DIG**  
THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.