



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: Davinder Mangat

Location of Property: Part of Lot 169, Plan 43M-1187
324 Perry Road

Purpose of Application:

The applicant is requesting a minor variance to Zoning By-law No. 22-90, as amended, for the subject property, to:

1. increase the rear yard encroachment for stairs from 0.6 metres to 1.57 metres into the required rear yard.

The purpose of the requested variance is to construct below-grade entry stairs.

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 **2nd day of October 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.

Alan Howe, Chair
Michael Demczur, Member
Rita Baldassara, Member
Brian Wormington, Member

Approved by all members present who concur in this Decision.

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

I, Mary Adams, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **October 2, 2024** with respect to the application recorded therein.

Mary Adams, Secretary-Treasurer
Committee of Adjustment

This Decision or any condition is subject to appeal to the Ontario Land Tribunal. The applicant, the Minister or any specified 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/>

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

Mary Adams, Secretary-Treasurer
Committee of Adjustment
Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

Date Decision Mailed: October 7, 2024

Last Day for Appealing this Decision: October 24, 2024

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

File # A-10/24 was approved, generally in accordance with the attached site plan.

Conditions:

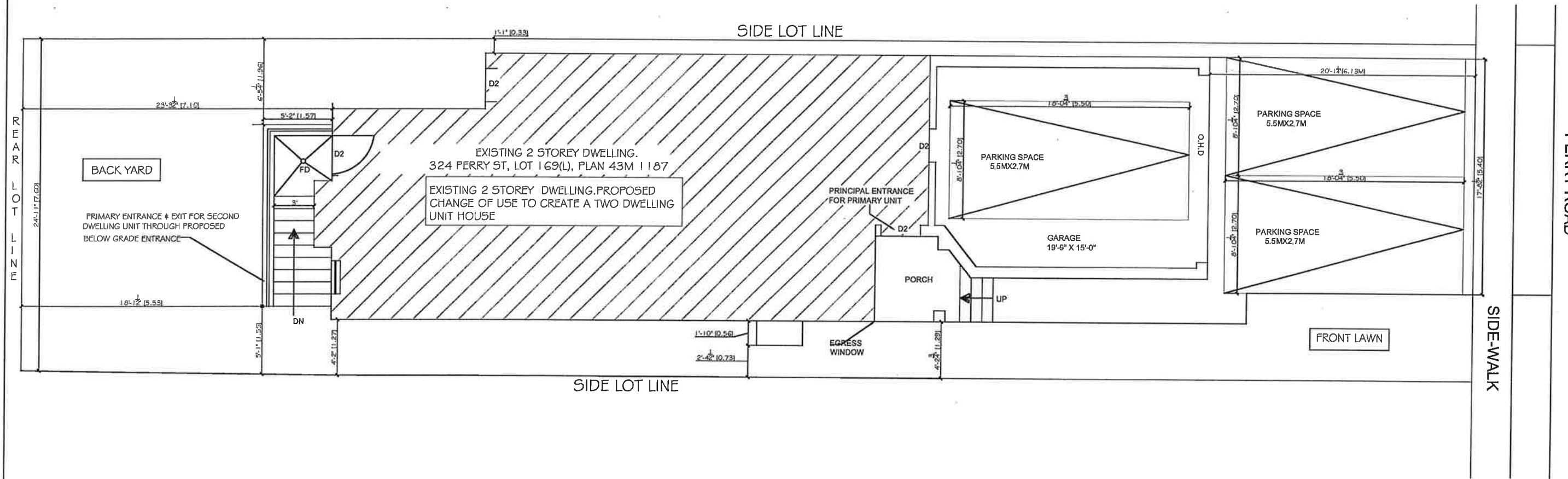
- 1. That the following comments from Transportation & Development staff outlined in the Planning report are addressed through the Building Permit process to avoid adverse impacts to swales, grades and drainage.**

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 S. Pottle, Planning Technician, Infrastructure Services, dated October 2, 2024.

The Committee supports the report by S. Pottle, Planning Technician 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.



GENERAL NOTE:
DO NOT SCALE DRAWINGS. VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY DESIGNER/ENGINEER IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DRAWING TITLE:
SITE PLAN

TWO UNIT DWELLING EGRESS OPTIONS	
A. DIRECT EXCLUSIVE ACCESS TO EXTERIOR	✓
B. SHARED PROTECTED EXIST	X
C. EGRESS THROUGH ANOTHER DWELLING	X

PROPOSED CHANGE OF USE--TO CREATE
-SECOND UNIT DWELLING IN BASEMENT
-1 NEW PROPOSED WINDOW USED AS AN EGRESS
-BELOW GRADE ENTRANCE TO THE BASEMENT IN THE REAR YARD.

PARKING
PARKING REQUIRED=3
PARKING PROVIDED=2 PARKING SPACES (5.5MX2.7M) ON THE DRIVE WAY
PARKING IN GARAGE =1
TOTAL # PARKING SPACE=3

HOUSE AREA
-TOTAL GFA-RESIDENTIAL (FIRST+SECOND + BASEMENT FLOOR) =2457 sqft (228.2 sqm)
- SECOND DWELLING UNIT AREA IN BASEMENT: 536 sqft (49.7sqm)=21.8% EXCLUDING FURNACE RM , STAIRS AND OWNER'S SPACE

PROJECT:
324 PERRY RD
ORANGEVILLE, ON
L9W 4Z1



DRAWN BY: SB	CHECKED BY: SS
SHEET #: L-101	ISSUED FOR:
SCALE: 1:95	BUILDING PERMIT

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer
QUALIFICATION INFORMATION

SUKHDEEP SINGH BHANGU
BCIN #110272
FIRM BCIN #117813
DATE: AUGUST 07, 2024

SIGNATURE:

REGISTRATION INFORMATION
DESIGNER FIRM
LINEDEZINE STUDIO LTD