



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: Sunny Sharma and Nitika Sharma

Location of Property: Lot 42, Plan 7M 42, municipally known as 7 Mason Street, in the Town of Orangeville, in the County of Dufferin

Purpose of Application: The applicants are requesting a minor variance to increase the rear yard encroachment from 0.6 metres to 1.2 metres. This variance is to permit the construction of stairs for access into an accessory apartment.

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 **4th day of August, 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.

Heidi Murray, Chair
Scott Wilson, Vice Chair
Rita Baldassara, Member
Jason Bertrand, Member
Alan Howe, 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, 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 **August 4, 2021** with respect to the application recorded therein.

Tracy Macdonald, Acting 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 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: August 6, 2021

Last Day for Appealing this Decision: August 25, 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 August 4, 2021.
- Report from the Township of Amaranth dated July 19, 2021
- Memo to the County of Dufferin dated August 3, 2021

The Committee supports the report by L. Russell, Senior Planner, the report from the Township of Amaranth and the memo to the County of Dufferin 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.

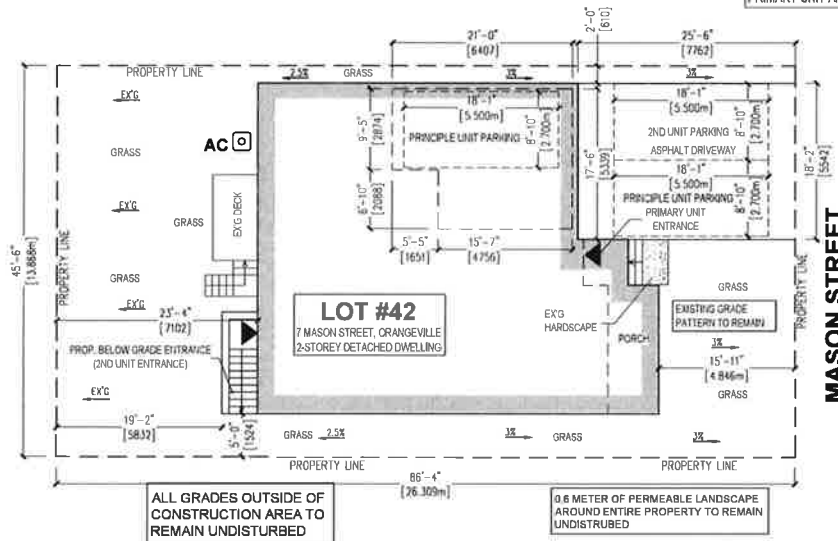
The minor variance granted is to be generally in accordance with the submitted Site Plan.

PROPOSED SECOND UNIT IN BASEMENT

7 MASON STREET, ORANGEVILLE

SECOND UNIT DWELLING STATISTICS

2ND UNIT AREA	818.4 SF	
PRIMARY UNIT AREA	2143.8 SF	100.00%



ALL GRADES OUTSIDE OF CONSTRUCTION AREA TO REMAIN UNDISTURBED

0.6 METER OF PERMEABLE LANDSCAPE AROUND ENTIRE PROPERTY TO REMAIN UNDISTURBED

1 SITE PLAN

GENERAL NOTES:

- CONTRACTOR TO CAREFULLY READ THESE NOTES AND FOLLOW DURING CONSTRUCTION. CHANGES/SUBSTITUTION WILL NOT BE ACCEPTABLE WITHOUT ARCHITECT'S APPROVAL. ENSURE COMPLIANCE WITH ALL THE NOTES.
- DO NOT SCALE DRAWING. CONCLUSIONS DERIVED BY SCALING OF DRAWINGS WILL NOT BE ACCEPTED. PLEASE VERIFY INFORMATION WITH THE ARCHITECT OF RECORD.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH OFFICE LAYOUT AND DESIGN WORK.
- ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE (O.B.C.) REGULATIONS.
- ALL DIMENSIONS GIVEN IN IMPERIAL & METRIC
- CONTRACTOR TO CO-ORDINATE WITH MECH. AND ELECT. CONTRACTORS FOR LOCATION AND SIZES OF ALL WALLS, FLOORS & CEILING OPENINGS, EQUIPMENT ETC.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING SERVICES (EXPOSED AND CONCEALED) PRIOR TO ANY DEMOLITION, CUTTING DRILLING OR DIGGING. SERVICES CUT OR DAMAGED AND ANY RESULTING DAMAGE TO PREMISES CAUSED FROM FAILURE TO DO SO WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY EXISTING SPRAYED FIREPROOFING DAMAGED OR REMOVED IS TO BE REPAIRED AND ITS REPAIR APPROVED BY THE ARCHITECT.
- FOR FINISHES SPECIFICATIONS, COORDINATE WITH OWNER.
- ALL WOOD USED IN THE CONSTRUCTION SHALL BE SPF NO. 1 OR NO. 2
- MINIMUM BEARING OF WOOD BEAM / LINTELS 90 MM
- VERIFY EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION.
- PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK.
- INFORM CITY OF ALL INSPECTION AHEAD OF TIME AND AT EACH STAGE OF CONSTRUCTION
- FOR ALL ELECTRICAL WORK AND PERMIT CONTACT ELECTRICAL SAFETY AUTHORITY

No.	Description	Date

PROPOSED SECOND UNIT IN BASEMENT

7 MASON STREET, ORANGEVILLE

Drawing by
NESTA DESIGN CO.
 48 COVERDALE DRIVE
 BRANTFORD, ON L6P 2Y1
 PHONE: 647-741-4552
 EMAIL: arni@nestadesign.ca

Checked by:

Date: 01/21/2021

SITE PLAN

PROJECT NUMBER **A100**