



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:** David Bordignon

**Location of Property:** 55 Cardwell Street  
Part of Lot 59, Registered Plan 99

**Purpose of Application:** The applicant is requesting a minor variance to reduce the minimum number of required parking spaces from 3 to 2 to permit an accessory dwelling unit.

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 **16<sup>th</sup> day of August, 2017.**

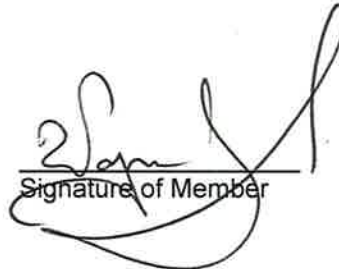
The Request is hereby **Approved with Conditions**

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

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Signature of Member

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Signature of Member

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

I, Susan Greatrix, Acting Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **August 16, 2017** with respect to the application recorded therein.

  
\_\_\_\_\_  
Susan Greatrix, Acting 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](http://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:** August 22, 2017

**Last Day for Appealing this Decision:** September 5, 2017

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

**Conditions:**

1. **That the applicant provide confirmation that the armour stones within 1.219 metres (4 feet) of the back of the asphalt gutter have been removed and the area has been satisfactorily reinstated.**

**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 August 16, 2017.
  - Report from R.J. Lackey, Manager of Operations and Development, dated August 11, 2017.
  - Correspondence from Craig Campbell, dated August 8, 2017.
  - David Bordignon, applicant, 55 Cardwell Street.
  - Chris Wixson, resident, 55 Cardwell Street.

\*\*Please refer to the approved Minutes of the August 16, 2017 Committee of Adjustment meeting for submission details.