



**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:** Ilya Rastorguev

**Location of Property:** Lot 46, Registered Plan 7M-40  
18 Young Court

**Purpose of Application:** The applicant is requesting a minor variance to increase the maximum permitted lot coverage from 30% to 35% to facilitate the construction of an addition to an existing attached garage and to recognize other accessory structures existing or proposed on the property.

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 **9<sup>th</sup> day of January, 2019.**

The Request is hereby **Approved with Conditions**

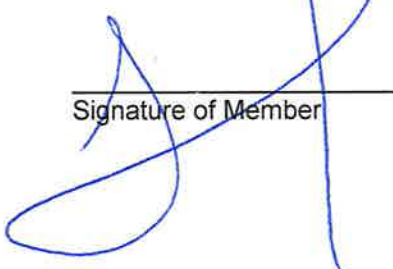
This Decision:

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 **January 9, 2019** 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](http://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:** January 11, 2019

**Last Day for Appealing this Decision:** January 29, 2019

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

**Conditions:**

1. **That confirmation of removal of the existing gazebo from the property has been received to the satisfaction of the Town of Orangeville Planning Division.**
2. **That the proponents obtain all applicable permits for the project prior to proceeding with construction.**
3. **That the owner obtain CVC approval for the proposed development prior to getting a building permit from the Town of Orangeville as the subject property is located within the Authority's Regulated Area.**

**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 B. Ward, Manager of Planning, Infrastructure Service, dated December 19, 2018.
  - Report from R.J. Lackey, Manager of Operations and Development, dated November 28, 2018.
  - Memorandum from Mr. B. Ewald, Manager, Building, Chief Building Official, dated November 30, 2018.
  - Correspondence from Credit Valley Conservation, dated December 12, 2018

**\*\*Please refer to the approved Minutes of the January 9, 2019 Committee of Adjustment meeting for submission details.**