



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: Lorraine Green

Location of Property: Lot 53, Plan 337
24 Lawton Court

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. reduce the minimum rear yard setback from 7 metres to 5.4 metres.

The purpose of the requested variance is to permit the construction of a deck.

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 **6th day of November 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
Ashley Harris, Vice Chair
Michael Demczur, 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 **November 6, 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: November 11, 2024

Last Day for Appealing this Decision: November 26, 2024

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

File # A-12/24 was approved, generally in accordance with the attached site plan.

Conditions:

- 1. That to the satisfaction of planning staff, the applicant construct a 2.1 metre-high privacy screen on top of the entire easterly side of the deck.**

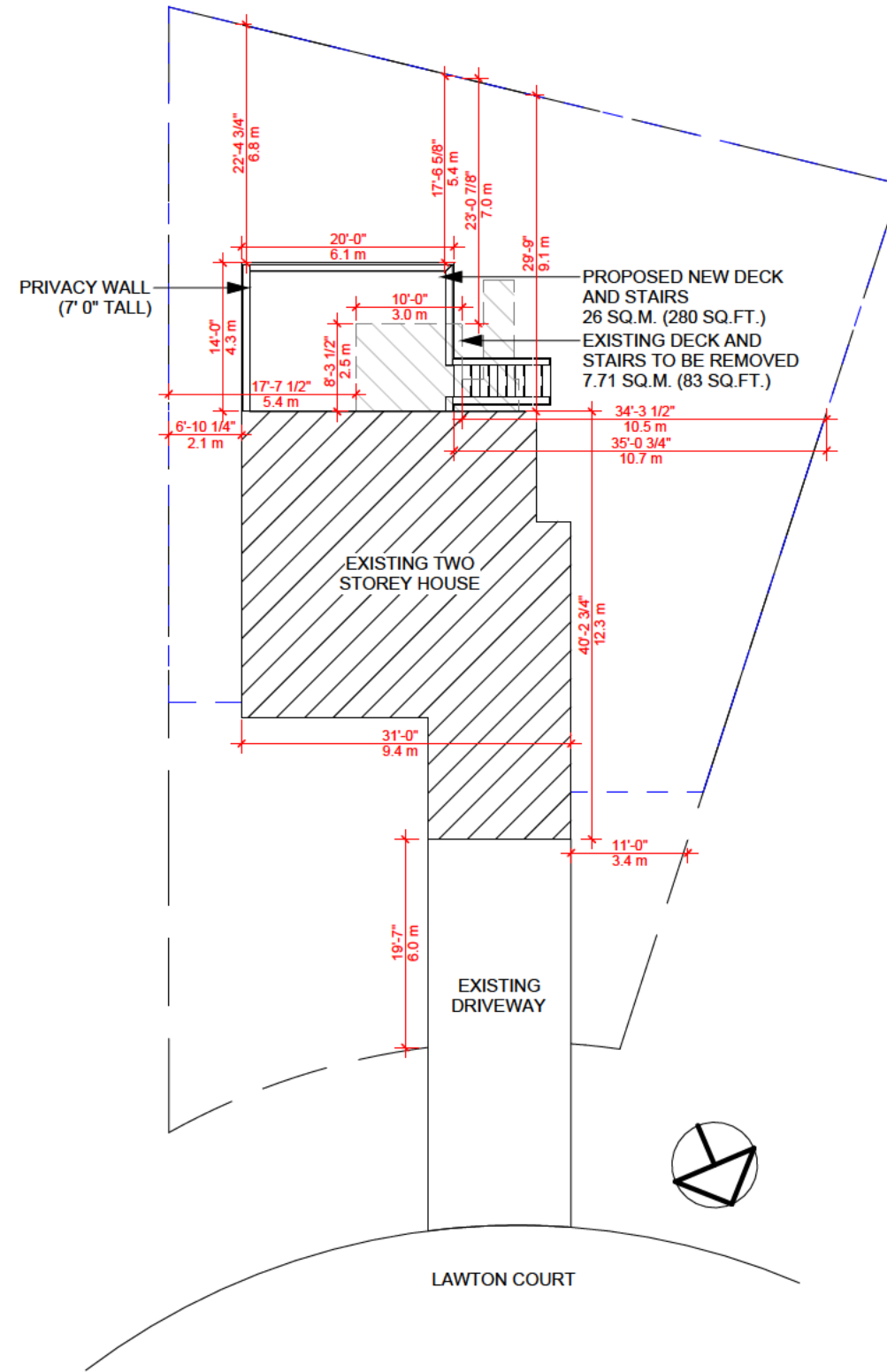
Reason for Decision:

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 November 6, 2024.

The Committee supports the report by L. Russell, Senior 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.

SITE STATISTICS	ZONING BY-LAW: (R6 - Residential Sixth Density)		
	REQUIRED	EXISTING	PROPOSED
FRONT YARD	6.0 M	N/A	N/A
REAR YARD	7.0 M (DECK CAN ENCR OACH 0.6M INTO REAR)	7.0 M	5.4 M
SIDE YARD	0.1 M	5.4 M	2.1 M
SIDE YARD	1.2 M	10.5 M	10.7 M
BUILDING HEIGHT	9.2 M (Max.)	-	-
LOT COVERAGE	45 %	19 %	22.4 %
LOT AREA	-	536 SQ.M. (5769 SQ.FT.)	-



Drawings are only valid for permits after they have been signed
They are only valid for the original address in the titleblock.
Scale of drawings is based on 11x17 paper size printed at a custom scale of 100%
Do not scale drawings.

Design Loads Criteria
Floor Loads:
Live Load = 40 P.S.F.
Dead Load = 12 P.S.F.
Total Floor Load = 52 P.S.F.
Roof Loads:
Live Loads = 00 P.S.F. (snowload)
Dead Load = 15 P.S.F.
Total Roof Load = 00 P.S.F.

Specified Snow Load = 0.0 KPA.

CLIENT NAME:
Orangeville & Area Handyman
Deck

Project Location:
24 Lawton Court,
Orangeville, ON



JANSSEN DESIGN

23 COMMERCE ROAD
ORANGEVILLE, ON L9W 3X5
PHONE #: 519-925-0663
FAX #: 519-925-1371
EMAIL: NATASHA@JANSSENDESIGN.CA



THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Paul Janssen BCIN 25681

[Signature]

REGISTRATION INFORMATION
Firm Name: Janssen Design & Construction
(Div. of JDC Custom Homes Inc.)
BCIN 32079

DRAWING TITLE:

Site Plan

DATE:	REVISIONS
Sept. 13, 2024	
DRAWN BY: Natasha J.	
CHECKED BY: Paul Janssen	
PROJECT NO: 2404-0016	S100