



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: Right Investments Holdings Inc.

Location of Property: Part of Lot 220, Registered Plan 43M-1187, Parts 13, 14, 15 on Reference Plan 7R-4711, municipally known as 393 Jay Crescent, in the Town of Orangeville, in the County of Dufferin

Purpose of Application: The applicant is requesting a minor variance to permit steps to encroach into the garage by 0.5 metres, and to increase the maximum driveway width from 4.0 metres to 5.4 metres to accommodate the three parking spaces required for two dwelling units.

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 **1st day of September, 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

Approved by all members present who concur in this Decision.

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

I, Carolina Khan, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **September 1, 2021** with respect to the application recorded therein.

Carolina Khan, 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:

Carolina Khan, Secretary-Treasurer
Committee of Adjustment
Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

Date Decision Mailed: September 7, 2021

Last Day for Appealing this Decision: September 21, 2021

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

Conditions:

1. That a maximum 5.0 metre-wide portion of the driveway, matching the exterior extent of the garage, be paved, and the additional driveway width be constructed of a different hard-surface permeable material, such as patio stones or permeable pavers.

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 September 1, 2021.
- Report from WSP on behalf of the County of Dufferin dated August 23, 2021

The Committee supports the report by L. Russell, Senior Planner, Report from WSP on behalf of 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.

Http://WeDoBuildingPermits.ca
289-946-0997

ISSUE	BY	DESCRIPTION	DATE YY-MM-DD

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

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 DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION
Pankaj Bhata
NAME: PANKAJ BHATA SIGNATURE: [Signature] BCPI: 101562

REGISTRATION INFORMATION
FIRM NAME: SAHITHA CONSULTING INC. BCIN: 110355

PROFESSIONAL CERTIFICATION



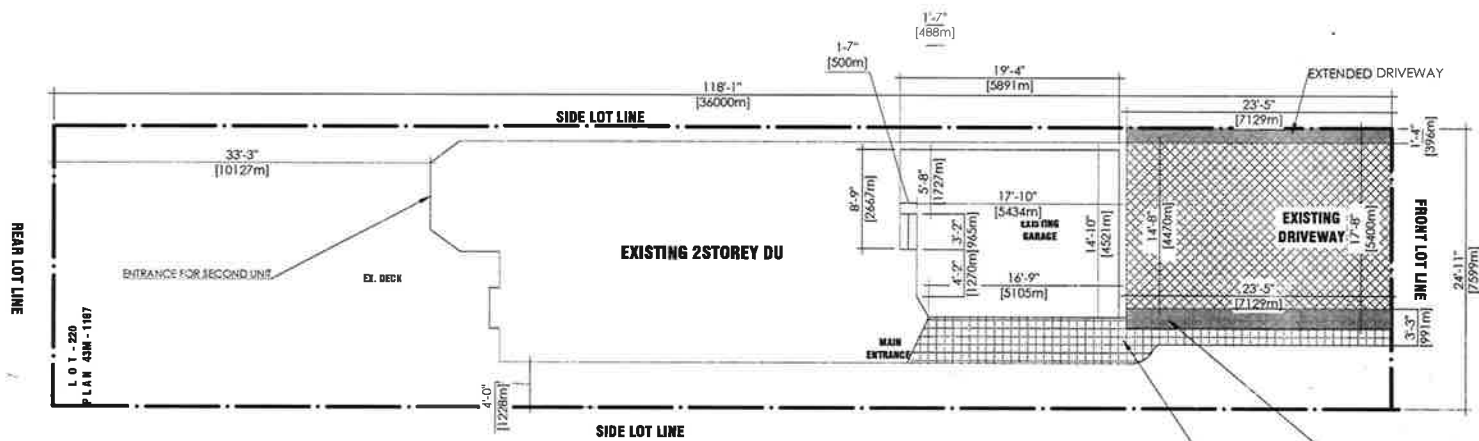
PROJECT NORTH



PROJECT
**393 Jay Cres
Orangeville ON L9W 4Y9
Canada**

DRAWING TITLE
SITE PLAN

DATE OCT 2023	ISSUED FOR BUILDING PERMIT
DRAWN BY ND	CHECKED BY PB
PROJECT NO.	
SCALE AS NOTED	

A-0



	PROPERTY LINE
	EXISTING ASPHALT DRIVEWAY

1 SITE PLAN
A-0 SCALE= 3/32" = 1'-0"