



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: Robert Mair/Mair Corp.

Location of Property: Part of Lot 3, Block 5, Registered Plan 138, Part of Lot 1, Concession E, Parts 10-17 on Reference Plan 7R-2865 located on Armstrong Street, in the Town of Orangeville

Purpose of Application: The applicant is requesting minor variances to increase the maximum permitted building height from 12 metres to 13.5 metres, to reduce the minimum required landscape strip adjacent to the street line from 3 metres to 1.5 metres, and to reduce the minimum required rear yard setback from 7.5 metres to 0.30 metres. These variances are to permit the construction of a residential building.

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 **2nd day of November, 2022**.

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, Member
Scott Wilson, Chair
Rita Baldassara, 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 **November 2, 2022** 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/about-olt/>

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: November 7, 2022

Last Day for Appealing this Decision: November 27, 2022

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

File # A-14/22 was approved, generally in accordance with the approved site plan.

Conditions: Not applicable

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 2, 2022
- Report from Orangeville Hydro, dated October 16, 2022
- Correspondence from Joe Sammut

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.

