



**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:** Bethsaida Retirement Home

**Location of Property:** 3 Hillside Drive  
Part of Lot 7, Block 10, Registered Plan 138 and Part of Lot 7,  
Registered Plan 170, designated as Part 1, Reference Plan 7R-1211

**Purpose of Application:** The applicant is requesting a minor variance to increase the maximum permitted height of a building from 9.2 metres to 10.9 metres to facilitate the construction of a proposed addition.

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 **18<sup>th</sup> day of October, 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 **October 18, 2017** with respect to the application recorded therein.

  
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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 Decision Mailed:** October 19, 2017

**Last Day for Appealing this Decision:** November 7, 2017

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

**Conditions:**

- 1. That the applicant submits and receives Council approval of an application for Residential Demolition Permit to demolish a portion of the existing (original) dwelling as is shown on the submitted Site Plan and which is contemplated as part of the development proposal.**

**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 October 18, 2017.
  - Report from R.J. Lackey, Manager of Operations and Development, dated October 6, 2017.
  - Mr. M. Hicks, Dickinson & Hicks Architects Inc.

\*\*Please refer to the approved Minutes of the October 18, 2017 Committee of Adjustment meeting for submission details.