



**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:** Chopp Holdings Inc. & Sharon Chopp

**Location of Property:** Lot 14, Block 1, Registered Plan 212  
237 Broadway, Orangeville

**Purpose of Application:** The applicants are requesting a minor variance to permit two dwelling units on the ground floor of the existing building in the Central Business District in order to bring the use into compliance with Zoning By-law 22-90, as amended.

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 **6<sup>th</sup> day of November, 2019.**

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.

  
Signature of Member

  
Signature of Member

  
Signature of Member

  
Signature of Member

\_\_\_\_\_  
Signature of Member

**Signed 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 6, 2019** with respect to the application recorded therein.

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Tracy Macdonald, Acting 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:** November 8, 2019

**Last Day for Appealing this Decision:** November 26, 2019

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

**Conditions:** None

**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, 2019
- Report from R.J. Lackey, Manager, Transportation and Development, dated October 23, 2019

The Committee supports the report of the Senior Planner, Infrastructure Services, 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.

\*\*Please refer to the approved Minutes of the November 6, 2019 Committee of Adjustment Hearing for submission details.