



**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:** Devon Nauss  
**Location of Property:** Part of Lot 8, Block 8, Plan 138  
**Purpose of Application:** The applicant is requesting a minor variance to permit a dwelling unit in the basement. The Central Business District Zone only permits dwelling units on upper floors.

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 **3rd day of April 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.

Michael Demczur, Member  
Rita Baldassara, Member  
Ashley Harris, Member  
Alan Howe, Chair  
Brian Wormington, Member

**Approved by all members present who concur in this Decision.**

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

I, Lindsay Raftis, Assistant Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **April 3, 2024** with respect to the application recorded therein.

Lindsay Raftis, Assistant Secretary-Treasurer  
Committee of Adjustment

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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 Assistant 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 Assistant 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/>

The appeal form and payment may be delivered in person to Town Hall, 87 Broadway, Orangeville or mailed to:

Lindsay Raftis, Assistant Secretary-Treasurer  
Committee of Adjustment  
Town of Orangeville  
87 Broadway  
Orangeville, ON  
L9W 1K1

**Date Decision Mailed:** April 3, 2024

**Last Day for Appealing this Decision:** April 23, 2024

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

**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 M. Mair, Development Planner, Infrastructure Services, dated April 3, 2024.

The Committee supports the report by M. Mair, Development 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.