



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: 2650493 Ontario Inc.

Location of Property: Part of Lot 1, Concession 1, Part of Part 1 on Reference Plan 43R-17888 municipally known as 5-7 Buena Vista Drive

Purpose of Application: The applicant is requesting a minor variance to reduce the number of loading spaces from 5 to 3 in order to construct an addition on the existing hotel.

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 **5th day of June 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.

**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 **June 5, 2024** with respect to the application recorded therein.

Lindsay Raftis, Assistant 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 specified 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/>

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: June 5, 2024

Last Day for Appealing this Decision: June 25, 2024

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

File # A-05/24 was approved, generally in accordance with the attached site plan.

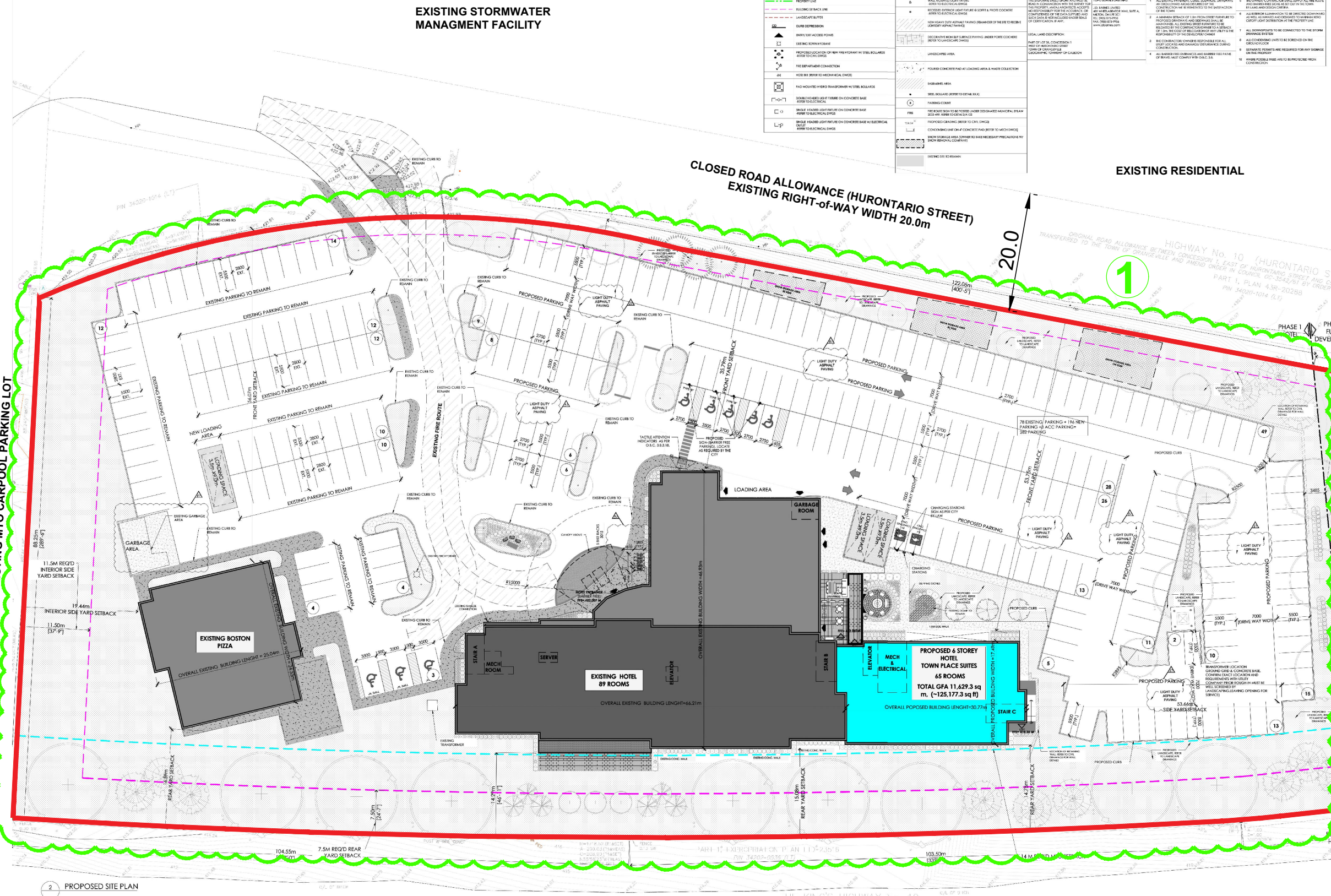
Conditions: Not applicable

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 M. Mair, Development Planner, Infrastructure Services, dated June 5, 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.



**EXISTING STORMWATER
MANAGEMENT FACILITY**

LEGEND		CREDIT NOTES		SITE PLAN - GENERAL NOTES	
[Red Line]	PROPERTY BOUNDARY	1	MINOR VARIANCES	1	ALL EXISTING PARALLEL CURBS, SIDEWALKS, DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO THE SATISFACTION OF THE CORP.
[Green Dashed Line]	MINOR VARIANCES	2	EXISTING STORMWATER INFRASTRUCTURE SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO THE SATISFACTION OF THE CORP.	2	A MINIMUM SETBACK OF 1.0M FROM STREET FRONTAGE TO PROPOSED BUILDINGS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO THE SATISFACTION OF THE CORP.
[Green Dashed Line]	MINOR VARIANCES	3	EXISTING STORMWATER INFRASTRUCTURE SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO THE SATISFACTION OF THE CORP.	3	ALL SIDEWALKS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
[Green Dashed Line]	MINOR VARIANCES	4	EXISTING STORMWATER INFRASTRUCTURE SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO THE SATISFACTION OF THE CORP.	4	ALL SIDEWALKS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.

KEY MAP [] SUBJECT SITE N.T.S.

MINOR VARIANCES

- To permit three (3) loading spaces on the subject site for the existing restaurant, existing hotel and proposed hotel addition.

LEGEND

[Red Line] PROPERTY BOUNDARY

[Green Dashed Line] MINOR VARIANCES

MINOR VARIANCE PLAN
2650493 ONTARIO INC.
5-7 BUENA VISTA DRIVE
PART of LOT 31, CONCESSION 1, W.H.S.
ORANGEVILLE, ONTARIO

P.N.: 22.3159.00	Date: April 25, 2024	DWG No.
Scale: As Shown	Revised:	MVP-1
Drawn By: D.S.	File No.: 3159_MVP_APR_25	

Gagnon Walker Domes
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HIGHWAY NO. 10

EXISTING RIGHT-of-WAY
 WIDTH VARIES 60m - 65m