



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: Westminster United Church

Location of Property: Lots 3, 4, 5 and 6, Clock 2, Registered Plan 212  
241 and 251 Broadway

Purpose of Application: The applicant is requesting minor variance to reduce the minimum required rear year setback from 4.5 metres to 0.22 metres and to reduce the minimum number of required parking spaces from 54 to 25 to facilitate the construction of a 77.80 square metre addition to the existing religious institution.

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 19<sup>th</sup> day of September, 2018.

The Request is hereby **Approved with Conditions**

This Decision:

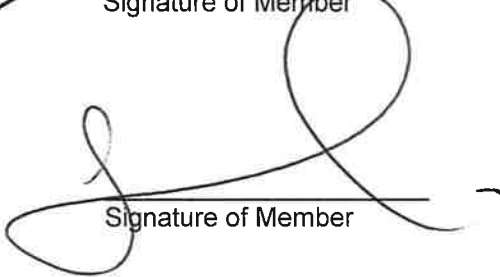
If **approved**: is subject to the conditions and for the reasons set out on page two of the Notice of Decision of the Committee of Adjustment.

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

  
Signature of Member

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

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

I, Susan Lankheit, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **September 19, 2018** with respect to the application recorded therein.

  
Susan Lankheit, 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.eltov.gov.on.ca](http://www.eltov.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:** September 20, 2018

**Last Day for Appealing this Decision:** October 9, 2018

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

**Conditions:**

1. **That the location of the building shall be in compliance with the following provisions of the Ontario Building Code, Section (3.1.19):**
  - (1) **A building shall not be located beneath existing above ground electrical conductors.**
  - (2) **The horizontal clearance measured from the maximum conductor swing to the building, including balconies, fire escapes, flat roofs or other accessible projections beyond the face of the building, shall,**
    - (b) **be not less than 3 m, for electrical conductors carrying voltages greater than 750 V but not exceeding 46 kV.**
2. **That the design of the building reflects the Ontario Building Code requirements for a setback of 0.22 metres.**

**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 G. Dickson, Senior Planner, dated September 19, 2018.
  - Report from R.J. Lackey, Manager of Operations and Development, dated September 13, 2018.
  - Report from Ms. D. Anderson, Building Inspector, dated September 12.
  - Email from Orangeville Hydro, dated August 31, 2018.

\*\*Please refer to the approved Minutes of the September 19, 2018 Committee of Adjustment meeting for submission details.