



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: Steddy Corp

Location of Property: Part of Lot 7 and Part of Unnumbered Lot B, Block 5, Registered Plan 138, Part 2, Reference Plan 7R-6603
96-98 Broadway (portion fronting onto Armstrong Street),
Orangeville

Purpose of Application: The applicant is requesting a minor variance to increase the maximum permitted encroachment for an unenclosed fire escape in the rear yard from 1.2 metres to 1.91 metres and to reduce the minimum required landscape strip adjacent to the street line from 3 metres to 1.5 metres.

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 **8th day of July, 2020**.

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.

Hiedi Murray, Chair
Jason Bertrand, Member
Alan Howe, 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, Carolina Khan, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **July 8, 2020** with respect to the application recorded therein.

Carolina Khan, Secretary-Treasurer
Committee of Adjustment

This Decision or any condition is subject to appeal to the Local Planning Appeal Tribunal (LPAT). 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 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 under the Local Planning Appeal Tribunal Act, 2017 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 LPAT website at: <https://elto.gov.on.ca/tribunals/lpat/about-lpat/>

Due to the COVID-19 declared emergency, the appeal form and payment may be delivered in person to the Town's drop box located outside Town Hall or mailed to:

Carolina Khan, Secretary-Treasurer
Committee of Adjustment
Town of Orangeville
87 Broadway
Orangeville, ON

Date Decision Mailed: July 13, 2020

Last Day for Appealing this Decision: July 28, 2020

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

Conditions: That the variances be limited to the extent shown on the approved Site Plan (File No. SP2/20).

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 July 8, 2020
- Report from J. Lackey, Manager, Transportation & Development, dated June 29, 2020

The Committee supports the reports by the Senior Planner and Manager of Transportation & Development, 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.