



**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:** Amsabhu Investor Group Inc.

**Location of Property:** Part of Lot 1, Concession C, Parts 1-3, Reference Plan 7R-4720, municipally known as 695 Riddell Road

**Purpose of Application:** The applicant is requesting a minor variance to permit a car detailing business as an automotive use in conjunction with non-automotive uses, whereas Zoning By-law 22-90, as amended requires an automotive use to be the sole use on a lot within the General Industrial (M1) zone.

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 **4<sup>th</sup> day of May 2022**.

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.

Alan Howe, Chair  
Rita Baldassara, Member  
Councillor Todd Taylor, 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, 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 **May 4, 2022** with respect to the application recorded therein.

Tracy MacDonald, Acting 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 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 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/>

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:

Tracy MacDonald, Secretary-Treasurer  
Committee of Adjustment  
Town of Orangeville  
87 Broadway  
Orangeville, ON  
L9W 1K1

**Date Decision Mailed:** May 6, 2022

**Last Day for Appealing this Decision:** May 24, 2022

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

- Conditions:**
1. That the car detailing business does not use or store as part of their operations, dense non-aqueous phase liquid (DNAPL) as per policy DNAP1 of the CTC Source Protection Plan;
  2. That the car detailing business provides to the Town of Orangeville Risk Management Official:
    - a. Written confirmation that DNAPL will not be stored or used within the car detailing business operations; and
    - b. A list of all products intended for use, along with the associated Material Safety Data Sheets, where available; and
  3. That failure to satisfy and maintain compliance with any of the conditions of this decision shall render the approval null and void.

**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 B. Ward, Manager of Planning, Infrastructure Services, dated May 4, 2022.

The Committee supports the report by B. Ward, Manager of Planning 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.