



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: Kanwar Maninderjit Singh Randhawa and Harpreet Kaur

Location of Property: Part of Lot 185, Plan 43M-1187, Parts 9 and 10 on Reference Plan 7R-4742 municipally known as 448 Jay Crescent

Purpose of Application: The applicants are requesting a minor variance to increase the rear yard encroachment for stairs from 0.6 metres to 2.7 metres. The variance is required to bring the existing constructed stairs into conformity with Zoning By-law 22-90, as amended.

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 **7th day of August 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.

Alan Howe, Chair
Ashley Harris, Vice Chair
Michael Demczur, Member
Rita Baldassara, Member
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 **August 7, 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: August 8, 2024

Last Day for Appealing this Decision: August 27, 2024

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

File # A-06/24 was approved, generally in accordance with the attached site plan.

Conditions:

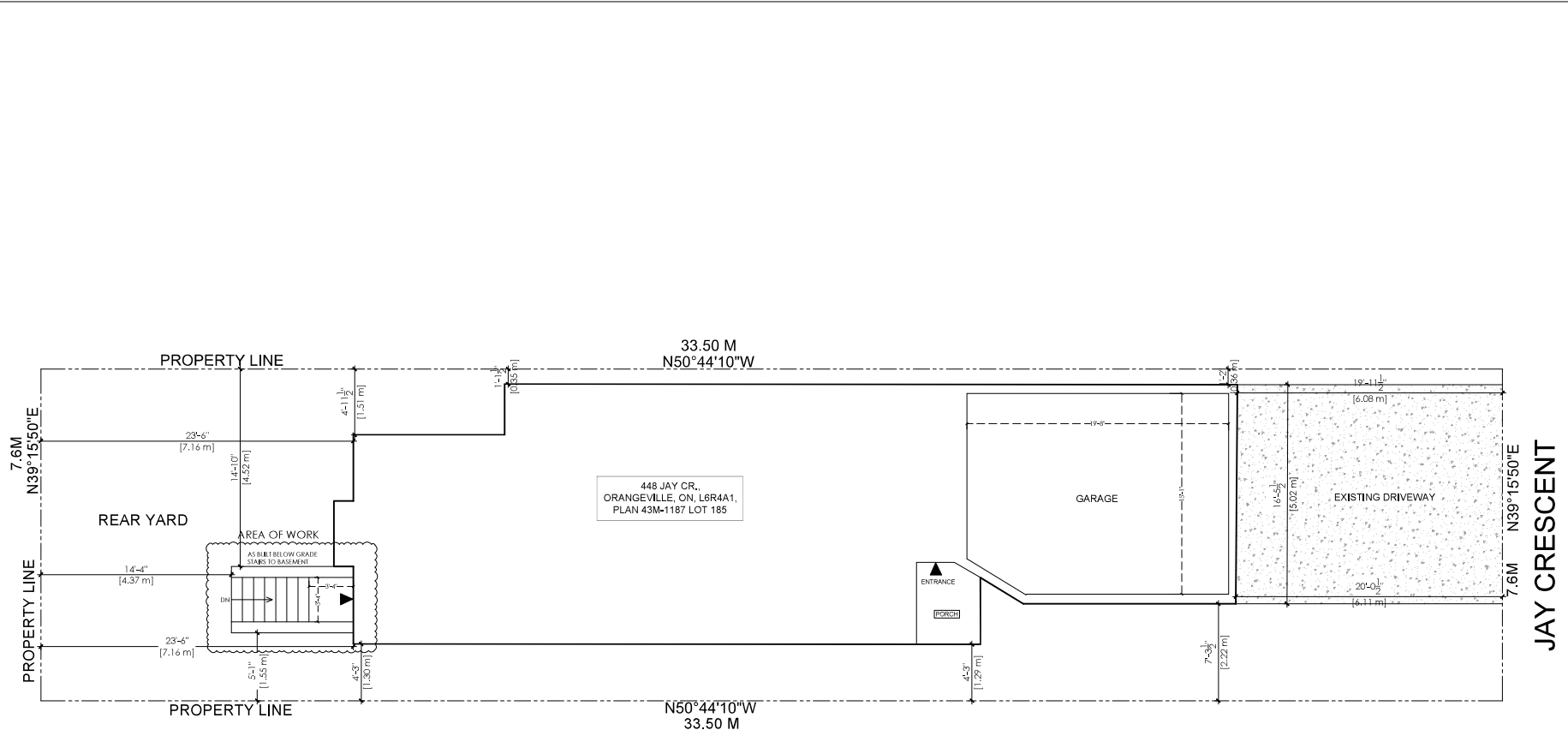
1. That the following comments from Transportation & Development staff outlined in the Planning report are addressed through the Building Permit process to avoid adverse impacts to swales, grades and drainage.

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.

- Planning Report from S. Pottle, Planning Technician, Infrastructure Services, dated August 7, 2024.

The Committee supports the report by S. Pottle, Planning Technician 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.



SITE PLAN

SC: 1/8"-1'-0"

General Notes

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 905-517-6755
 Email:harry@memengineering.ca

PROJECT TITLE:
 448 JAY CRES.,
 ORANGEVILLE, ON
 L6W 4Z2

SHEET TITLE:
SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 1/8"-1'-0"	DRAWING NO. A100
PLOT DATE: 30-04-2024	
DRAWN BY: SS	
CHECKED BY: HS	