



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

**Re an Application By:** Orangeville Hydro Ltd.

**Location of Property:** 390-400 C Line (390 C Line – severed parcel of land)  
Concession C, Part of Lot 1, Part 1, Reference Plan 7R-2694

**Purpose of Application:** The applicant is requesting minor variances to reduce the minimum required interior side yard setback from 3 metres to 0 metres, reduce the minimum required rear yard setback from 6 metres to 3.5 metres, reduce the minimum required parking spaces from 55 to 45 and to reduce the minimum required landscape strip from 6 metres to 3 metres.

The subject property is being severed (File B-2/16) and the variances are required to bring the severed parcel of land into compliance with the Zoning By-law.

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 decisions and reasons for decisions made on the **16<sup>th</sup> day of November, 2016.**

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.

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 **November 16, 2016** with respect to the application recorded therein.

Susan Lankheit, Secretary-Treasurer  
Committee of Adjustment

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This decision or any condition is subject to appeal to the Ontario Municipal Board by filing with the Secretary-Treasurer of the Committee of Adjustment an appeal form, available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). The appeal form must be accompanied by a certified cheque or money order in the amount of \$125.00 payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Ontario Municipal Board. 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 of Decision Mailed:** November 21, 2016

**Last Day for Appealing this Decision:** December 12, 2016

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

**Conditions:** None

**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 oral submission from the following during the hearing and has taken these submissions into consideration.
  - Report from N. Tuckett, Director of Economic Development, Planning and Innovation, dated November 16, 2016.
  - Report from R.J. Lackey, Manager of Operations and Development, dated November 10, 2016.
  - Notice to Proceed from the Public Works Department, dated October 18, 2016.
  - Email from Bell Canada Right of Way Centre, dated November 9, 2016.
  - Email from Ms. Annie Li, Credit Valley Conversation, dated November 7, 2017.

\*\*Please refer to the approved Minutes of the November 16, 2016 Committee of Adjustment meeting for submission details.