



**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:** E.C. Marshall Insurance/Financial Services Inc.  
**Location of Property:** Part of Lot 9 and 10, Plan 212  
2 Fead Street

**Purpose of Application:**

The applicant is requesting a minor variance to:

1. Permit a dwelling unit without a required parking space in a mixed use building whereas Section 5.7 1) (d) of the Zoning By-law requires one parking space per dwelling unit in a mixed use building.

The purpose of the requested variance is to allow a dwelling unit to be constructed within an existing non-residential building. Four parking spaces are proposed (one space per 20 square metres of commercial floor area) for the commercial use in the existing rear parking lot.

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 September 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  
Rita Baldassara, Member  
Michael Demczur, 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, Mary Adams, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **September 4, 2024** with respect to the application recorded therein.

Mary Adams, Secretary-Treasurer  
Committee of Adjustment

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Please note that only the applicant, certain public bodies, and the Minister can appeal a decision to the OLT within 20 days of the notice of decision. If a decision is appealed, you may request participant status in the matter by contacting the OLT at [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

A copy of the appeal form and information on prescribed fees can be found on the Ontario Land Tribunal's website at [olt.gov.on.ca/appeals-process](http://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:

Mary Adams, Secretary-Treasurer  
Committee of Adjustment  
Town of Orangeville  
87 Broadway  
Orangeville, ON  
L9W 1K1

**Date Decision Mailed:** September 6, 2024

**Last Day for Appealing this Decision:** September 24, 2024

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

**File # A-08/24 was approved, generally in accordance with the attached site plan.**

**Conditions:** None

**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 M. Mair, Development Planner, Infrastructure Services, dated September 4, 2024.

The Committee supports the report by M. Mair, Development Planner 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.

