



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: Elaine Woodcroft and Gary Woodcroft

Location of Property: Part of Lot 7, Block 10, Plan 138, Parts 1 and 2 on Reference Plan 7R-1659, municipally known as 15-17 York Street, in the Town of Orangeville, in the County of Dufferin

Purpose of Application: The applicants are requesting minor variances to increase the maximum accessory building height from 4.3 metres to 5 metres; to permit an accessory dwelling unit only within the accessory structure of a detached dwelling; and, to increase the maximum driveway width from 6 metres to 6.41 metres. These variances are to permit the construction of an accessory building.

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 July 2021**.

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.

Scott Wilson, Vice Chair
Rita Baldassara, Member
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, 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 **July 7, 2021** 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/appeals-process/>

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

Date Decision Mailed: July 13, 2021

Last Day for Appealing this Decision: July 27, 2021

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

Conditions:

1. That the owner implement the Mitigation Plan and LID Design as included in the Stormwater Management Brief prepared by Urban Watershed Group Limited, dated June 18, 2021.

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 7, 2021.
- Report from Annie Li, Planner, Planning and Development Services, Credit Valley Conservation, dated June 29, 2021.
- Revised Report from Annie Li, Planner, Planning and Development Services, Credit Valley Conservation, dated July 5, 2021.

The Committee supports the report by L. Russell, Senior Planner, the report by Annie Li, Planner and revised report from Annie Li, 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.

VICTORIA STREET

BM #1 ELEV 427.590m
NAIL IN SOUTH FACE OF HP AT
NORTH/WEST CORNER OF FIRST
BRANDS CHAIN-LINK FENCE ON
EAST SIDE OF JOHN STREET

- PROP. BARRIER CURB WITH STANDARD GUTTER AS PER OPSD 600.040
- PROP. DEPRESSED CURB AND GUTTER AS PER OPSD 600.040
- PROP. NEW PAVEMENT STRUCTURE
- PROP. CONC. POLE BASE FOR ACCESS CONTROL KEYPAD PROTECTED WITH CONC. BOLLARD
- PROP. 1.8m CHAIN LINK FENCING AS PER OPSD 972.130 C/W BARBED WIRE AS PER OPSD 972.101
- PROP. EDGE OF ASPHALT
- PROP. PAVEMENT MARKING
- PROP. 1.2m WIDE GATE AS PER OPSD 972.102 (MOONED)

JOHN STREET

