



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: Marianne Zach

Location of Property: Lot 2, Part Lot 1, Plan 19A
62 Mill Street

Purpose of Application:

The applicant is requesting a minor variance to:

1. Increase the maximum permitted height of an accessory structure from 4.3 m to 5.99 m.

The purpose of the requested variance is to allow a second storey above the proposed accessory building (garage) for additional living space (additional dwelling unit).

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 **4th 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.

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

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.

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.

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-09/24 was approved, generally in accordance with the attached site plan.

Condition: That any deck associated with the accessory building shall only be permitted adjacent to the rear (west) or north side of the building.

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 S. Pottle, Planning Technician, Infrastructure Services, dated September 4, 2024
- Correspondence submitted by David Carbert & Karen Daughton, dated August 27, 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.

ARCHACEPT INCORPORATED
 8687 COUNTY ROAD 1
 LORETTO, ONTARIO
 LOG 110
 905-729-4723
 archacept@sympatico.ca

THE DESIGN FOR THIS PLAN HAS BEEN REVIEWED AND THE RESPONSIBILITY FOR THE PROPOSED PLAN AND DOCUMENTS REMAINS WITH THE DESIGNER.

DATE: MAY 4, 2024

- SYMBOLS
- BUILDING ENTRANCES
- DIRECTION OF SURFACE FLOW
- EX. ELEVATIONS
- PROPOSED GRADES
- APPROX. LOCATION OF RWL
- EXISTING TREE
- SILT FENCE

DATE: JUL 4, 2024 ISSUED FOR PERMIT
 REVISIONS



PROJECT
 ACCESSORY DWELLING FOR:
 M. ZACH
 62 MILL STREET
 ORANGEVILLE, ON

TITLE	PROJ. NO.	DATE	SCALE
SITE PLAN	23-21	DEC. 2023	1:200

ATTRIBUTE	REQUIRED	PROVIDED
LOT AREA	464m ²	1573m ²
LOT FRONTAGE MINIMUM	15m	EXISTING
FRONT SETBACK	6.0m	28.4m
REAR SETBACK	7.0m	12.8m
SIDE YARD SETBACK (NORTH)	1.5m	17.2m
SIDE YARD SETBACK (SOUTH)	1.5m	2.97m
BUILDING HEIGHT (roof and pt)	9.2m	5.89m (19' 8")
EX. LOT COVERAGE	35%	9.27%
PROPOSED LOT COVERAGE	35%	14.8%
EXISTING BUILDING AREA		1534m ²
PROPOSED ADDITION BUILDING AREA (INCL. DECK)		80m ²
FLOOR AREA MINIMUM	N/A	

SITE STATISTICS
 62 MILL STREET
 R-2 RESIDENTIAL 2ND DENSITY ZONE

PT. OF LOT 1, ALL LOT 5 REG. PL. 19A
 TOWN OF ORANGEVILLE
 COUNTY OF DUFFERIN
 SITE PLAN BASED ON SURVEY BY:
 CULLEN AND ASSOCIATES LIMITED
 ONTARIO LAND SURVEYORS
 DATED: OCTOBER 26, 1976

NO ALTERATIONS TO EXISTING GRADIENT DRAINAGE PATTERNS AND FLOWS.

