



Town of Orangeville
Committee of Adjustment
Secretary-Treasurer
87 Broadway, Orangeville, ON L9W 1K1
Tel: 519-941-0440 Ext. 2223
Toll Free Line: 1-866-941-0440
email: committeeofadjustment@orangeville.ca

File No. B-04/21

In the matter of an application by Eric Calder for consent to sever a parcel of land described as Lot 1 and Part of Lot 2, Block 3, Registered Plan 216, municipally known as 5 Henry Street, in the Town of Orangeville, in the County of Dufferin, under the provisions of Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The subject property is zoned "Residential Second Density (R2) Zone."

Notice of Hearing

The Committee of Adjustment of the Town of Orangeville hereby appoints the **1st day of December, 2021** at the hour of **6:00 p.m.** for the hearing of all parties interested in supporting or opposing this application, through electronic participation which will be coordinated from Town Hall at 87 Broadway, Orangeville.

Due to efforts to contain the spread of COVID-19 and to protect all individuals, Town Hall will not be open to the public to attend Committee of Adjustment meetings until further notice.

Applicants: The applicant or any authorized person acting on behalf of the applicant **should** attend this meeting through the electronic method provided by the Secretary-Treasurer of the Committee of Adjustment.

Public: Members of the public may access the meeting on the above-noted hearing date and time by telephone at **(289) 801-5774, Conference ID: 842 219 519#**

Written Comments

In accordance with Ontario Regulation 200/96, written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by mail or email prior to the above-noted hearing date. Such written comments will become part of the public record.

Additional Information

Additional information regarding the application can be obtained by contacting the Secretary-Treasurer of the Committee of Adjustment. Reports will be available electronically for public inspection on **Monday, November 29, 2021**.

If you wish to be notified of the Decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer, Committee of Adjustment by mail or email.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed minor variance does not make written submission to the Committee of Adjustment before it approves or refuses the request for a minor variance, the Ontario Land Tribunal may dismiss the appeal.

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/>

Dated at Orangeville this 12th day of November, 2021.

Notice of Hearing (B-04/21)

Explanatory Note:

The applicant is applying for consent to sever a parcel of land which has an area of approximately 655.2 square metres to create a new residential building lot.

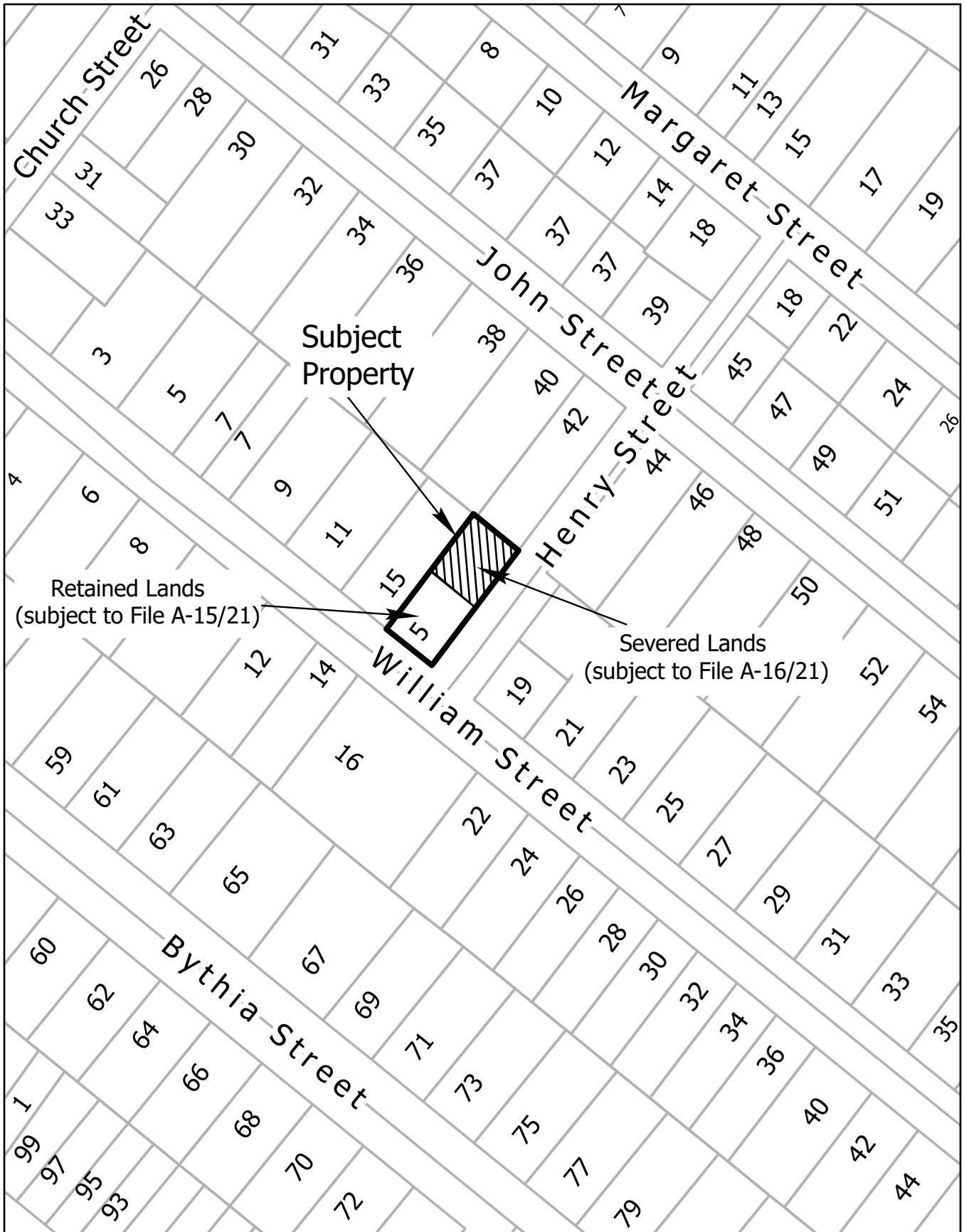
The severed parcel of land will have a frontage on Henry Street of 20.1 metres, a depth of 16.3 metres and an area of approximately 327.6 sq. metres. The severed parcel of land is proposed as a new building lot to accommodate a residential dwelling containing a second dwelling unit.

The retained parcel of land will have a frontage on William Street of 16.3 metres, a depth of 20.1 metres and an area of approximately 327.6 sq. metres. The retained parcel of land contains an existing residential dwelling to be demolished and replaced with a residential dwelling containing a second dwelling unit.

These lands are also subject to minor variance applications (Nos. A-15/21 and A-16/21).

(See drawing attached)

Location Map
Files: A-15/21, A-16/21 and B-04/21
Applicant: Eric Calder



WILLIAM STREET

HENRY STREET

LOT 2

LOT 1

LOT 79
LOT 80
REGISTERED PLAN 195

LOT AREA = 327.6m²

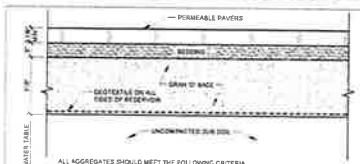
LOT AREA = 327.6m²

1 SITE PLAN - OPTION 'A'

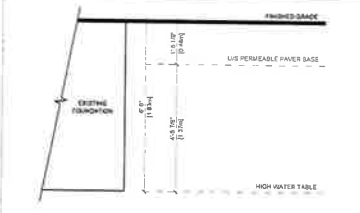
SOIL NOTES
IT HAS BEEN DETERMINED THAT THE SOIL TYPE AT 5 HENRY STREET, CRAIGVILLE, ON IS CLASSIFIED AS **WATERBURY LOAM**. THE TYPE OF SOIL IS DETERMINED TO HAVE A MODERATE TO HIGH PERMEABILITY RATE OF GREATER THAN 10000.

PERMEABLE PAVEMENT NOTES
• THE EXISTING FOUNDATION AT 5 HENRY STREET IS LOCATED 1.8m BELOW GRADE.
• THE HIGH WATER TABLE IS DETERMINED BASED ON THE ELEVATION OF THE CURRENT FOUNDATION DEPTH AT 5 HENRY STREET AND IS CALCULATED 1.8m BELOW GRADE.
• THE USE OF THE PERMEABLE PAVEMENT BASE IS LOCATED 1.8m BELOW GRADE.
• THEREFORE, THE PERMEABLE PAVEMENT BASE WILL BE GREATER THAN 1.8m ABOVE THE HIGH WATER TABLE.

2 KEY PLAN



3 PERMEABLE PAVER DETAIL



4 HIGH WATER TABLE DETAIL



CRITERIUM
LANDSCAPE ARCHITECTURE

SERVICING PLAN
SITE/KEY PLAN, KEY PLAN

2021-05-20
07-39pm
AS NOTED A001a 0