



**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](mailto:committeeofadjustment@orangeville.ca)

**File No. A-02/22**

In the matter of an application by Alan McFayden for a minor variance to Zoning By-law 22-90, as amended, on property described as Part of Lots 11, 12, and 13, Block 8, Registered Plan 159, municipally known as 35 Second Street, in the Town of Orangeville, in the County of Dufferin, under the provisions of Section 45 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 **2<sup>nd</sup> day of February, 2022** 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: 925 587 130#**

**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, January 31, 2022**.

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.

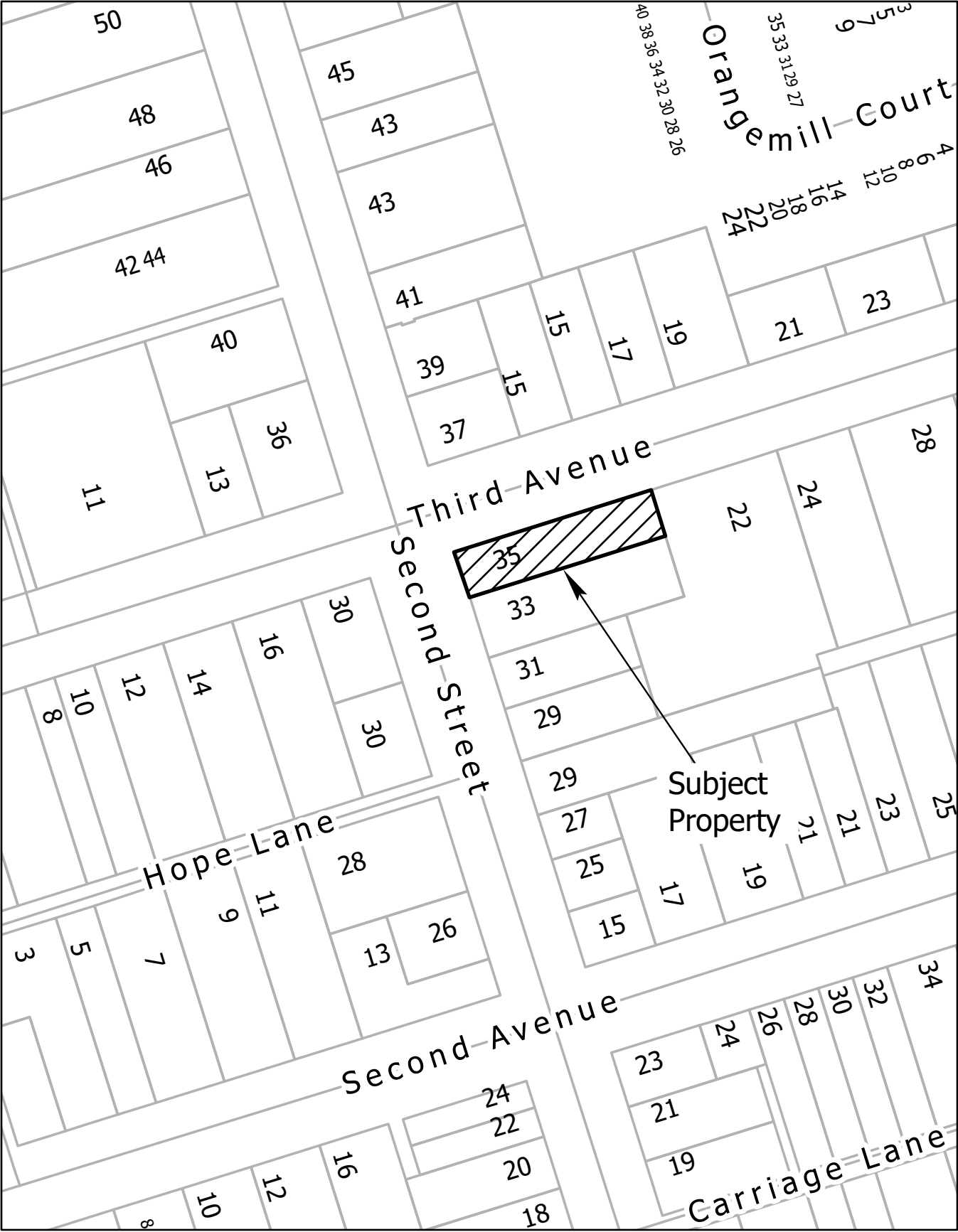
For more information on the prescribed fee and to obtain a copy of the appeal form, please visit the Tribunal website at: <https://olt.gov.on.ca/appeals-process/>

Dated at Orangeville this 14<sup>th</sup> day of January, 2022.

**Explanatory Note:**

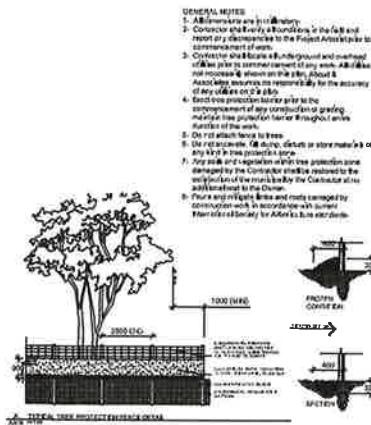
The applicant is requesting minor variances to reduce the minimum interior side yard setback from 1.5 metres to 1.2 metres and to permit a 7.52-metre-wide driveway within 11.14 metres of the face of the proposed attached garage located in the rear yard. These variances are to permit the construction of a two-storey addition at the rear of the existing home.

(See drawing attached)

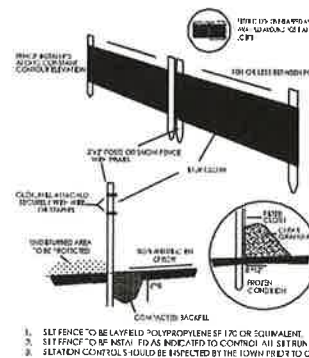


ZONING TABLE				
ZONE R2 - RESIDENTIAL SECOND DENSITY				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
1. MINIMUM LOT AREA	488 m <sup>2</sup>	761.1 m <sup>2</sup>	761.1 m <sup>2</sup>	YES
2. MINIMUM LOT FRONTAGE	15.0 m	13.34 m	13.34 m	YES / EXISTING NON-COMPLIANCE
3. MINIMUM FRONT YARD	6.0 m	10.30 m	10.30 m	YES
4. MINIMUM EXTERIOR SIDE YARD	3.5 m	3.39 m	3.39 m	YES / EXISTING NON-COMPLIANCE
5. MINIMUM INTERIOR SIDE YARD	1.5 m	0.57 m	0.57 m	YES / EXISTING NON-COMPLIANCE
6. MINIMUM REAR YARD	7.0 m	39.26 m	23.82 m	YES
7. MAXIMUM BUILDING HEIGHT	9.2 m	9.2 m	8.80 m	YES
8. MAXIMUM COVERAGE	35%	9.54 % [24.6 m <sup>2</sup> ]	24.85 % [187.4 m <sup>2</sup> ]	YES

#### TREE PROTECTION FENCE DETAIL N.T.S.



#### SILT FENCE DETAIL N.T.S.



SITE PLAN APPLICATION NUMBER  
**TOWN OF ORANGEVILLE**  
ARCHITECTURAL SITE PLAN  
PART OF LOTS 11, 12 and 13  
BLOCK 8  
REGISTERED PLAN 159  
TOWN OF ORANGEVILLE



PROJECT NAME  
**35 SECOND STREET**

PROJECT ADDRESS  
**35 SECOND STREET  
ORANGEVILLE, ON**

CLIENT  
**MASON WILMOT**

ARCHITECT  
**KHALSA DESIGN INC.**



BRAMPTON, ON  
TELEPHONE: 647-668-2940

CONSULTANTS:

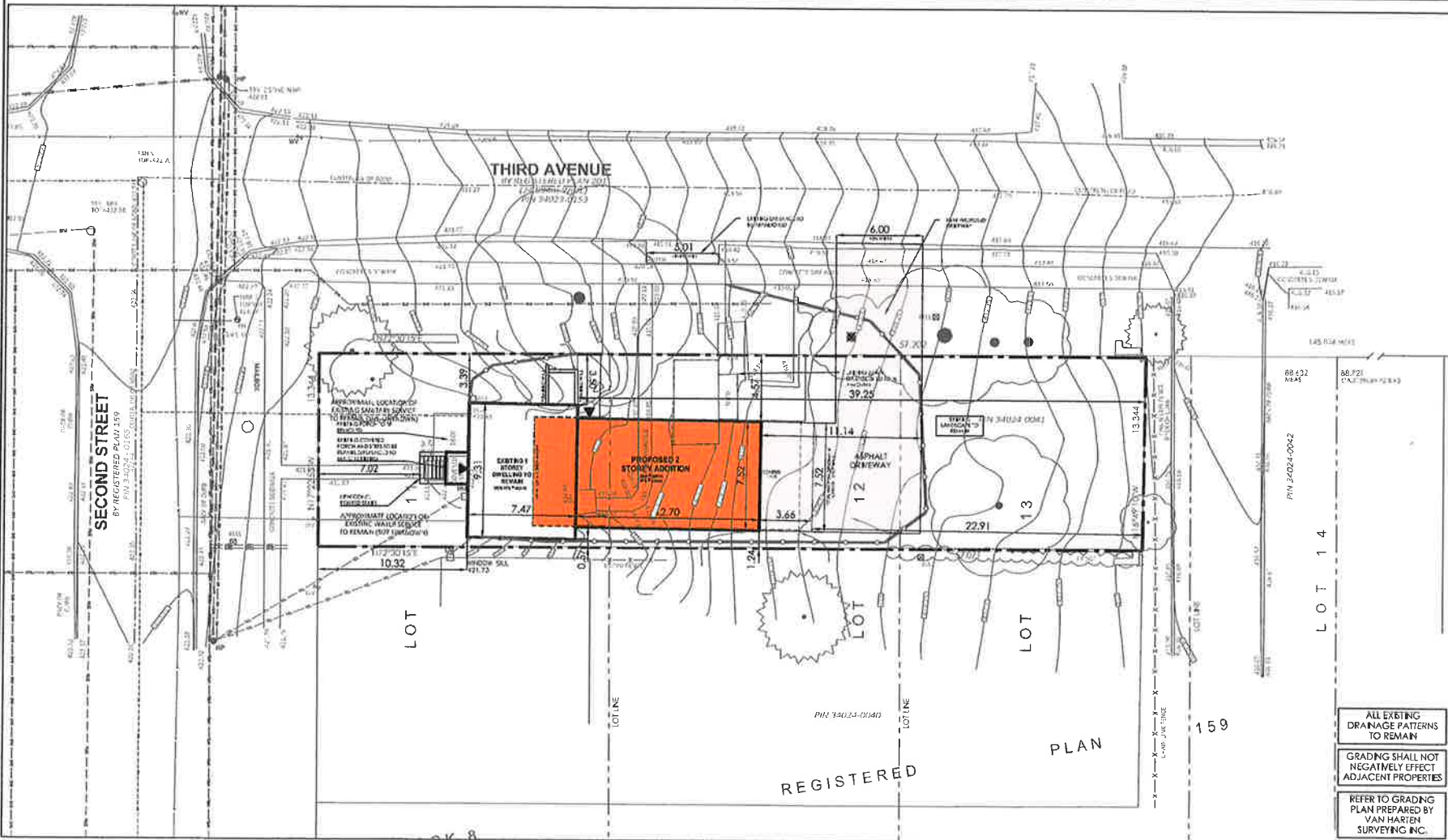
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CONSENT IS PROHIBITED AND SHALL  
BE IN THE FULL ESTEEM OF THE LAW

Project number 21074  
Date 12/01/2021  
Drawn by AB  
Checked by KJ  
Scale As indicated

REVISIONS		
No.	Description	Date

**PROPOSED  
SITE PLAN**

**ASP-1**  
35 SECOND STREET



PROPOSED SITE PLAN  
1:150