



**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:** 2649533 Ontario Inc.

**Location of Property:** Lot 14, Block 10, Registered Plan 201, municipally known as 43A First Street, in the Town of Orangeville, in the County of Dufferin.

**Purpose of Application:** The applicant is requesting a minor variance to reduce the minimum interior side yard setback from 1.8 metres to 1.2 metres. The variance is to permit the construction of a triplex.

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 **2nd day of February, 2022**.

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  
Alan Howe, 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, Carolina Khan, Secretary-Treasurer of the Committee of Adjustment certify that this is a true copy of the Decision of the Committee given on **February 2, 2022** with respect to the application recorded therein.

Carolina Khan, Secretary-Treasurer  
Committee of Adjustment

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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:

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

**Date Decision Mailed:** February 7, 2022

**Last Day for Appealing this Decision:** February 22, 2022

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

**Conditions:**

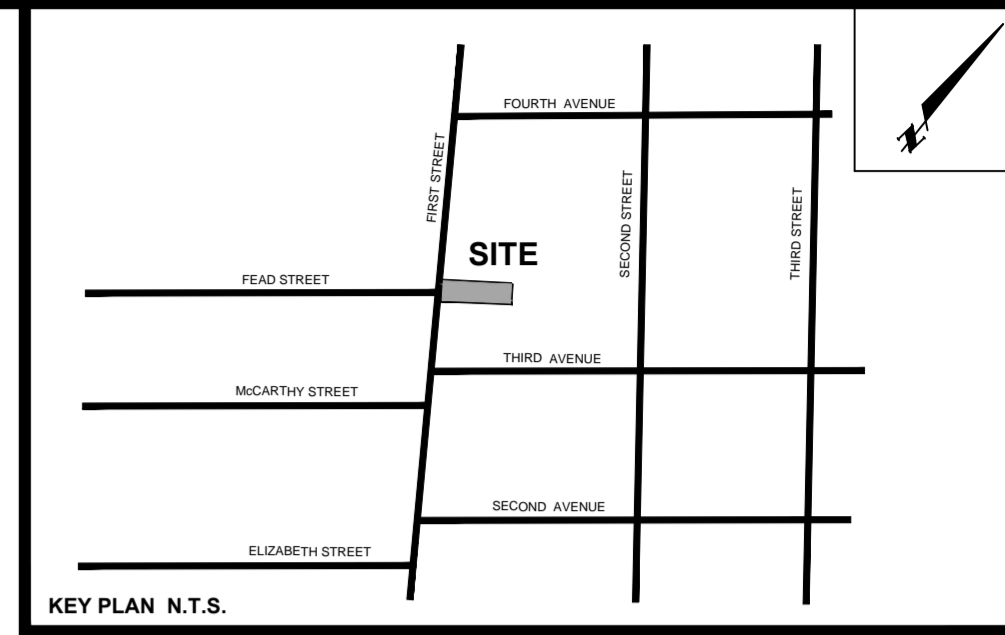
1. That Site Plan application SPA-2021-05 be approved.

**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 February 2, 2022.

The Committee supports the report by L. Russell, Senior 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.



**NOTES**

- SITE PLAN**
1. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION AND IF ANY DISCREPANCIES EXIST, CONTRACTOR IS TO NOTIFY THE ENGINEER.
  2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  3. AT ALL ENTRANCES TO THE SITE, THE MAINLINE CURBS AND SIDEWALKS WILL BE COMPATIBLE THROUGHOUT THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSIONS WILL BE PROVIDED FOR EACH ENTRANCE.
  4. IDEAL GRADE DEPTHS TO BE INCREASED TO MIN. 200mm DEPTH FOR DRIVEWAYS.
  5. TOPICAL FILL AREA TO BE STRIPPED AND CLEAN FILL TO BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  6. ALL GRADES TO BE WITHIN 3% MAX. SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
  7. SPREAD PATTERNS OF EXTERIOR LIGHTING SHALL NOT INFRINGE ON THE ADJACENT PROPERTY.
  8. ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE LATEST LOCAL MUNICIPAL STANDARDS AND BY-LAWS.
  9. THE BUILDING SITED ON THIS PLAN HAS BEEN DESIGNED UTILIZING CONTROLLED FLOW ROOF DRAINS IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.
  10. ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

**FIRE DEPARTMENT**

1. FIRE ROUTE WILL BE DESIGNATED AS PER TOWN OF ORANGEVILLE STANDARDS AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. FIRE ROUTES TO BE DESIGNED TO WITH STAND A LOAD NOT LESS THAN 11.30mm PER AXLE AND HAVE A CHANGE IN GRADE OF NOT MORE THAN 1 IN 12.5 OVER A DISTANCE 15m.
3. ALL 10mm TURNING RADIUS HAVE MIN. CLEARANCE OF 3.0m BETWEEN THE CENTRE LINE OF TURNING RADIUS AND ANY CURB OR PART OF BUILDING.
4. PRIVATE FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOUR CODED IN CONFORMANCE WITH THE REGION OF P.E.I. UNIFORM MARKING OF HYDRANTS.

**STORM SEWERS**

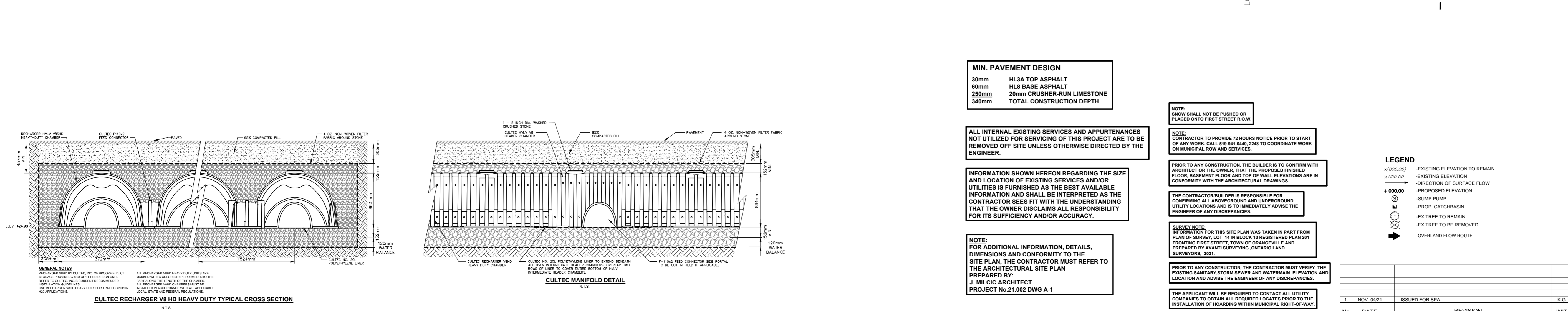
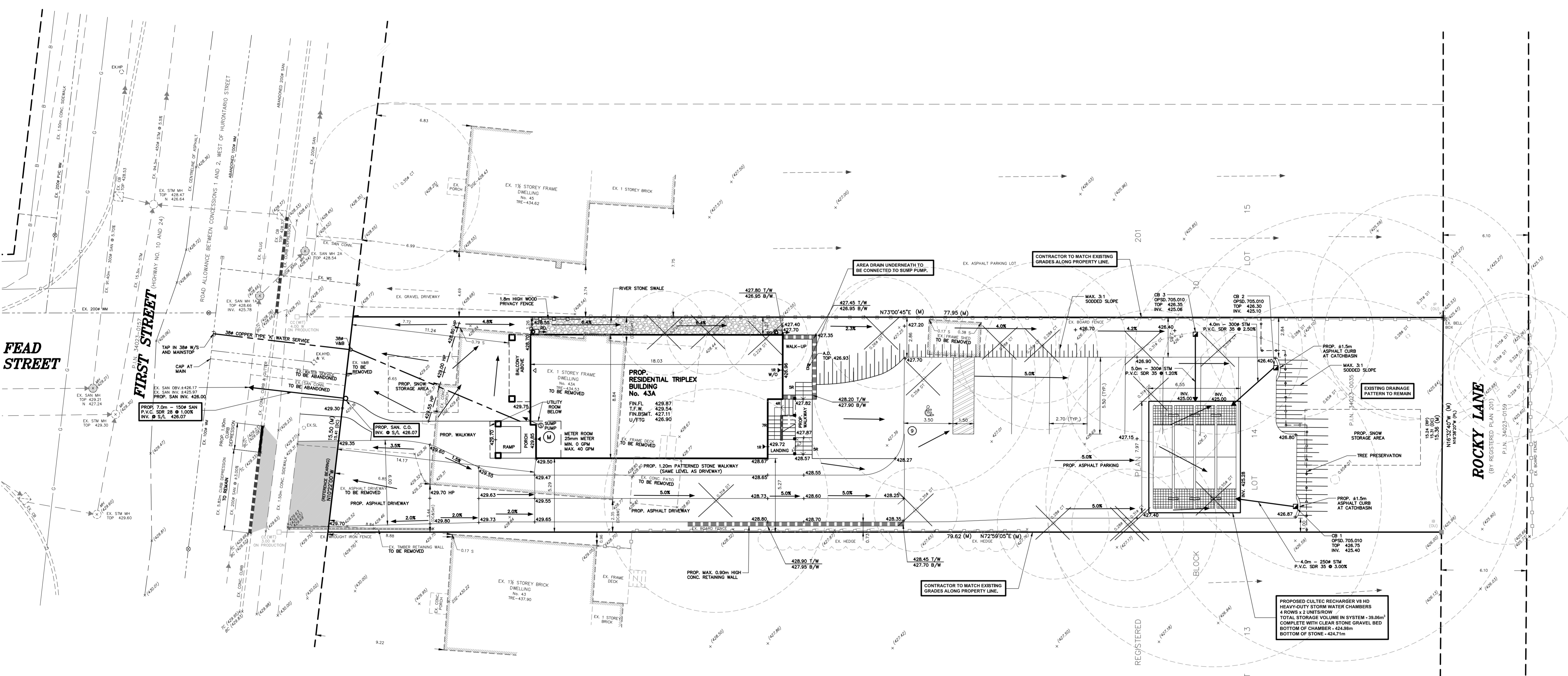
1. STORM SEWER TO BE PROVIDED ON ALL ROADS WITH CURBS AND GUTTERS.
2. PLACE ALL CATCH BASIN LATERALS AT 2% GRADE UNLESS OTHERWISE NOTED. PIPE SIZE MINIMUM 200mm SINGLE 300mm DOUBLE.
3. STORM SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS PER OPD 802.030 FOR RIGID PIPE OR OPD 802.010 WITH ORDNALAN A FOR FLEXIBLE PIPE UNLESS APPROVED OTHERWISE BY THE TOWN ENGINEER.
4. MAINTAINANCE TO TOPS (FRAMES) AND CATCHBASIN FRAMES ARE TO BE SET TO BASE COURSE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN THE TOP LIFT OF ASPHALT IS PLACED.
5. STORM SEWER TO BE LOCATED OFFSET 1.5m SOUTH OR EAST OF CENTRELINE UNLESS OTHERWISE SPECIFIED.
6. ALL CONNECTIONS TO THE STORM MAIN SHALL BE MADE WITH A STORM MANHOLE OR APPROVED FACTORY TREE CONNECTION AS PER OPD 780.01 OR 780.02.
7. PIPE MATERIAL TO BE REINFORCED CONCRETE WITH A STRENGTH OF 50 N/mm<sup>2</sup> CERTIFIED TO CSA STD A307.2 (1992) CLASS 50 (PREVIOUSLY CSA STD A307.2 1974).
8. STORM SEWER TO BE MINIMUM 300mm WITH GENTS CONFORMING TO CSA STD A307.3.
9. ALL PIPE BEDDING MUST CONFORM TO OPD, MAXIMUM COVER TABLE, NO FLEXIBLE PIPE SEWERS WILL BE RETIRED WITH DEPTH OR COVER GREATER THAN UNLESS SPECIFICALLY APPROVED BY TOWN ENGINEER.
10. ALL PIPE HANDLING INSTALLATIONS MUST BE IN STRICT COMPLIANCE WITH MANUFACTURERS INSTALLATION GUIDES AND THE OCPA OR UNBELL OUTLINES.

**SANITARY SEWERS**

1. ALL SANITARY SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT TOWN OF ORANGEVILLE STD. & SPEC.
2. SANITARY CONNECTIONS 180mm AND LESS TO BE P.V.C. SDR26.
3. SANITARY SEWERS AND CONNECTIONS 200mm AND LARGERS TO BE P.V.C. SDR35 (FORMERLY D3034-61 WITH TYPE B BEDDING, THROUGHOUT EXCEPT AS NOTED, UNLESS OTHERWISE NOTED).
4. ALL MANHOLES TO BE P.R. STD 2-1, UNLESS OTHERWISE NOTED.

**WATERMANS**

1. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT TOWN OF ORANGEVILLE STD. & SPEC.
2. WATERMANS MUST HAVE A MIN. VERTICAL CLEARANCE OF 4.5m OVER OR 8.3m UNDER SEWER AND ALL OTHER UTILITIES (WIRE CROSSINGS).
3. WATERMANS AND WATER SERVICE ARE TO HAVE A MIN. DEPTH OF 1.5m WITH A MIN. HORIZONTAL SPACING OF 1.5m FROM OTHER UTILITIES AND OTHER UTILITIES.
4. WATERMANS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK WHERE REQUESTED BY INSPECTOR.
5. WATERMANS AND WATER SERVICE MATERIALS TO BE CLASS 150 WITH A MIN. DEPTH OF 1.5m WITH A MIN. HORIZONTAL SPACING OF 1.5m FROM OTHER UTILITIES AND OTHER UTILITIES.
6. TRUST BLOCKS MUST BE INSTALLED ON ALL BENDS, TEES AND REDUCERS.
7. ALL CURB STOPS TO BE 8mm OFF THE FACE OF THE SLOWING UNLESS OTHERWISE NOTED.
8. HYDRANT AND VALVE SET TO REGION STANDARD.
9. ALL HYDRANTS ARE TO HAVE PUMPER NOZZLE OUTLET.
10. ALL HYDRANTS WITH PUMP MUST BE ISOLATED FROM COSTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM DISTANT SYSTEMS.
11. WATERMANS TO BE INSTALLED TO GRADE AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.



**MIN. PAVEMENT DESIGN**

30mm	HL3A TOP ASPHALT
60mm	HL8 BASE ASPHALT
250mm	20mm CRUSHER-RUN LIMESTONE
340mm	TOTAL CONSTRUCTION DEPTH

ALL INTERNAL EXISTING SERVICES AND APPURTENANCES NOT UTILIZED FOR SERVICING OF THIS PROJECT ARE TO BE REMOVED OFF SITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

INFORMATION SHOWN HEREON REGARDING THE SIZE AND LOCATION OF EXISTING SERVICES AND UTILITIES IS FURNISHED AS THE BEST AVAILABLE INFORMATION AND SHALL BE INTERPRETED AS THE CONTRACTOR SEES FIT WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS SUFFICIENCY AND/OR ACCURACY.

NOTE: FOR ADDITIONAL INFORMATION, DETAILS, DIMENSIONS AND CONFORMITY TO THE SITE PLAN, THE CONTRACTOR MUST REFER TO THE ARCHITECTURAL SITE PLAN PREPARED BY: J. MILCIC ARCHITECT PROJECT No. 21-092 DWG A-1

NOTE: SNOW SHALL NOT BE PUSHED OR PLACED ONTO FIRST STREET R.O.W.

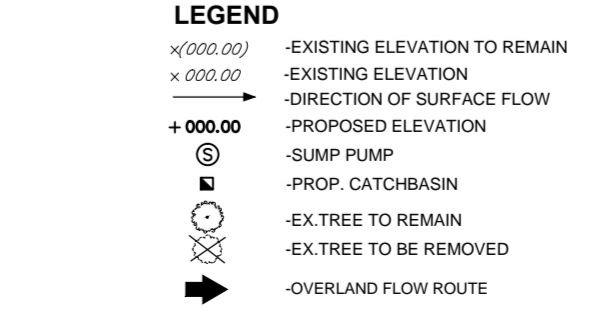
NOTE: CONTRACTOR TO PROVIDE 72 HOURS NOTICE PRIOR TO START OF ANY WORK. CALL 519-841-0444, 2248 TO COORDINATE WORK ON MUNICIPAL ROW AND SERVICES.

PRIOR TO ANY CONSTRUCTION, THE BUILDER IS TO CONFIRM WITH ARCHITECT OR THE OWNER, THAT THE PROPOSED FINISHED FLOOR, BASEMENT FLOOR AND TOP OF WALL ELEVATIONS ARE IN CONFORMITY WITH THE ARCHITECTURAL DRAWINGS.

THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR CONFIRMING ALL ABOVEGROUND AND UNDERGROUND UTILITY LOCATIONS AND IS TO IMMEDIATELY ADVISE THE ENGINEER OF ANY DISCREPANCIES.

SURVEY NOTE: INFORMATION FOR THIS SITE PLAN WAS TAKEN IN PART FROM PLAN OF SURVEY, LOT 14 IN BLOCK 10 REGISTERED PLAN 201 FRONTING FIRST STREET, TOWN OF ORANGEVILLE AND PREPARED BY AVANTI SURVEYING, ONTARIO LAND SURVEYORS, 2021.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR MUST VERIFY THE EXISTING SANITARY, STORM SEWER AND WATERMAIN ELEVATION AND LOCATION AND ADVISE THE ENGINEER OF ANY DISCREPANCIES.



No.	DATE	REVISION	INT.
1	NOV. 04/21	ISSUED FOR SPA	K.G.

**BENCHMARK No. 501-68**  
ELEVATION: 428.9m  
DESCRIPTION: FOUR STOREY RED BRICK DUFFERIN AREA HOSPITAL ON THE WEST SIDE OF FIRST ST IN TOWN OF ORANGEVILLE, 1.9 M NORTH OF THE NORTH END OF HWY 5, 10.9 M SOUTH OF ORANGEVILLE, 1.4 M SW ALONG FIRST ST, 310.9 M N.E. OF HWY 5 (BROADWAY ST) AND 29.8 M WEST OF CENTRELINE OF FIRST ST. TABLET SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION OF NEW ADDITION, 41.0 M WEST OF S.E. CORNER AND 21 CM BELOW BRICKWORK.

**SKIRA & ASSOCIATES LTD.**  
CONSULTING ENGINEERS  
3464 Semenyk Court, Suite 100, Mississauga, Ontario L5C 4P8  
Tel: (905) 278-5100 Fax: (905) 270-1936 Email: info@skiraconsult.ca

**PROPOSED RESIDENTIAL TRIPLEX**  
LOT 14 IN BLOCK 10, REGISTERED PLAN 201

43A FIRST STREET  
**2649533 ONTARIO INC.**  
8 ABBEY ROAD, ORANGEVILLE, ON L9W 5H1 TEL: 416-317-4904

**TOWN OF ORANGEVILLE**

**SITE GRADING AND SERVICING PLAN**

REGION FILE: \_\_\_\_\_

DATE:	SEPTEMBER 2021	AREA:	ORANGEVILLE	DWG. No.:	221-OR62
SCALE:	1:150	DRAWN BY:	K.G.		