



Town of Orangeville
Committee of Adjustment
Secretary-Treasurer
87 Broadway, Orangeville, ON L9W 1K1
Town Hall customer service (Monday-Friday,
8:30 a.m. - 4:00 p.m.): 519-939-0453
email: committeeofadjustment@orangeville.ca

APPLICATION FOR MINOR VARIANCE

under the provisions of Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended

Application File Number: A-10/25
Subject Property Address: 24 Faulkner Street
Legal Description: Part of Lot 2, Concession 2
Applicant: Herbert Harris and Sylvia Bradley
Subject Property Zoning: Residential First Density (R1)

Purpose of the Application:

The applicant is requesting minor variance(s) to Zoning By-law No. 22-90, as amended, for the subject property, to:

1. increase the maximum accessory building height to 6.1 metres, whereas the by-law permits the maximum accessory building height of 4.3 metres.
2. increase the maximum accessory building coverage to 11%, whereas the by-law permits the maximum accessory building coverage of 10%.

The purpose of the requested variances is to legalize an existing legal non-conforming building due to a proposed consent application (File B-03/25). See drawing and subject property location map attached.

NOTICE OF HEARING

The Committee of Adjustment of the Town of Orangeville will consider this application at its Hybrid in-person and Virtual Hearing on:

Wednesday, August 6, 2025, at 6:00 pm
in Council Chambers at 87 Broadway, Orangeville

You are receiving this notice because you reside and/or own property within 60 metres of the subject property.

How to Participate in the Hearing:

1. **Written Comments:** send an email to the attention of the Secretary-Treasurer of the Committee of Adjustment at committeeofadjustment@orangeville.ca or by mail to the address at the top of this Notice. Written submissions must include your full name and mailing address, the application file number and property address of the application you are commenting on, along with authorization to post your correspondence on the agenda. Written comment submissions must be received no later than **4:00pm on July 29, 2025**.
2. **Participate in-person:** by attending the Hearing on the date and time noted above.
3. **Participate virtually:** This meeting will be hosted via Zoom. To access the toll-free telephone number, meeting ID and passcode, please visit [Orangeville.ca/Meetings](https://orangeville.ca/Meetings) and select the **Wednesday, August 6, 2025 meeting date, where the details will be listed in the Notice section of the agenda. The agenda will be published on Friday, August 1, 2025.**
4. **Applicants:** The applicant or any authorized person acting on behalf of the applicant **should** attend this Hearing either in-person or virtually, to address their application before the Committee.

Note: Information provided in any correspondence, virtual or in-person participation will become part of the public record. If you do not participate in this Hearing, the Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

Additional Information regarding the application can be obtained by contacting the Secretary-Treasurer of the Committee of Adjustment by email at committeeofadjustment@orangeville.ca. The application, related materials and reports will be available on **August 1, 2025** electronically or may be viewed in-person at the Clerk's Division at Town Hall during regular business hours.

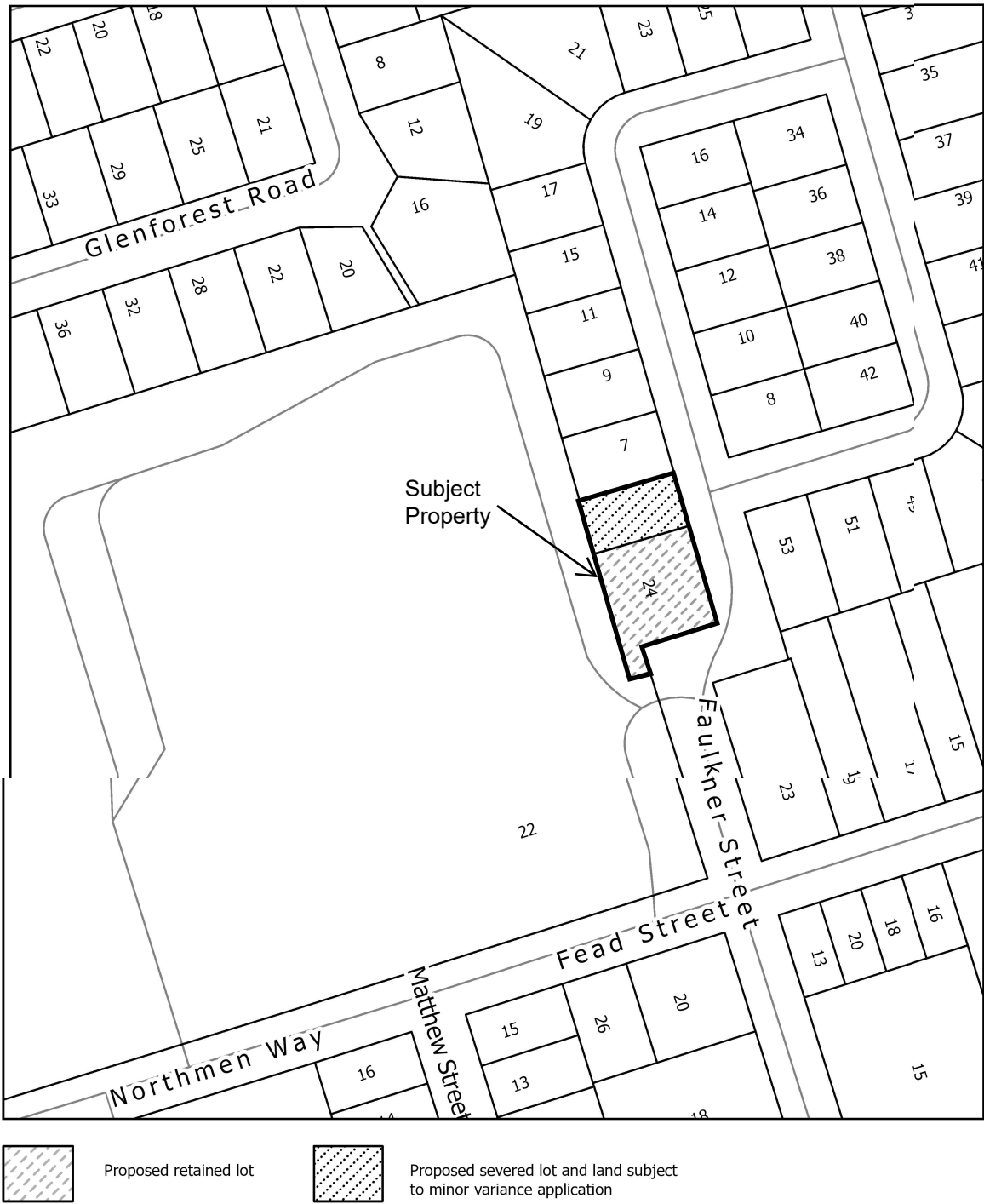
Appeal Process: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment by email at committeeofadjustment@orangeville.ca or by mail to the address at the top of this Notice. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please note that only the applicant and 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.

Multi-tenant properties receiving this notice: Owners of multi-tenant properties are requested to ensure that their tenant(s) are notified of this application and hearing date. Any owner of a property that contains seven (7) or more residential units must post this notice in a location that is visible to all of the residents.

Dated at Orangeville this 18th day of July, 2025.



Location Map
Files: A-10/25 and B-03/25
Applicants: H. Harris and S. Bradley



General Notes:

1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only
3. Site Plan Based Off of Plan of Survey
By Van Harten Land Surveyors - Engineers
Dated January 28, 2025



Severance Site Plan
24 Faulkner Street, Orangeville, ON

Harper Dell & Associates Inc.
Planning, Parking, Zoning
Land Development Consultants
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: May 29, 2025
Scale: 1:250

SP