



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-08/25
Subject Property Address: 257 Broadway
Legal Description: Part of Lot 9, Block 2, Registered Plan 212
Applicant: Carolyn Louise Harrison
Subject Property Zoning: Restricted Commercial/Residential (C5)

Purpose of the Application:

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

1. increase the maximum lot coverage to 37% whereas the by-law permits a maximum lot coverage of 30%.

The purpose of the requested variance is to permit the construction of an accessory building. 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.

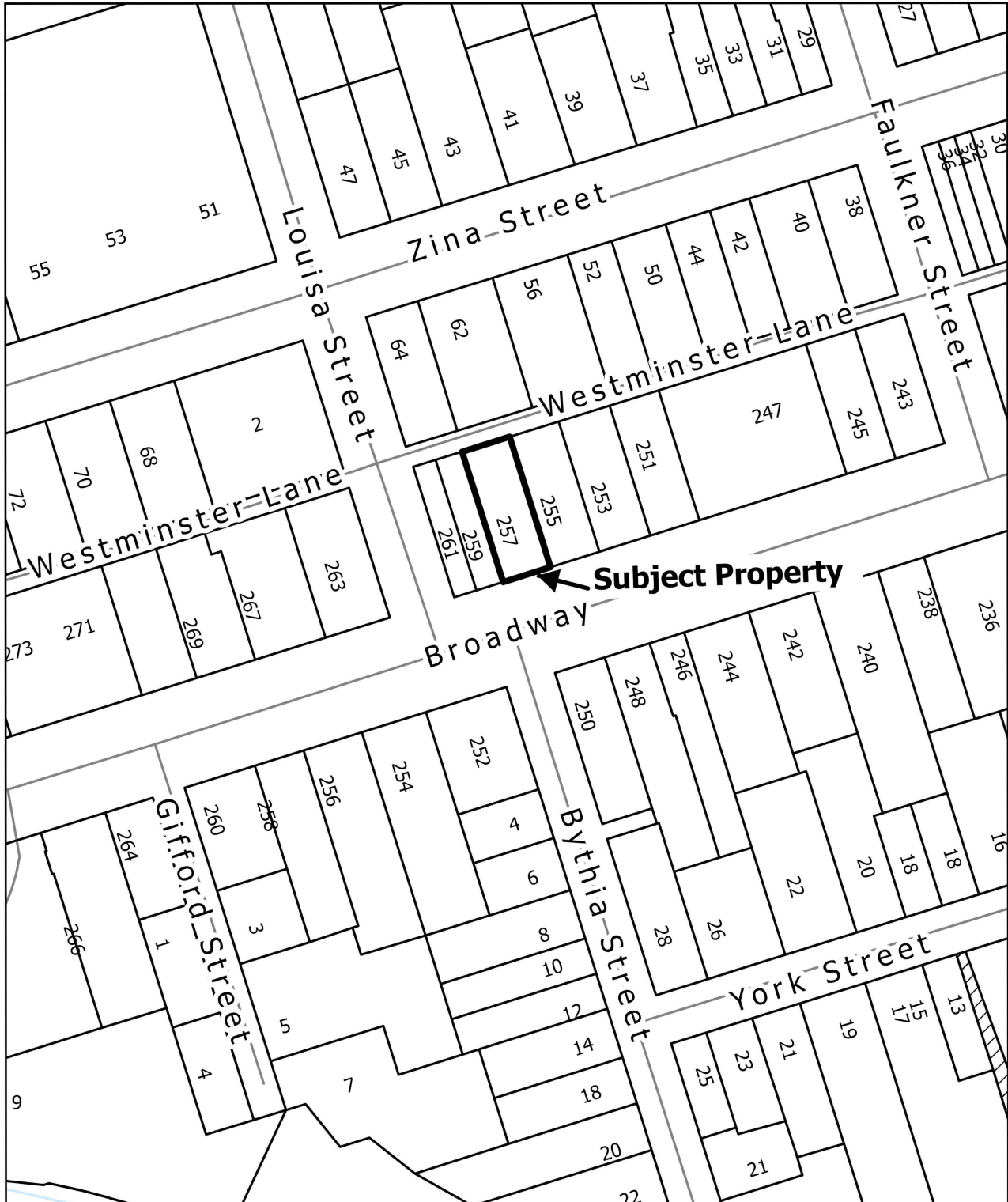
Additional Information regarding the application can be obtained by contacting the Secretary-Treasurer of the Committee of Adjustment by email at committeeofadjustment@orangeville.ca. The application, related materials and reports will be available on **August 1, 2025**, electronically or may be viewed 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
File: A-08/25 257 Broadway
Applicant: Carolyn Louise Harrison

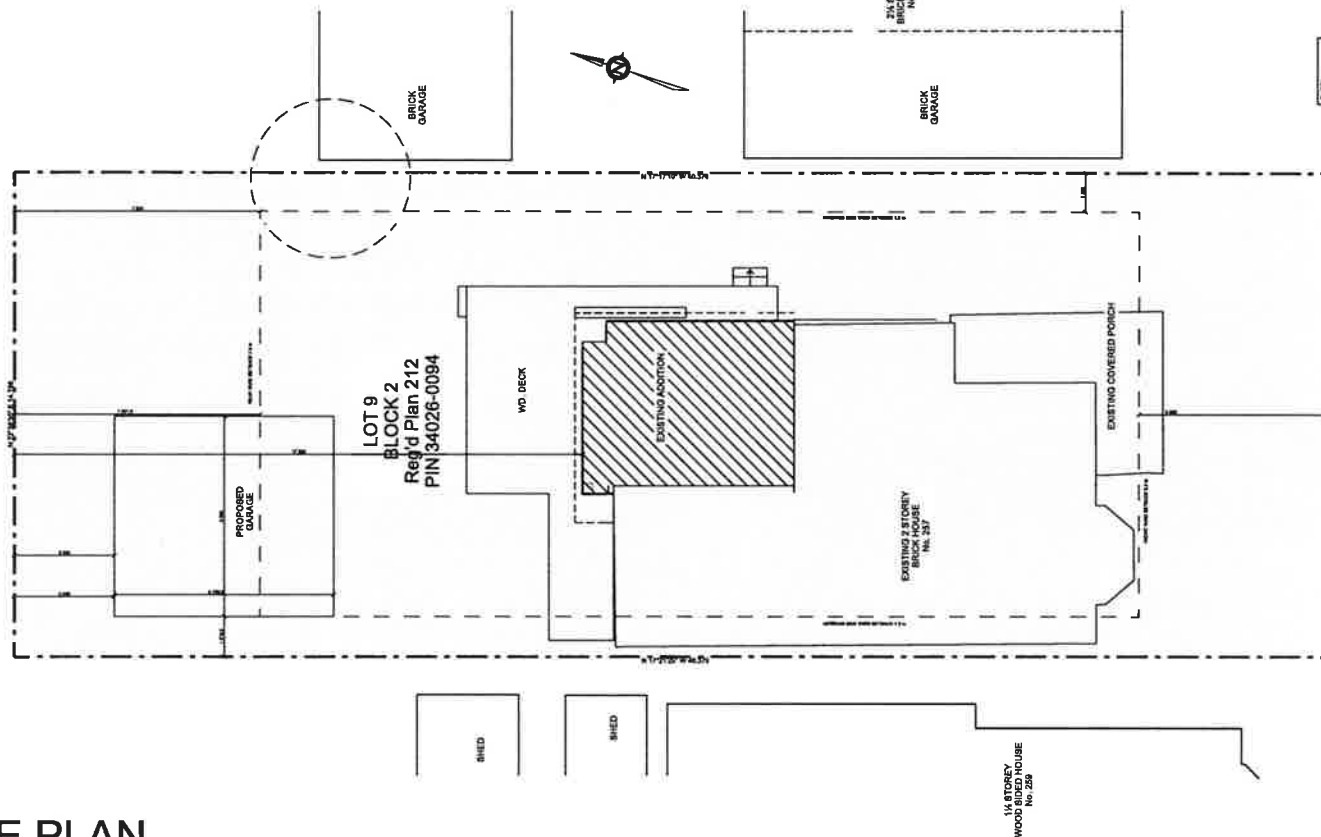


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ZONING	C-5	Restricted Commercial/Residential			275 BROADWAY with 1/2 added lane	See 5.15	1/2 lane can be added to lot area for lot coverage
		Permitted	Existing	Proposed			
Lot Area		500 sq m	595.1	595.1			
Frontage		13.4 m	14.716 m	14.716 m			
Front Yard		6.0 m	7.29 m	7.29 m			
Int. Side Yard		1.2 m	0.31 m	0.31 m			
Back Yard		9.0 m	7.5 m	7.5 m			Variance Needed
Building Height		9.0 m	7.5 m	7.5 m			
Coverage		30%	30%	37%			Variance Needed
Accessory Bldg Yard		1.2 m		1.21 m			

LOT COVERAGE	Existing	Proposed
	sq ft	sq m
Existing 2 Storey Dwelling	1550	144
Existing Covered Porch	206	19.1
Existing Deck	406	37.7
Proposed Garage	440	40.9
Total	2602	241.7

REAR LANE
9.096 m WIDE
Reg'd Plan 212
PIN 34026-0106



EXISTING
GARAGE
WILL NOT BE
CHANGED

SITE PLAN
SCALE: 1:150

NOTES:
THESE DRAWINGS MUST BE SIGNED
TO BE VALID FOR PERMIT.
THEY ARE VALID ONLY FOR THE
ORIGINAL ADDRESS
IN THE TITLE BLOCK



The undersigned has reviewed and takes responsibility for the
design, and for the qualifications and results in preparation
and use of the Ontario Building Code in its a building.

QUALIFICATION INFORMATION
Required unless design is exempt under
Division C-3.3.1 of the 2014 O.B.C.

John Vanderwoerd
John Vanderwoerd BCIN 21611
REGISTRATION INFORMATION
Required unless design is exempt under
Division C-3.3.1 of the 2014 O.B.C.
Firm Name: Vanderwoerd Drafting & Design
BCIN 38876

VANDERWOERD
DRAFTING & DESIGN

John Vanderwoerd, M.A.A.T.O.
34 Duke Street, Arthur, Ontario N0G 1A0
www.ontariohomedesign.ca
519-848-2128

DRAWN BY:
JOHN VANDERWOERD,
M.A.A.T.O. BCIN: 21611

CONTRACTOR

STARTING DATE:
Apr 14, 2025

LAST REVISION DATE:
Apr 24, 2025

CUSTOMER:
Carolyn & Chris Harrison
257 Broadway
Orangeville, On

PROJECT:
Detached Garage

DRAWING TITLE:
SITE PLAN

DRAWING #:
25-035

PAGE #:
1 of 7

SCALE:
1:150

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