



REVISED

Town of Orangeville
Committee of Adjustment
Secretary-Treasurer
87 Broadway, Orangeville, ON L9W 1K1
Tel: 519-941-0440 Ext. 2256
Toll Free Line: 1-866-941-0440
email: committeeofadjustment@orangeville.ca

APPLICATION FOR A CONSENT

under the provisions of Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended

Application File Number: B-01/25
Subject Property Address: 15 C Line
Legal Description: Part of Lot 92, RCP 335, Part 3 on Reference Plan 7R-4639
Applicant: Mark Stevenson and Danielle Lee McGraw
Subject Property Zoning: Residential, Third Density (R3); and Residential, Third Density (R3)(H)

Purpose of the Application:

The applicant has submitted an application for a consent which has the following purpose and effect:

The applicant is applying for a consent to sever a parcel of land at the rear of the property to form a lot addition on the adjoining lands municipally known as 340 Broadway, 31 C Line and 47 C Line.

The purpose of the lot addition is to accommodate a proposed development on the adjoining lands. See **revised 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, June 4, 2025, at 6:00 pm
in Council Chambers at Town Hall, 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 **4:00 pm on May 27, 2025**.
2. **Participate in-person:** Attend the Hearing on the date and time noted above.
3. **Participate virtually by telephone:** Dial: **1-289-801-5774** and enter the **Conference ID No.: 117 041 308#** on the date and time noted above.
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 and 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 or telephone at 519-941-0440 Ext. 2256. The application, related materials and reports will be available on **May 30, 2025**, electronically or may be viewed in-person at the Clerk's Division at Town Hall during regular business hours.

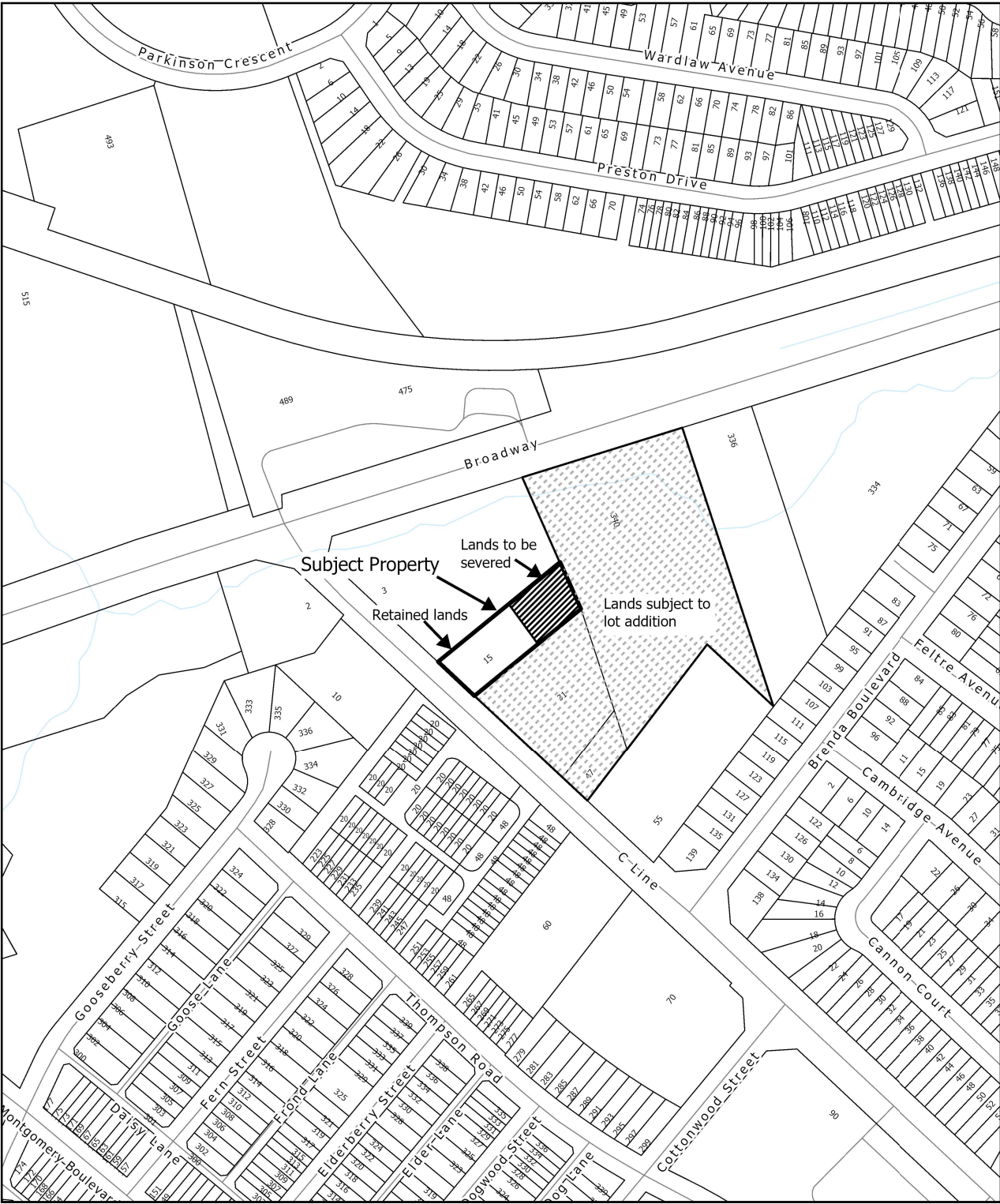
If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment by email at committeeofadjustment@orangeville.ca or by mail to the address at the top of this Notice. This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

Appeal Process: If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal (OLT) but does not make a written submission to the Committee before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. Appeals must be received within 20 days of the Notice of Decision. Please note that only the applicant, certain public bodies, and the Minister can appeal a decision to the OLT. 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 21st day of May, 2025.

Location Map
File: B-01/25 15 C Line
Applicant: Mark Stevenson and Danielle Lee McGraw

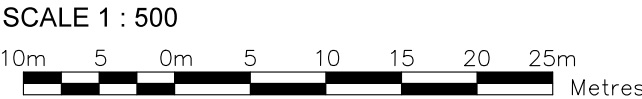


DRAFT

SCHEDULE				
PART	LOT	PLAN	PIN	AREA
1	PART OF LOT 92	335	34004-0312(LT)	1347 Sq.m
2			34004-0312(LT)	1959 Sq.m

PARTS 1 AND 2 COMPRISES ALL OF PIN 34004-0312(LT)

PLAN OF SURVEY OF PART OF
LOT 92
REGISTRAR'S COMPILED PLAN 335
(GEOGRAPHIC TOWNSHIP OF EAST GARAFRAXA)
TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN



RAIKES GEOMATICS INC.
2025

THE INTENDED PLOT SIZE OF THIS PLAN IS 508mm IN WIDTH BY
610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 500

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY
0.3048

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND
DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99959

BEARING ROTATION

FOR BEARING COMPARISONS, A ROTATION OF 0°35'20" COUNTER-
CLOCKWISE WAS APPLIED TO P2. A ROTATION OF 0°34'05" COUNTER-
CLOCKWISE WAS APPLIED TO P3.

BEARING NOTE

BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED
FROM OBSERVED REFERENCE POINTS (ORPs) A AND B BY REAL
TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE
CENTRAL MERIDIAN 81°W IN ZONE 17 BASED ON NAD83 (CSRS)
(2010 EPOCH).

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- CM DENOTES CONCRETE MONUMENT
- IB DENOTES IRON BAR
- SB DENOTES SUBDIVISION BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- (769) DENOTES IVAN LLOYD THOMPSON, OLS
- (1253) DENOTES D.J. CULLEN LIMITED, OLS
- (1365) DENOTES BASTIAN J. STASSEN, OLS
- (1575) DENOTES J.R. FINNIE, OLS
- (MTO) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
- (VH) DENOTES VAN HARTEN SURVEYING INC., OLS
- P1 DENOTES PLAN 7R-6504
- P2 DENOTES PLAN 7R-4639
- P3 DENOTES PLAN 7R-508
- P4 DENOTES PLAN OF SURVEY BY VAN HARTEN SURVEYING
INC. DATED AUGUST 18, 2003
- Meas. DENOTES MEASURED
- COF DENOTES CHANGE OF FENCE
- COH DENOTES CENTRE OF HEDGE
- EOF DENOTES END OF FENCE
- FC DENOTES FENCE CORNER
- RF DENOTES RAIL FENCE
- WF DENOTES WIRE FENCE
- WMF DENOTES WIRE MESH FENCE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, SURVEYORS ACT, THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE XXh DAY OF XXXX 202X.

DRAFT

DATE

PETER T. RAIKES, BSc., CLS., MRICS.
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXX

W:\PROJECTS\PROJECTS_2016\165502\MSCAD\165502_RP4.DWG	PROJECT No.
DRAWN BY : RJP	165502
CHECKED BY : XXX	



RAIKES
GEOMATICS INC.

MIDLAND: 705.526.7552 • 670 Balm Beach Road E, Unit 1, Midland, ON L4R 0J6
BRACEBRIDGE: 705.645.1732 • 205 Manitoba Street, Unit 2 Bracebridge, ON P1L 1S3
OWEN SOUND: 519.371.9420 • 870 2nd Ave W, Owen Sound, ON N4K 4M5
BARRIE: 705.722.6222 GREY/BRUCE: 519.534.1150
MUSKOKA/PARRY SOUND: 705.640.7552 PORT ELGIN: 519.832.9008
INFO@SURVEY4U.COM SURVEY4U.COM

REVISION TABLE		
DATE	BY	COMMENT
2023-02-02	RJP	RELEASED TO CLIENT
2023-02-13	RJP	REMOVED SEPTIC
2025-03-19	JJR	UPDATED TO MATCH FIELDWORK COMPLETED ON 2024-02-02
2025-04-07	JJR	ADDED SEPTIC, DRIPLINE AND EXISTING USES
2025-05-20	JJR	UPDATED EXISTING SEPTIC AREA

OBSERVED REFERENCE POINTS (ORPs) ARE DERIVED FROM GNSS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 (81° LONGITUDE) NAD83 CSRS (2010 EPOCH) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG 216/10		
UTM NAD83 CSRS CO-ORDINATE TABLE		
POINT ID	NORTHING	EASTING
ORP A	4862413.67	570352.67
ORP B	4862594.52	570275.82
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		