



### **Electronic Participation**

The Corporation of the Town of Orangeville  
Chair and Secretary-Treasurer participating remotely

## **Agenda**

### **Committee of Adjustment Meeting**

### **December 2, 2020 – 6:00 p.m.**

### **Notice**

Due to efforts to contain the spread of COVID-19, the Council Chambers at Town Hall will not be open to the public to attend Committee of Adjustment meetings until further notice.

Prior to the meeting, written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by email at [committeeofadjustment@orangeville.ca](mailto:committeeofadjustment@orangeville.ca). Such written comments will become part of the public record.

Members of the public may access the meeting on the above-noted date and time by telephone at:

(289) 801-5774  
Conference ID: 783 305 582#

Please note that your full name and comments will be part of the public record and will be included in the minutes of the meeting.

- 1 Call to Order**
- 2 Disclosures of (Direct or Indirect) Pecuniary Interest**
- 3 Adoption of Minutes of Previous Meeting**

Recommendation:

That the minutes of the following meeting are approved:

- November 4, 2020

## **4 Statutory Public Hearing**

4.1 In the matter of an application by David Rintoul and Robert Rintoul for a minor variance to Zoning By-law 22-90, as amended, on property described as Part of Lot 17, Block 8, on Registered Plan 138, municipally known as 8 & 10 York 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”. File No. A-14/20.

Explanatory Note:

The applicant is requesting a minor variance to permit a semi-detached dwelling on the property in order to bring the existing legal non-conforming use into compliance with the Zoning By-law.

These lands are also subject to a consent application (No. B-02/20).

4.1.1 A report from B. Ward, Manager of Planning, Infrastructure Services, dated December 2, 2020

4.1.2 A report from J. Lackey, Manager, Transportation & Development, dated November 16, 2020

4.2 In the matter of an application by David Rintoul and Robert Rintoul for consent to sever a parcel of land that has merged on title described as Part of Lot 17, Block 8, on Registered Plan 138, municipally known as 8 & 10 York Street, in the Town of Orangeville, in the County of Dufferin, under the provisions of Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended. The subject property is zoned “Residential Second Density (R2) Zone.” File No. B-02/20.

Explanatory Note:

The applicant is applying for consent to sever a parcel of land which has merged on title to re-instate the two separate lots. The merged lot has an area of approximately 0.10 hectares.

The severed parcel of land will have a frontage on York Street of 10.05 metres, a depth of approximately 50.3 metres and an area of approximately 506 sq. metres.

The retained parcel of land will have a frontage on York Street of 9.75 metres, a depth of approximately 50.3 metres and an area of approximately 490 sq. metres.

These lands are also subject to a minor variance application (No. A-14/20).

4.2.1 A report from B. Ward, Manager of Planning, Infrastructure Services,  
dated December 2, 2020

4.2.2 A report from J. Lackey, Manager, Transportation & Development  
dated November 16, 2020

## **5 Items for Discussion**

## **6 Correspondence**

## **7 New Business**

## **8 Date of Next Meeting**

The next meeting is scheduled for December 2, 2020.

## **9 Adjournment**

### **Accessibility Accommodations**

If you require access to information in an alternate format, please contact the Clerk's department by phone at 519-941-0440 x 2256 or via email at [clerksdept@orangeville.ca](mailto:clerksdept@orangeville.ca)



### **Electronic Participation**

The Corporation of the Town of Orangeville  
Chair and Secretary-Treasurer participated remotely

## **Minutes of a meeting of the Committee of Adjustment Held on November 4, 2020 at 6:00 p.m.**

### **Members Present**

Hiedi Murray, Chair  
Rita Baldassarra  
Grant Bennington  
Jason Bertrand  
Alan Howe

### **Staff Present**

Larysa Russell, Senior Planner  
Carolina Khan, Secretary-Treasurer

## **Notice**

The Chair, Hiedi Murray, advised of the continued closure of Town Hall and that Council Chambers is not available for the public to physically attend the Committee of Adjustment meeting. However, steps have been taken to facilitate public viewing and access.

### **1 Call to Order**

The Chair called the meeting to order at 6:00 p.m.

### **2 Disclosures of (Direct or Indirect) Pecuniary Interest**

None

### **3 Adoption of Minutes of Previous Meeting**

Moved by Grant Bennington

Recommendation 2020-026

**That the minutes of the following meeting are hereby approved:**

- **October 7, 2020**

**Carried.**

## **4 Statutory Public Meeting**

- 4.1** In the matter of an application by Ashley Drew for a minor variance to Zoning By-law 22-90, as amended, on property described as Part of Lot 16, Plan 99, municipally known as 39 Erindale Avenue, 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 Third Density (R3) Zone”. File No. A-13/20.

Explanatory Note:

The applicant is requesting a minor variance to reduce the minimum required number of parking spaces from three (3) to two (2) to accommodate a second dwelling unit.

4.1.1 A report from L. Russell, Senior Planner, Infrastructure Services, dated November 4, 2020

4.1.2 A report from J. Lackey, Manager, Transportation & Development dated October 16, 2020

4.1.3 Letter of Objection from Craig A. Campbell, Cardwell Street, Orangeville

The Chair asked if anyone wished to speak regarding the application – Ashley Drew noted that the subject property does not allow for a third parking spot, required for a legal basement, but the intent is to add one in the future.

Jason Bertrand inquired about availability of parking on the property and how a tenant would be able to park a car and was advised that the owner of the property would provide the tenant the parking spot on the driveway and that a parking pad would be added on the property if needed.

Rita Baldassarra inquired if the garage was readily available to have a car parked and noted that having too many cars parked on the road can be a safety risk and was advised that the garage will be prepared for parking a car.

Jason Bertrand further inquired about vehicle access in and out of the garage and was advised that the neighbouring driveway could be used and that a future parking pad would also assist in this regard.

The Committee requested that the Secretary-Treasurer contact Craig A. Campbell with respect to parking issues raised in the submitted correspondence

(Item 4.1.3) in order to inform him of the Committee's decision and advise that general parking concerns may also be raised with Council.

The Chair asked if anyone from the public wished to speak regarding the application – no comments made.

Recommendation 2020-027

Moved by Alan Howe

**That the following reports and correspondence be received:**

**- A report from L. Russell, Senior Planner, Infrastructure Services, dated November 4, 2020**

**- A report from J. Lackey, Manager, Transportation & Development, dated October 16, 2020**

**- Letter of Objection from Craig A. Campbell, Cardwell Street, Orangeville**

**And that the application by Ashley Drew for a minor variance to Zoning By-law 22-90, as amended, on property described as Part of Lot 16, Plan 99, municipally known as 39 Erindale Avenue, 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, be received;**

**And that the request for a minor variance to reduce the minimum required number of parking spaces from three (3) to two (2) to accommodate a second dwelling unit, be approved.**

**Carried.  
Jason Bertrand (Dissenting)**

## **5 Items for Discussion**

None

## **6 Correspondence**

None

## **7 New Business**

None

## **8 Date of Next Meeting**

The next meeting is scheduled for December 2, 2020.

## **9 Adjournment**

**The meeting was adjourned at 6:20 p.m.**

## **Report**

**To:** Chair and Members of the Committee of Adjustment

**From:** Brandon Ward, MCIP, RPP  
Manager of Planning, Infrastructure Services

**Date:** December 2, 2020

**Subject: Minor Variance Application File No. A-14/20**  
**Part of Lot 17, Block 8, Plan 138**  
**8 and 10 York Street**

**Applicant: David Rintoul/Robert Rintoul c/o Andrew Adams**

**Official Plan Designation:**  
**'Low Density Residential'**

**Zoning (By-law 22-90):**  
**'Residential Second Density (R2) Zone'**

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### **1. Introduction**

The applicant is requesting a minor variance to permit a semi-detached dwelling on the property in order to bring the existing legal non-conforming use into compliance with the Zoning By-law.

### **2. Background**

The subject property is approximately 996 square-metres (0.25 acres) in area and known municipally as 8 and 10 York Street. The property has a total frontage of approximately 19.8 metres (65 feet) on York Street and a lot depth of approximately 50.3 metres (165 feet). The property contains an existing semi-detached dwelling built in 1877 and is located within a mature residential area on the periphery of the downtown core. The 8 & 10 York Street property is listed on the Town's municipal register as a non-designated property of cultural heritage value or interest.

The subject property consists of two formerly independent lots that contained a respective half of the existing semi-detached dwelling. These properties have inadvertently merged into one parcel due to each property sharing the same title of ownership. The applicant is now proposing to reinstate the semi-detached lots and has submitted a related application (File No.: B-02/20) for a consent to sever a 506 square-metre (5,446.5 square-foot) parcel

from the subject property. The proposed severance will leave a remnant (i.e. retained) parcel with a lot area of approximately 490 square metres (5,274.3 square-feet). The proposed severance intends to split the property in half, aligning with the existing physical division between the semi-detached dwelling situated on the property. The location of the subject lands as well as the proposed consent is indicated on Attachment 1. A survey of the existing property with the pre-existing lot division is included as Attachment 2.

The subject lands are zoned Residential Second Density (R2) in the Town's Zoning By-law (No. 22-90, as amended). The R2 Zone permits only a single detached dwelling and therefore would not permit the existing semi-detached dwelling. Because the existing use was lawfully established prior to the current Zoning provisions, it is deemed to be legal non-conforming. However, to permit the consent, the proposed lot fabric and corresponding land use(s) must comply with the Zoning By-law. As a result, the purpose of this minor variance application is to add a semi-detached dwelling as an additional permitted use for the subject property in order to bring the existing legal non-conforming use into compliance with the By-law and allow the proposed consent application to proceed.

Pending the Committee of Adjustment approval of this application, the proposed consent to reinstate the pre-existing lot fabric can proceed as it would comply with the Zoning By-law. The related consent application is intended to be addressed by the Committee of Adjustment in conjunction with this application.

### **3. Staff Comment**

Section 45(1) of the Planning Act, R.S.O. 1990, as amended, outlines four tests that the Committee of Adjustment must be satisfied have been met when considering an application for a minor variance. Planning Division staff offer the following comments for the Committee's consideration in review of these four tests:

#### ***3.1. Conformity with the Official Plan***

The subject property is designated 'Residential' (Schedule 'A', Land Use Plan) and 'Low Density' (Schedule 'C', Residential Density Plan) in the Town of Orangeville Official Plan. The policies for Low Density Residential areas permit single detached and two-unit dwellings to a maximum density of 25 units per net residential hectare.

The minor variance application proposes to permit a semi-detached dwelling on the property in order to bring an existing legal non-conforming use into conformity with the By-law. This is required to permit a proposed consent application to reinstate the pre-existing semi-detached lots that have merged on-title. The semi-detached dwelling is permitted by the low-density residential policies of the Official Plan. The proposed minor variance application is considered to conform to the Official Plan.

### **3.2. *General Intent of the Zoning By-law is Maintained***

The subject property is zoned Residential Second Density (R2) Zone on Schedule 'A' (Map No. C5) of Zoning By-law No. 22-90. The R2 zone permits only single-detached dwellings and home occupations, among other permitted uses.

The existing semi-detached dwelling was lawfully established prior to the enactment of the current R2 zoning for the property. As a result, the semi-detached dwelling is considered a legal non-conforming use in accordance with the By-law.

A consent application (File B-02/20) has been submitted to reinstate the pre-existing semi-detached lots, which have merged into one parcel due to mutual ownership. The proposed lot creation and corresponding land uses that would result from the consent must comply with the Zoning By-law. This minor variance application seeks to add a semi-detached dwelling as an additional permitted use for this property, in order to bring the existing legal non-conforming use into compliance with the By-law. This would ultimately enable the consent application to proceed and reinstate the original semi-detached lot fabric. All other provisions of the R2 Zone would be met by the existing semi-detached dwelling and proposed lot re-creation that would result from the related consent application.

The permitted residential uses for the R2 zone are restricted to single-detached dwellings in order to implement the Low-Density Residential policies of the Official Plan and recognize the predominantly single-detached residential character of the established neighbourhood. The requested variance intends to allow for the reinstatement of the lot fabric associated with an existing semi-detached dwelling that is well established within this mature neighbourhood. This minor variance application therefore maintains the general intent and purpose of the Zoning By-law.

### **3.3. *Desirable Development or Use of the Land, Building or Structure***

The proposed minor variance will formally recognize an existing legal non-conforming use as a permitted use within the By-law. The effect of this application will allow the former semi-detached dwelling lot fabric to be reinstated. No physical site alteration or land use change will be facilitated by this application. As a result, the requested variance will not result in adverse impacts on the subject lands or surrounding properties and is considered desirable and appropriate for the use of the land.

### **3.4. Minor in Nature**

In consideration of the foregoing, this application for minor variance to Zoning By-law No. 22-90 is deemed minor in nature.

## **4. Recommendation**

Planning Division staff recommends that Minor Variance Application (File No. A-14/20) to permit a semi-detached dwelling on the property in order to bring the existing legal non-conforming use into compliance with the Zoning By-law, be approved.

Respectfully submitted:

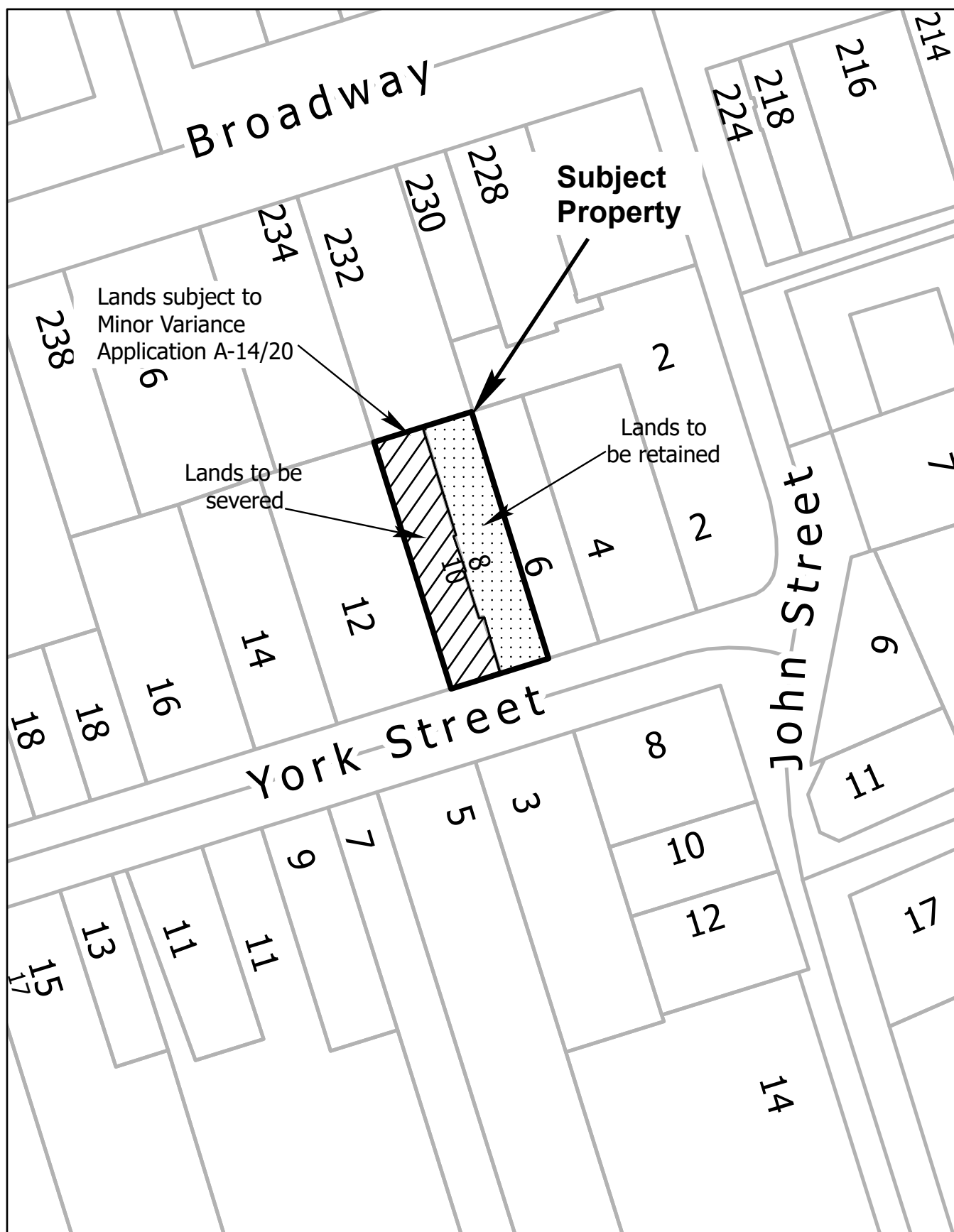


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Brandon Ward, MCIP, RPP  
Manager of Planning, Infrastructure Services

Attachments:

1. Location Map
2. Property Survey



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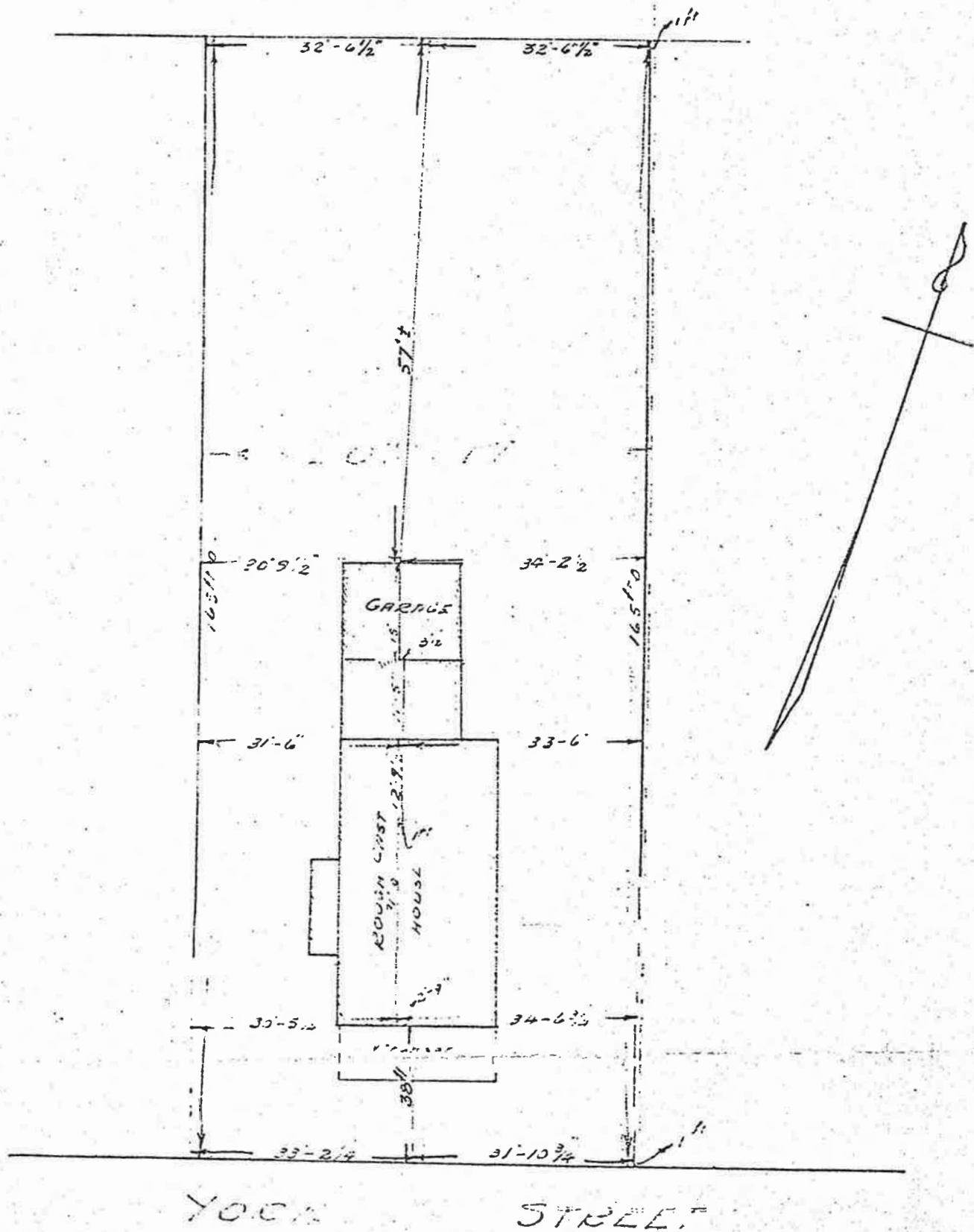
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PLAN OF SURVEY OF  
PART OF LOT 17, BLOCK 8, PLAN 138  
TOWN OF ORANGEVILLE

Christie & Brall,  
Orangeville, Ont.

SCALE 20 = 1"

J. W. Deaith  
Ontario Land Survey  
April 2<sup>nd</sup>, 1929.





## Report to Committee of Adjustment

**To:** Chair & Members of the Committee of Adjustment **Reviewed by:** \_\_\_\_\_  
**From:** R. John Lackey, P. Eng., Manager, Transportation & Development  
**Copy:** Ms. Larysa Russell, MCIP, RPP | Senior Planner, Planning | Infrastructure Services  
**Date:** November 16, 2020  
**Report:** A-14/20  
**Subject:** Notice of Hearing for Minor Variance to Zoning, Part of Lot 17, Block 8, on Registered Plan 138, 8 & 10 York Street; Applicant – David Rintoul and Robert Rintoul

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Infrastructure Services has reviewed the Notice of Hearing for a minor variance for the property described as Part of Lot 17, Block 8, on Registered Plan 138, municipally known as 8 & 10 York Street in the Town of Orangeville. The request for the minor variance is to permit a semi-detached dwelling on the property, in order to bring the existing legal non-conforming use into compliance with the Zoning By-law.

Infrastructure Services is not aware of any grading, drainage or servicing issue that would preclude the granting of this minor variance. Concluding, Infrastructure Services, Transportation and Development Division does not object to the minor variance to permit a semi-detached dwelling on the property, in order to bring the existing legal non-conforming use into compliance with the Zoning By-law.

It is also noted that these lands are subject to a consent to sever application, No. B-02/20.

Respectfully submitted,

R. John Lackey, P. Eng.,  
Manager, Transportation and Development  
Infrastructure Services

Carolina Khan, Deputy-Clerk, Secretary-Treasurer, Committee of Adjustment

RJL/jl

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## **Report**

**To:** Chair and Members of the Committee of Adjustment

**From:** Brandon Ward, MCIP, RPP  
Manager of Planning, Infrastructure Services

**Date:** December 2, 2020

**Subject:** **Consent Application File No. B-02/20**  
**Part of Lot 17, Block 8, Plan 138**  
**8 and 10 York Street**

**Applicant:** David Rintoul/Robert Rintoul c/o Andrew Adams

**Official Plan Designation:**  
**'Low Density Residential'**

**Zoning (By-law 22-90):**  
**'Residential Second Density (R2) Zone'**

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### **1. Introduction**

An application has been submitted by Andrew Adams on behalf of David Rintoul and Robert Rintoul for a consent to sever a 996 square-metre property containing an existing semi-detached dwelling. The purpose of this application is to reinstate two separate lots that have merged on-title for an existing semi-detached dwelling.

### **2. Background**

The subject property is approximately 996 square-metres (0.25 acres) in area and known municipally as 8 and 10 York Street. The property has a total frontage of approximately 19.8 metres (65 feet) of frontage on York Street and a depth of approximately 50.3 metres (165 feet). The property contains an existing semi-detached dwelling built in 1877 and is situated within a mature residential area on the periphery of the downtown core. The 8 & 10 York Street property is on the Town's municipal register as a non-designated property of cultural heritage value or interest.

The applicant is proposing to sever a 506 square-metre (5,446.5 square-foot) parcel from the subject property, leaving a retained parcel of approximately 490 square metres (5,274.3 square-feet). The severed and retained parcels would have frontages of approximately 10.05 metres (33 feet) and 9.75 metres (32 feet) respectively. The proposed severance intends to split the property in half, aligning with the existing physical division between the semi-detached dwelling situated on the property. Both the proposed severed and retained parcels were once independent lots that have inadvertently merged because they share the same title of ownership. This severance application essentially proposes to reinstate the two separate lots. The location of the subject lands as well as the proposed consent is indicated on Attachment 1. A survey of the existing property with the pre-existing lot division is included as Attachment 2.

Section 50 of the Planning Act outlines the provisions that regulate the division of land in Ontario. They prohibit an owner from transferring any part of a lot or block of land while retaining an interest in the abutting lands, unless a “consent” is given by the approval authority, or unless the transfer of part of the lands is occurring under specific circumstances (i.e. for a municipality or the province, a public utility, etc.) prescribed by the Act. When abutting lots or blocks are placed under the same title of ownership, they are deemed to have “merged on title” because any attempt to transfer one of the abutting lots/blocks now creates circumstances where the transferor retains an interest in the abutting lands (i.e. owns the abutting parcel) and therefore contradicts Section 50 of the Planning Act. A “consent” from the Town is therefore required in order to permit the severance and transfer of the “merged” parcel.

It should be noted that these circumstances are more common with mature lots created through older plans of subdivision or land severance approvals. This is because the Planning Act has since been amended to ensure that newly created lots will retain their independent status and remain eligible for subsequent conveyances following their creation, even if they share the same ownership as the abutting lot. Essentially, new lots are no longer deemed to have merged on-title if they share the same ownership as abutting lots.

A related application for a Minor Variance (File No. A-14/20) has also been submitted to facilitate the proposed consent. The subject lands are currently zoned Residential Second Density (R2) in the Town’s Zoning By-law (No. 22-90, as amended). The R2 Zone only permits a single detached dwelling and therefore would not permit the existing semi-detached dwelling. Because the existing use was lawfully established prior to the current Zoning provisions, it is deemed to be legal non-conforming. However, in order to permit the consent, the proposed lot fabric and corresponding land uses must be in full compliance with the Zoning By-law. As a result, the proposed Minor Variance application seeks to specifically permit a semi-detached dwelling in order to

bring the existing legal non-conforming use into compliance with the By-law. All other provisions of the R2 Zone are met by the existing semi-detached dwelling and proposed lot re-creation.

### **3. Staff Comment**

#### **3.1 Consent Application No. B 1/20**

##### **3.1.1 *Planning Act***

Section 51(24) of the *Planning Act*, R.S.O. 1990, as amended, provides a list of matters to be regarded in relation to the division of land. Staff has reviewed the consent application in light of the *Planning Act* criteria and is satisfied that the consent can meet all applicable criteria in Section 51(24).

##### **3.1.2 Provincial Policy Statement (PPS)(2020)**

The latest iteration of the Provincial Policy Statement (PPS) came into effect on May 1, 2020. All planning decisions made as of this point forward must be consistent with the 2020 PPS.

The subject property is located within a 'Settlement Area' pursuant to the policies of the PPS. Accordingly, the policies pertaining to development within settlement areas direct land use patterns to be based on a mix of land uses and densities, which support the efficient use of resources; are appropriate for the efficient use of infrastructure and public service facilities; and support active transportation. The proposed consent application seeks to reinstate the previous lot fabric in support of an existing semi-detached dwelling and is consistent with the policies of the 2020 PPS.

##### **3.1.3 Official Plan**

The subject property is designated 'Residential' (Schedule 'A', Land Use Plan) and 'Low Density' (Schedule 'C', Residential Density Plan) in the Town of Orangeville Official Plan. The policies for Low Density Residential areas permit single detached and two-unit dwellings to a maximum density of 25 units per net residential hectare. The proposed consent is facilitating an existing use permitted by the Low Density Residential policies of the Official Plan.

Section 17 of the Official Plan outlines general policies for consents, which include criteria for considering where land division by consent may occur. The proposed consent satisfies these criteria based on the following:

- The subject lands were located within an area serviced with full municipal infrastructure (i.e. water and sanitary) and stormwater run-off would be accommodated by overland flow into a municipal drain on York Street (Section 17.1).
- The proposed lot severance will maintain frontage onto York Street, designated as a Local Road on Schedule 'E' of the Official Plan (Section 17.2).
- The proposed severed and retained lots are consistent with the linear orientation of the surrounding lot fabric in the area and is appropriate to accommodate the existing semi-detached use (Section 17.3).

Staff are of the opinion that the proposed consent to reinstate the pre-existing semi-detached lot fabric for the property conforms to the policies of the Town's Official Plan.

#### **3.1.4 Zoning By-law**

The subject property is zoned Residential Second Density (R2) Zone on Schedule 'A' (Map No. C5) of Zoning By-law No. 22-90. The R2 zone permits only single-detached dwellings and home occupations, among other permitted uses.

The proposed consent application intends to reinstate the pre-existing semi-detached dwelling lot fabric. However, a semi-detached dwelling is not permitted by the R2 Zone. The existing semi-detached dwelling was lawfully established prior to the enactment of the current R2 zoning for the property. As a result, the semi-detached is considered a legal non-conforming use in accordance with the By-law. Notwithstanding the legal non-conforming status of the property, any proposed lot creation and resulting land uses must fully comply with the Zoning By-law. A related application for a Minor Variance (File No. A-14/20) has therefore been submitted to permit a semi-detached dwelling for this property, in order to bring the existing legal non-conforming use into compliance with the By-law. All other provisions of the R2 Zone would be met by the existing semi-detached dwelling and proposed lot re-creation that would result from this consent application. The related Minor Variance application will be addressed by the Committee in conjunction with this application.

#### **4. Cash-in-lieu of Parkland**

The proposed severance aims to reinstate the pre-existing semi-detached lot fabric for the property. No additional new development lots are being created and no new dwelling construction will occur as a result of this application. Parkland dedication (or payment in lieu thereof) is therefore not applicable to this application, pursuant to By-law No. 47-2012 and the provisions of the *Planning Act*.

## 5. Recommendations

Planning Division staff recommends that Consent Application (File No. B-02/20) to sever a 996 square-metre property containing an existing semi-detached dwelling in order to reinstate the two separate lots which have merged on-title, be approved.

Respectfully submitted:



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Brandon Ward, MCIP, RPP  
Manager of Planning, Infrastructure Services

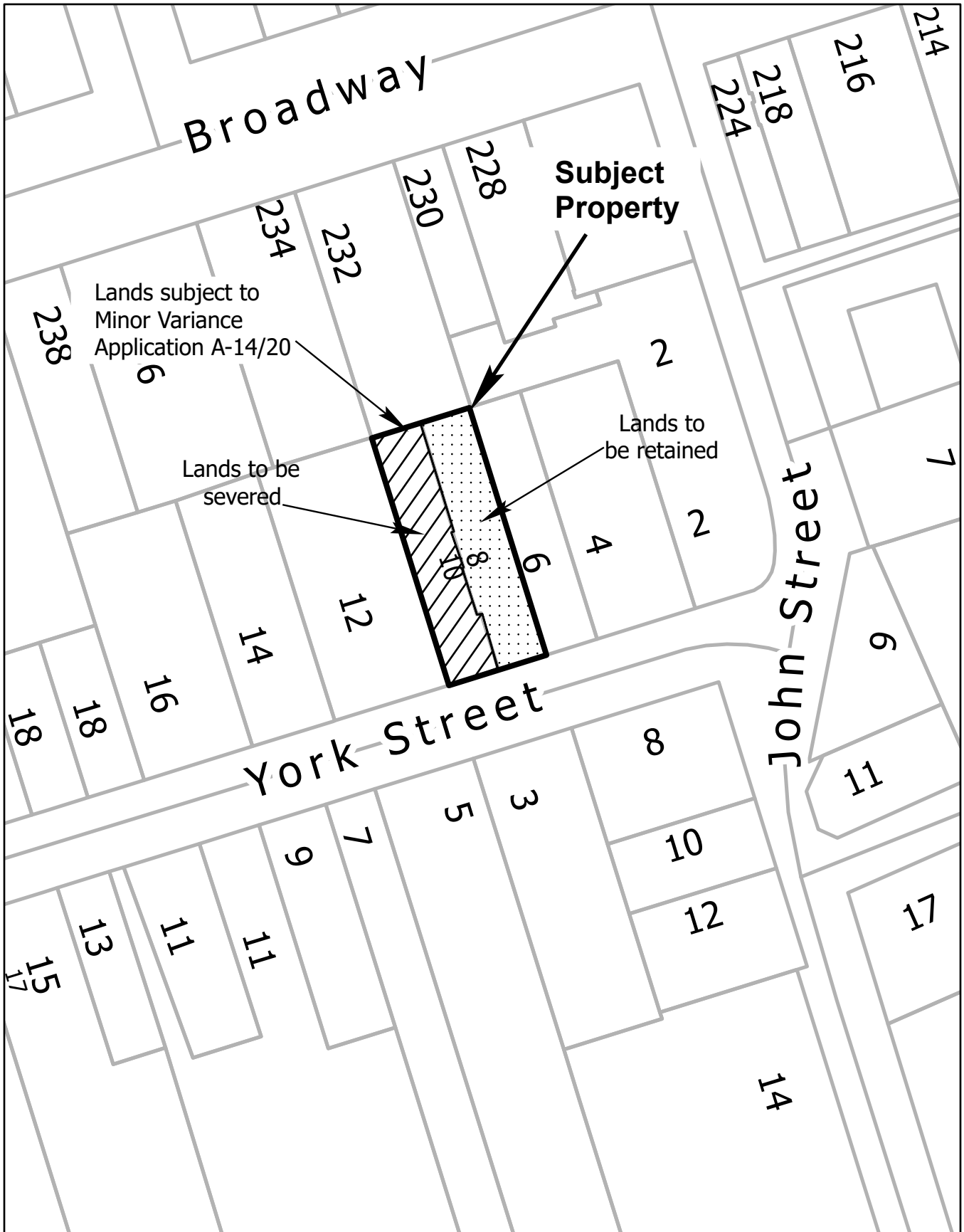
Attachments:

1. Location Map
2. Property Survey

Location Map

Files: A-14/20 and B-02/20

Applicants: Davd Rintoul and Robert Rintoul



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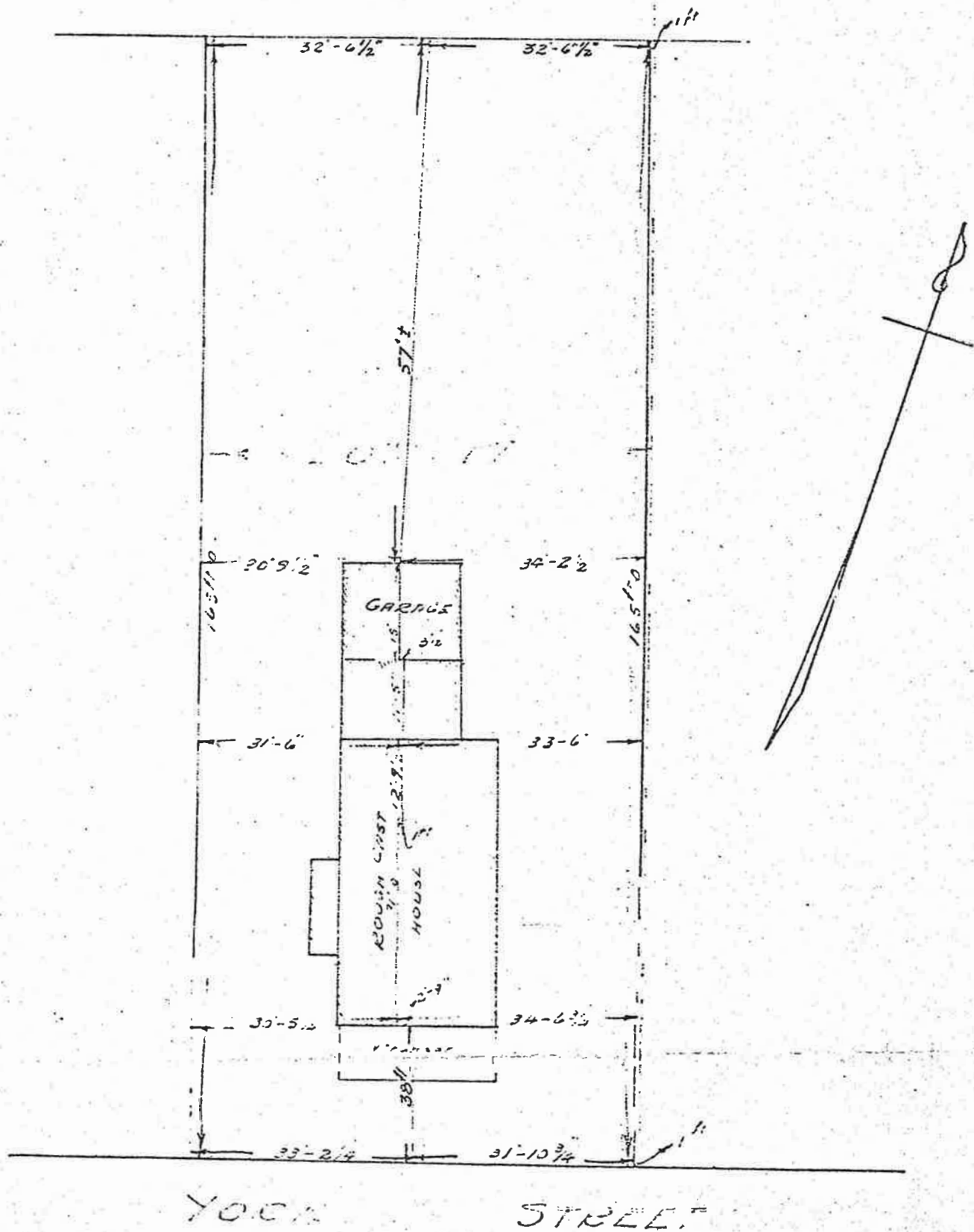
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# PLAN OF SURVEY OF PART OF LOT 17, BLOCK 8, PLAN 138 TOWN OF ORANGEVILLE

Christie & Brally,  
Orangeville, Ont.

SCALE 20 = 1"

J. W. Deaith  
Ontario Land Survey  
April 2<sup>nd</sup>, 1929.





## Report to Committee of Adjustment

**To:** Chair & Members of the Committee of Adjustment **Reviewed by:** \_\_\_\_\_

**From:** R. John Lackey, P. Eng., Manager, Transportation & Development

**Copy:** Ms. Larysa Russell, MCIP, RPP | Senior Planner, Planning | Infrastructure Services

**Date:** November 16, 2020

**Report:** B-02/20

**Subject:** Notice of Hearing for Consent to Sever, Part of Lot 17, Block 8, on Registered Plan 138, 8 & 10 York Street; Applicant – David Rintoul and Robert Rintoul

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Infrastructure Services has reviewed the Notice of Hearing for a proposed severance for lands described as Part of Lot 17, Block 8 on Registered Plan 138, municipally known as 8 & 10 York Street in the Town of Orangeville.

It is the understanding of Infrastructure Services that:

- The applicant is applying for a consent to sever a parcel of land which has merged on title to re-instate the two separate lots. The merged lot has an area of approximately 0.10 hectares.
- The severed parcel of land will have a frontage on York Street of 10.05 metres, a depth of approximately 50.3 metres and an area of approximately 506 sq. metres.
- The retained parcel of land will have a frontage on York Street of 9.75 metres, a depth of approximately 50.3 metres and an area of approximately 490 sq. metres.
- The applicant is also applying for a minor variance (No. A-14/20).

As there are no grading, drainage or servicing issues associated with this application, Infrastructure Services has no objection to the severance being granted.

However, as a condition of granting this severance, the Applicant shall be responsible for preparing all reference plans and associated documents, necessary for registration on title. Concluding Infrastructure Services has no objection to granting this severance.

It is also noted that the severed parcel of land is subject to a minor variance application, No. A-14/20.

Respectfully submitted,

R. John Lackey, P. Eng.,  
Manager, Transportation and Development  
Infrastructure Services

Carolina Khan, Deputy-Clerk, Secretary-Treasurer, Committee of Adjustment

RJL/jl