



Minutes of a Committee of Adjustment Meeting

Electronic Participation

August 4, 2021, 6:00 p.m.

Chair and Secretary-Treasurer Participating Remotely The Corporation of the Town of Orangeville

Members Present: Hiedi Murray, Chair
 Jason Bertrand
 Alan Howe
 Rita Baldassara
 Scott Wilson

Staff Present: L. Russell, Senior Planner
 T. MacDonald, Acting Secretary-Treasurer

1. Call to Order

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

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Adoption of Minutes of Previous Meeting

Recommendation: 2021-018

Moved by Rita Baldassara

That the agenda, as amended be approved.

Carried

Recommendation: 2021-019

Moved by Scott Wilson

That the minutes of the following meeting, as amended are approved:

2021-07-07 Committee of Adjustment

Carried

4. Statutory Public Hearing

4.1 File No. A11-21, 7 Mason Street

The Chair asked if anyone wished to speak in favour of the application. The applicant indicated that he is creating a space for his parents and that the variance is required to construct steps to access the unit. The Chair asked if anyone wished to speak in opposition to the application. No

comments were made. The Chair asked if any of the members had any questions. Mr. Bertrand questioned the additional correspondence on the agenda and the committee secretary advised that circulated municipalities may provide comments to the committee if they wish, even if the comments are simply indicating that there are no concerns. Mr. Bertrand also questioned the parking spaces for the new dwelling and the Chair advised that three parking spaces are required to comply with the Zoning By-law. The applicant indicated that the property has four parking spaces.

Recommendation: 2021-020

Moved by Scott Wilson

That the following reports and memos be received:

- A Report from L. Russell, Senior Planner, Infrastructure Services dated August 4, 2021;
- A Report from the Township of Amaranth dated July 19, 2021;
- A Memo to the County of Dufferin dated August 3, 2021;

And that the Minor Variance Application (File No. A11-21) to increase the maximum permitted rear yard encroachment from 0.6 metres to 1.2 metres in order to permit the construction of stairs for access into an accessory apartment, be approved, generally in accordance with the submitted Site Plan.

Carried

4.2 File No. A12-21, Southwest Corner C Line and Alder Street

The Chair asked if anyone wished to speak in favour of the application. The agent for the applicant, Mr. Shashank spoke in favour of the application. The applicant indicated that there may be an issue with respect to the height of the building and L. Russell, Senior Planner advised that building height issues will be addressed through the site plan process. The Chair asked if anyone wished to speak in opposition. No comments were made. The Chair asked if any of the members had any questions. Mr. Wilson questioned reference on page 17 of the agenda to low impact development features that cannot be accommodated. L. Russell, Senior Planner indicated that is in reference to infiltration trenches which cannot be accommodated because of the water table. Mr. Wilson also questioned the amount of cash in lieu that will be collected. L. Russell, Senior Planner indicated that approximately \$120,000 would be collected as cash in lieu and that the formula for that calculation is metres cubed that cannot be infiltrated on the site. Mr. Howe asked if input had been received from Credit Valley Conservation and L. Russell, Senior Planner indicated that the property is not located in the Credit Valley Conservation regulated area but that Credit Valley Conservation had agreed that infiltration cannot be met on site. Mr. Bertrand asked what type of development is contemplated and the applicant indicated that it will be a commercial retail plaza.

Recommendation: 2021-021

Moved by Rita Baldassara

That the following reports and memos be received:

- A Report from L. Russell, Senior Planner, Infrastructure Services dated August 4, 2021;
- A Report from the Township of Amaranth dated July 19, 2021;
- A Memo to the County of Dufferin dated August 3, 2021;

And that Minor Variance Application (File No. A12-21) to reduce the number of required parking spaces from 191 to 178, and to increase the coverage for all buildings and hard-surfaced areas from 70% to 80%, be approved.

Yes (3): Hiedi Murray, Alan Howe, and Rita Baldassara

No (2): Jason Bertrand, and Scott Wilson

Carried (3 to 2)

5. Items for Discussion

5.1 Official Plan Steering Committee Appointment

L. Russell, Senior Planner provided a brief overview of the Official Plan Review process and the Official Plan Steering Committee.

Moved by Jason Bertrand

That Jason Bertrand be appointed as a member of the Official Plan Steering Committee.

Carried

6. Correspondence

None.

7. New Business

None.

8. Date of Next Meeting

The next meeting is scheduled for September 1, 2021.

9. Adjournment

The meeting was adjourned at 6:34 p.m.