



Agenda
Committee of Adjustment Meeting

Wednesday, September 1, 2021, 6:00 p.m.
Chair and Secretary-Treasurer Participating Remotely
The Corporation of the Town of Orangeville

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 ckhan@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:

Telephone: (289) 801-5774

Conference ID: 993 119 455#

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.

Accessibility Accommodations

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

-
1. **Call to Order**
 2. **Disclosures of (Direct or Indirect) Pecuniary Interest**
 3. **Adoption of Minutes of Previous Meeting**
2021-08-04 Committee of Adjustment Minutes

Recommendations:

That the minutes of the following meeting be approved:

2021-08-04 Committee of Adjustment

4. **Statutory Public Hearing**

4.1. File No. A-13/21 - 108 Burbank Crescent

In the matter of an application by Kerri Greenwood and Bradley Smeltzer for a minor variance to Zoning By-law 22-90, as amended, on property described as Part Lot 285, Plan 110, Part 19 on Reference Plan 7R-517, municipally known as 108 Burbank Crescent, 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”.

Explanatory Note:

The applicants are requesting a minor variance to reduce the minimum required width of one of the parking spaces from 2.6 metres x 5.5 metres to 2.5 metres x 5.5 metres to accommodate the three parking spaces required for two dwelling units.

4.1.1. Planning Report – A13-21 – 108 Burbank Crescent

Recommendations:

That Planning Report – A13-21 – 108 Burbank Crescent be received;

And that the Minor Variance Application (File No. A13-21) to reduce the minimum required width of one of the parking spaces from 2.6 metres x 5.5 metres to 2.5 metres x 5.5 metres to accommodate the three parking spaces required for two dwelling units, be approved.

4.1.2. A Report from WSP on behalf of the County of Dufferin, dated August 23, 2021

4.2. File No. A-14/21 - 393 Jay Crescent

In the matter of an application by Right Investments Holdings Inc. for a minor variance to Zoning By-law 22-90, as amended, on property described as Part of Lot 220, Registered Plan 43M-1187, Parts 13, 14, 15 on Reference Plan 7R-4711, municipally known as 393 Jay Crescent, 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 Sixth Density (R6) Zone S.P. 24.84.”

Explanatory note:

The applicant is requesting a minor variance to permit steps to encroach into the garage by 0.5 metres, and to increase the maximum driveway width from 4.0 metres to 5.4 metres to accommodate the three parking spaces required for two dwelling units.

4.2.1. Planning Report – A14-21 – 393 Jay Crescent

Recommendations:

That Planning Report – A14-21 – 393 Jay Crescent be received;

And that the Minor Variance Application (File No. A14-21) to permit steps to encroach into the garage by 0.5 metres, and to increase the maximum driveway width from 4.0 metres to 5.4 metres, to accommodate the three parking spaces required for two dwelling units, be approved, subject to the following condition:

1. That a maximum 5.0 metre-wide portion of the driveway, matching the exterior extent of the garage, be paved, and the additional driveway width be constructed of a different hard-surface permeable material, such as patio stones or permeable pavers.

4.2.2. A Report from WSP on behalf of the County of Dufferin, dated August 23, 2021

5. Items for Discussion

5.1. 2022 Committee of Adjustment Meeting Calendar

Recommendations:

That the 2022 Committee of Adjustment Meeting Calendar be received and adopted.

6. Correspondence

7. New Business

8. Date of Next Meeting

The next meeting is scheduled for Wednesday October 6, 2021 at 6:00 p.m.

9. Adjournment



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.

Subject: Planning Report – A13-21 – 108 Burbank Crescent

Department: Infrastructure Services

Division: Planning

Meeting Date: 2021-09-01

Recommendations

That Planning Report – A13-21 – 108 Burbank Crescent be received;

And that the Minor Variance Application (File No. A13-21) to reduce the minimum required width of one of the parking spaces from 2.6 metres x 5.5 metres to 2.5 metres x 5.5 metres to accommodate the three parking spaces required for two dwelling units, be approved.

Introduction

Legal Description: Lot 285, Plan 110, Part 19 on Reference Plan 7R-517

Municipal Address: 108 Burbank Crescent

Applicant(s): Kerri Greenwood and Bradley Smeltzer

Official Plan Designation: 'Low Density Residential' (Schedule 'C')

Zoning (By-law 22-90): Residential Third Density (R3) Zone

Purpose: The applicants are requesting a minor variance to reduce the minimum required width of one of the parking spaces from 2.6 metres x 5.5 metres to 2.5 metres x 5.5 metres, to accommodate the three parking spaces required for two dwelling units.

Background

The subject property is located on the south side of Burbank Crescent, north of Karen Court, and south of Robb Boulevard. The property is approximately 335 square metres (3,600 square feet) in area, with 9.1 metres (30 feet) of frontage along Burbank Crescent. A 2-storey semi-detached dwelling exists on the property and is situated within a low-

density residential neighbourhood. The location of the subject lands is indicated on Attachment No. 1.

The applicants are proposing to create a second dwelling unit within the basement of the existing semi-detached dwelling. The Zoning By-law requires that a minimum of three (3) parking spaces be provided for the two dwelling units. The driveway is proposed to be widened to a width of 5.2 metres, which will accommodate two, 2.6-metre-wide parking spaces, side by side, in accordance with the driveway requirements of the by-law.

In order to permit a second dwelling unit within the basement, a third parking space is required. The third parking space is proposed to be located on the eastern side of the property where the driveway extends beyond the front face of the dwelling, as shown on Attachment No. 2 (see parking space labeled "1"). However, the width of this parking space is 2.5 metres, whereas the required width is 2.6 metres. Therefore, the purpose of this application is to reduce the minimum required width of one of the parking spaces from 2.6 metres x 5.5 metres to 2.5 metres x 5.5 metres to accommodate the three parking spaces required for two dwelling units.

Pending approval by the Committee of Adjustment of this application, the proposed development will comply with the Zoning By-law; however, will still require applicable permits under the Ontario Building Code.

Analysis

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:

1. Conformity with the Official Plan

The subject property is designated "Low Density Residential" in the Town of Orangeville Official Plan. Semi-detached dwellings and second dwelling units are permitted land uses pursuant to the residential policies of the Official Plan. The reduction in the width of a parking space associated with a second dwelling unit does not conflict with or offend any high-level policy direction of the Official Plan.

The proposed variance is considered to conform with the intent of the Official Plan.

2. General Intent of the Zoning By-law is Maintained

The subject lands are zoned Residential Third Density (R3) Zone on Schedule 'A' of Zoning By-law 22-90, as amended. The R3 Zone permits a range of residential uses, including semi-detached dwellings.

The General Provisions of the By-law (Section 5.29) prescribe that a second dwelling unit is permitted within a single detached or semi-detached dwelling, provided that there is only one entrance in the front wall of the dwelling unit, and at least 3 parking spaces are

provided. The maximum driveway width for the subject lands is 5.2 metres (Section 5.17.2.b).

The applicants are requesting a minor variance to reduce the minimum required width of one of the parking spaces from 2.6 metres x 5.5 metres to 2.5 metres x 5.5 metres, to accommodate the three parking spaces required for two dwelling units.

For properties with lot frontages between 9.0 metres to 12.0 metres, the By-law prescribes that the minimum width required for a parking space in a driveway is 2.6 metres (Section 5.29). The purpose of the parking space width requirement is to ensure that the average vehicle can fit with the prescribed parking space size. It is intended that the parking space be unobstructed.

The applicant is seeking to reduce the required width for one parking space by 0.1 m, for a total width of 2.5 metres. Other municipalities (i.e. Guelph), permit exterior parking spaces within private driveways to be a minimum of 2.5 metres wide. The impact of a parking space with a reduced width is also dependant on the vehicle. The majority of vehicles should fit within a 2.5 metre wide residential parking space. For example, pick-up trucks are a widely-used, large-sized vehicle and newer models have a maximum width of around 2.05 metres (81 inches). It should also be noted that the two (2) parking spaces in the driveway remain unaffected as their width is not reduced. This provides an opportunity to strategically park vehicles where they will most conveniently fit, if required. Based on this, staff is satisfied that the reduced width of one parking space will not hinder the ability to accommodate a total of 3 vehicles on the property.

The requested variance maintains the general intent of the Zoning By-law.

3. Desirable Development or Use of the Land, Building or Structure

Semi-detached dwellings and second dwelling units are permitted pursuant to the policies of the Zoning By-law No. 22-90. The proposed variances will not have adverse impacts on surrounding properties, while permitting an additional dwelling unit on the subject land.

The requested variance is considered desirable and appropriate for the use of the land.

4. Minor in Nature

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

Infrastructure Services – Transportation & Development Comments:

Infrastructure Services has reviewed the Notice of Hearing for a minor variance for the property described as Lot 285, Plan 110, Part 19 of Reference Plan 7R-517, municipally known as 108 Burbank Crescent, in the Town of Orangeville. The minor variance is to reduce the minimum required width of one of the parking spaces from 2.6 metres x 5.5 metres to 2.5 metres x 5.5 metres, to accommodate the three parking spaces required for two dwelling units.

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 reduce the minimum required width of one of the parking spaces from 2.6 metres x 5.5 metres to 2.5 metres x 5.5 metres, to accommodate the three parking spaces required for two dwelling units.

Strategic Alignment

Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective: Plan for Growth

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities

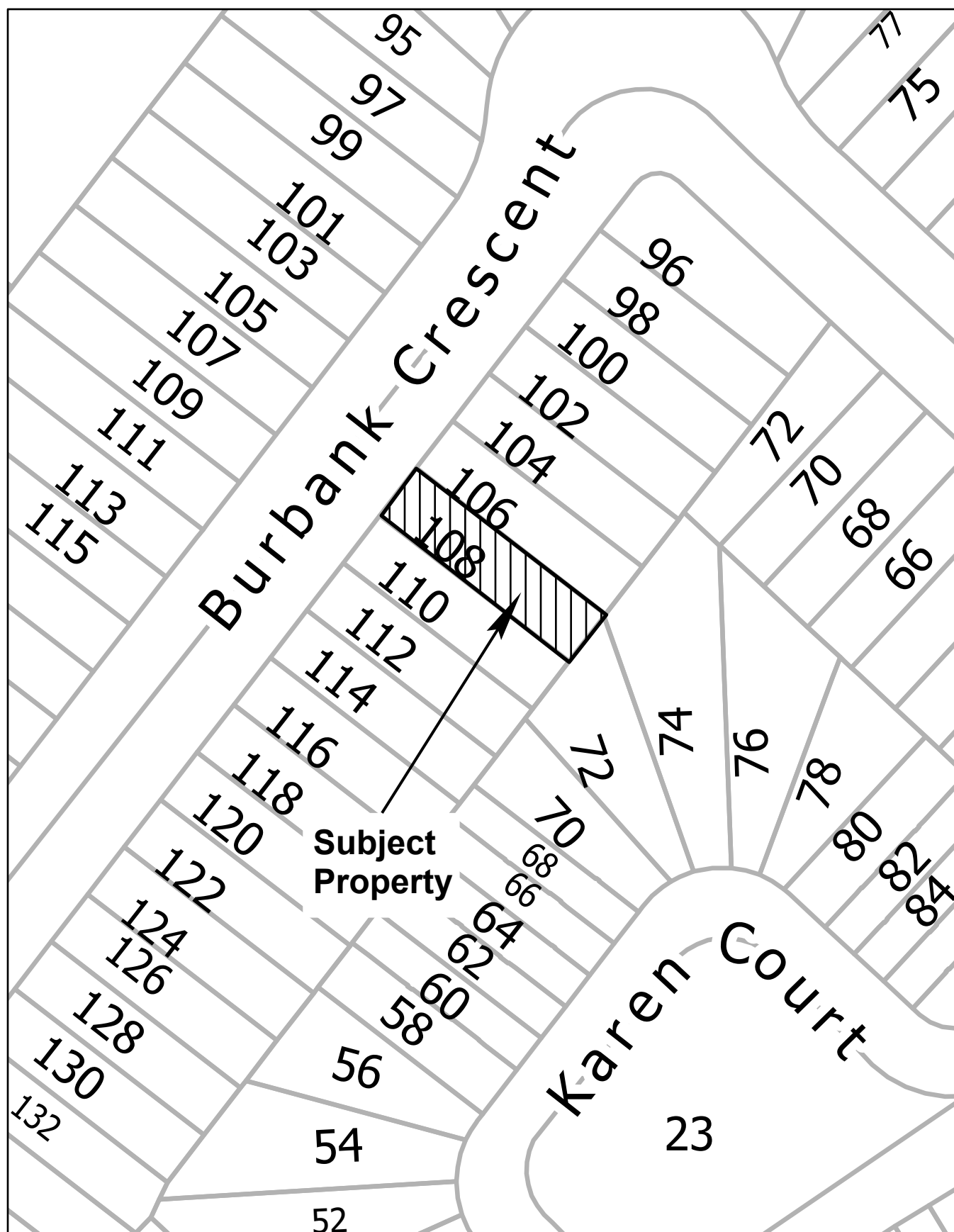
Prepared by

Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services

Reviewed by

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

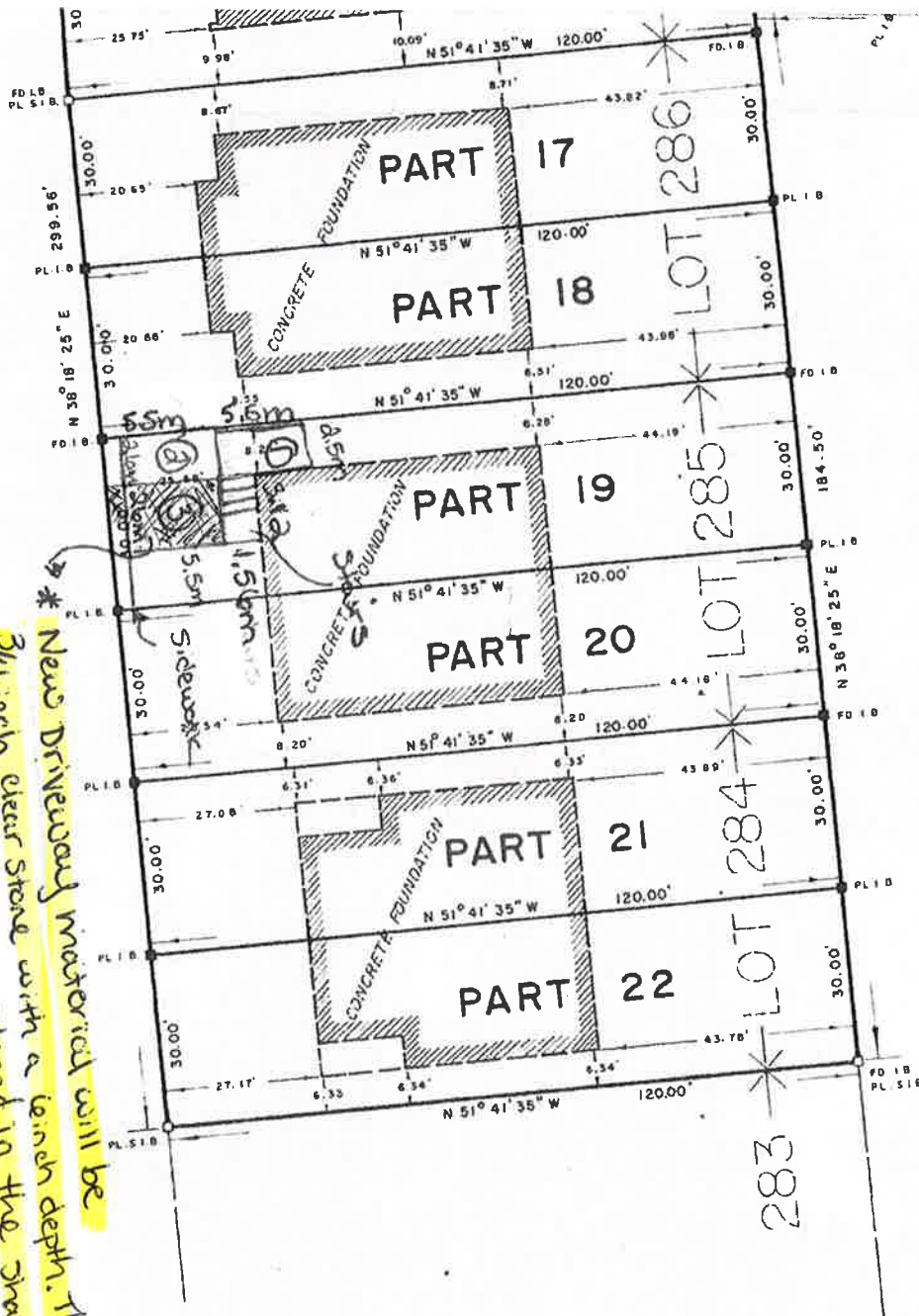
Attachment(s): 1. Location Map
2. Site Plan



CRESC

BURBANK

* New Driveway material will be
3/4 inch clear stone with a 1/2 inch depth. The
clear stone will be placed in the shaded
area shown on the survey.



REF 26-374

MEMO

TO: County of Dufferin

FROM: Matt Alexander, Project Manager, WSP
William Turman, Planner, WSP

SUBJECT: Applications for Minor Variance (A-13/21) – 108 Burbank Crescent,
Town of Orangeville.

DATE: August 23, 2021

Recommendation

Based on our review, the proposal is consistent with the Urban Settlement Area designation and related policies of the Dufferin County Official Plan, provided that:

- Consultation with Credit Valley Conservation (CVC) occurs to determine the significance of the Wellhead Protection Area and whether there are concerns.

Summary

The purpose of the Minor Variance is to facilitate the addition of a second unit by reducing the minimum required width of one of the parking spaces from 2.6 m. to 2.5 m. to accommodate the three parking spaces required for two dwelling units.

The documents received by WSP on August 13th, 2021, include:

- Committee of Adjustment Application for Minor Variance.
- Notice of Hearing package

These circulation documents were reviewed against the Province's Natural Heritage mapping and the Dufferin County Official Plan.

Dufferin County Official Plan (2017)

The subject property is designated as Urban Settlement Area in the County Official Plan Schedule B – Community Settlement Structure and Land Use. The intent of the Urban Settlement Area designation is to function as the primary centre for growth, development, and urban activities. Per policy 3.3.1, local municipalities are encouraged to promote development within settlement areas that is compact, mixed use, with a broad range of housing types for all residents. The policy additionally promotes optimizing the use of land to accommodate forecasted growth.

Per Policy 3.3.2, Urban Settlement Areas accommodate a broad range of uses and focus of growth. The County Official Plan directs that the range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the policies of this Plan. The County Official Plan also directs that urban settlement areas provide a range of land uses and densities, a mix of housing types including affordable

housing options. Local municipalities are encouraged to identify and promote intensification, infill and redevelopment of designated and vacant and/or underutilized sites, in the urban settlement areas, taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs.

The subject property is located within the Built Boundary Area. The County supports redevelopment within the existing built boundary/built-up area wherever feasible and appropriate.

Section 3.4.2 states that local municipal official plans will identify appropriate locations and the type and form of intensification to be promoted. Furthermore, small scale intensification through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units (including the development of accessory residential dwellings, secondary dwelling units, and the development of garden suites, as guided by the policies of Section 3.7) are promoted. The County identifies a minimum intensification target of 50% for Orangeville. One of the criteria for considering applications for intensification is whether sufficient parking is provided.

Section 3.7.4 states it is a priority for the County to support the provision of second residential units and garden suites as a means to provide a greater diversity of housing types and housing affordability. Local municipal official plans and implementing zoning by-laws will contain detailed policies and requirements relating to second residential units which generally support their creation and will have consideration for such matters as: land use permissions for second residential units, parking requirements, servicing, and compliance with other relevant municipal and provincial requirements.

Appendix 2 (Source Water Protection) indicates that the subject property is within a Wellhead Protection Area and a Water Quantity Area. Per section 5.4.2(d), prior to the approval of new or expanded development within well head protection areas (shown as “Water Quantity Area on Appendix 2), the proponent shall demonstrate that pre-development groundwater recharge rates will be maintained and/or where possible improved. It is recommended that the applicant consult with Credit Valley Conservation (CVC) to determine the significance of the aquifer and groundwater recharge area.

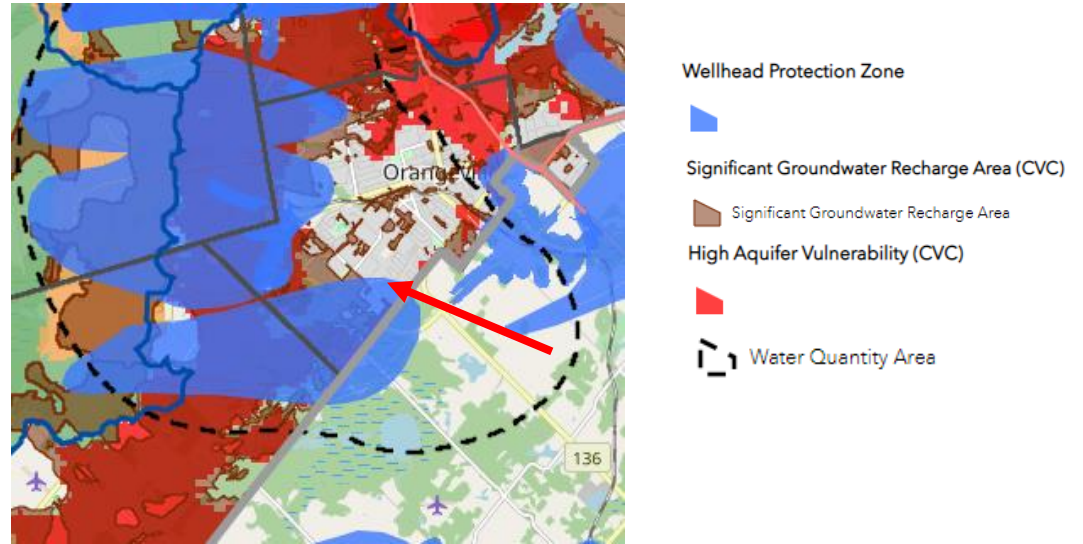


Figure 1 Dufferin County Official Plan - Appendix 2, Source Water Protection

Recommendation

Based on our review, the proposal is consistent with the Urban Settlement Area designation and related policies of the Dufferin County Official Plan, provided that:

- Consultation with Credit Valley Conservation (CVC) occurs to determine the significance of the Wellhead Protection Area and whether there are concerns.

Subject: Planning Report – A14-21 – 393 Jay Crescent

Department: Infrastructure Services

Division: Planning

Meeting Date: 2021-09-01

Recommendations

That Planning Report – A14-21 – 393 Jay Crescent be received;

And that the Minor Variance Application (File No. A14-21) to permit steps to encroach into the garage by 0.5 metres, and to increase the maximum driveway width from 4.0 metres to 5.4 metres, to accommodate the three parking spaces required for two dwelling units, be approved, subject to the following condition:

- 1. That a maximum 5.0 metre-wide portion of the driveway, matching the exterior extent of the garage, be paved, and the additional driveway width be constructed of a different hard-surface permeable material, such as patio stones or permeable pavers.**

Introduction

Legal Description: Part of Lot 220, Registered Plan 43M-1187, Parts 13, 14, 15 on Reference Plan 7R-4711

Municipal Address: 393 Jay Crescent

Applicant(s): Right Investments Holdings Inc.

Official Plan Designation: ‘Low Density Residential’ (Schedule ‘C’)

Zoning (By-law 22-90): Residential Sixth Density (R6) Zone S.P. 24.84.

Purpose: The applicants are requesting a minor variance to permit steps to encroach into the garage by 0.5 metres, and to increase the maximum driveway width from 4.0 metres to 5.4 metres, to accommodate the three parking spaces required for two dwelling units.

Background

The subject property is located on the west side Jay Crescent, east of Highway 10, and north of McCannell Avenue. The property is approximately 274 square metres (2,950 square feet) in area, with 7.6 metres (30 feet) of frontage along Jay Crescent. A 2-storey linked dwelling (shares a party wall underground) exists on the property and is situated within a low-density residential neighbourhood. The location of the subject lands is indicated on Attachment No. 1.

The applicant is proposing to create a second dwelling unit within the basement of the linked dwelling. The Zoning By-law requires that a minimum of three (3) parking spaces be provided for the two dwelling units. The existing driveway has a length of approximately 7.1 metres (23.3 feet) measured to the front lot line. It has a paved width of approximately 4.5 metres (14.8 feet), as indicated on Attachment 2.

The lot frontage of the subject land is 7.6 metres. The Zoning By-law prescribes a maximum driveway width of 4.0 metres; however, the combined required driveway width for two (2) parking spaces is 5.4 metres. Further, the parking space length within the garage is partially obstructed by steps. Therefore, the purpose of this application is to seek relief from the maximum driveway width, increasing it from 4.0 metres to 5.4 metres, and to allow steps to encroach into the garage by 0.5 metres, in order to accommodate the (3) three parking spaces required for the two dwelling units.

Pending approval by the Committee of Adjustment of this application, the proposed development will comply with the Zoning By-law; however, will still require applicable permits under the Ontario Building Code.

Analysis

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:

1. Conformity with the Official Plan

The subject property is designated "Low Density Residential" in the Town of Orangeville Official Plan. For the purpose of implementing Official Plan policy, the linked dwelling is considered to be a semi-detached dwelling. Semi-detached dwellings and second dwelling units are permitted land uses pursuant to the residential policies of the Official Plan. The proposed driveway widening and step encroachment in the garage would facilitate a legal second dwelling unit and does not conflict with or offend any high-level policy direction of the Official Plan.

The proposed variance is considered to conform with the intent of the Official Plan.

2. General Intent of the Zoning By-law is Maintained

The subject lands are zoned Residential Sixth Density (R6) Zone, with Special Provisions (S.P.) 24.84 on Schedule 'A' of Zoning By-law 22-90, as amended. For the purpose of the Zoning By-law, the linked dwelling is considered to be a semi-detached dwelling. The R6 Zone permits a range of residential uses, including semi-detached dwellings.

The General Provisions of the By-law (Section 5.29) prescribe that a second dwelling unit is permitted within a single detached or semi-detached dwelling, provided that there is only one entrance in the front wall of the dwelling unit, and at least 3 parking spaces are provided. Parking spaces are required to be 2.7 metres in width and 5.5 metres in length (Section 5.17.2.b). The maximum driveway width for the subject lands is 4.0 metres (Section 5.17.7.b).

The applicant is requesting a minor variance to permit steps to encroach into the garage by 0.5 metres and to increase the driveway width from 5.0 metres to 5.4 metres in order to accommodate the three parking spaces required for two dwelling units.

A total of three (3) parking spaces are required in order to permit the second dwelling unit. Two (2) parking spaces are proposed in the driveway, and one (1) in the garage.

A parking space is required to be 5.5 metres in length (Section 5.17.2.d). It appears that garage has been modified to add a door with steps, providing access to the interior of the house. The steps encroach 0.5 metres into the garage, and 0.3 metres into the required parking space length located in the garage.

The purpose of the parking space length requirement is to ensure that the average vehicle can fit with the prescribed parking space size. It is intended that the parking space be unobstructed.

Given the configuration of the garage and the location of the internal access door, the parking space is only partially obstructed by the steps. The impact of the obstruction on the parking space is dependent on the vehicle. If the vehicle is less than 5.2 metres in length, which includes many sedans, small and medium SUVs, the parking area will not be obstructed. If the vehicle has a length of 5.3 to 5.5 metres, which includes large SUVs and vans, the space will be obstructed. However, there may be ways to park the vehicle to avoid obstruction (i.e. bumper overhangs steps). It should also be noted that the two (2) parking spaces in the driveway remain unaffected as the length is not reduced. This provides an opportunity to strategically park vehicles where they most conveniently fit, if required. Based on this, staff is satisfied that the step encroachment within the garage will not hinder the ability to accommodate a total of 3 vehicles on the property.

In order to accommodate the width of two (2) parking spaces, each having a width of 2.7 metres, the driveway needs to be 5.4 metres wide. However, the subject lands have a maximum permitted driveway width of 4.0 metres.

The purpose of limiting the driveway width is to maintain a green streetscape, maintain a reasonable ratio of garage/driveway width relative to the front face of the dwelling along the frontage of the property, and to maintain appropriate grades and pervious surfaces associated with drainage.

The existing paved driveway is 4.47 metres wide, resulting in approximately 59% of the frontage being paved. An additional 0.93 metre width is required to create a 5.4 metre wide driveway, and will be constructed from patio stones. The applicant is not proposing to expand the garage, and as such the massing of the house will not be affected. Planning staff is of the opinion that the minimal increase in surface parking area on the property, constructed of patio stones, will not have an adverse impact on the streetscape. It will achieve the necessary parking required to facilitate an additional dwelling unit, which is permitted by the Official Plan and Zoning By-law.

The By-law prescribes a maximum paved driveway width of 4.0m. However, it is reasonable for the paved driveway to match the exterior width of the garage. As such, to limit the paved area and reflect the existing condition, planning staff have recommended a condition that only a maximum of 5.0 metres of the driveway be paved, while the additional required width be constructed of a different material such as patio stones or permeable pavers.

Subject to the recommended condition, the requested variances maintain the general intent and purpose of the Zoning By-law.

3. Desirable Development or Use of the Land, Building or Structure

Semi-detached dwellings and second dwelling units are permitted pursuant to the policies of the Zoning By-law No. 22-90. The proposed variances will not have adverse impacts on surrounding properties, while permitting an additional dwelling unit on the subject land.

The requested variance is considered desirable and appropriate for the use of the land.

4. Minor in Nature

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

Infrastructure Services – Transportation & Development Comments:

Infrastructure Services has reviewed the Notice of Hearing for a minor variance for the property described as Part of Lot 220, Registered Plan 43M-1187, Parts 13, 14 and 15 on Reference Plan 7R-4711, municipally known as 393 Jay Crescent, in the Town of Orangeville. The minor variance is to permit steps to encroach into the garage by 0.5 metres, and to increase the maximum driveway width from 4.0 metres to 5.4 metres, to accommodate the three parking spaces required for two dwelling units.

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 steps to encroach into the garage by 0.5 metres, and to increase the maximum driveway width from 4.0 metres to 5.4 metres, to accommodate the three parking spaces required for the two dwelling units.

Strategic Alignment

Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective: Plan for Growth

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities

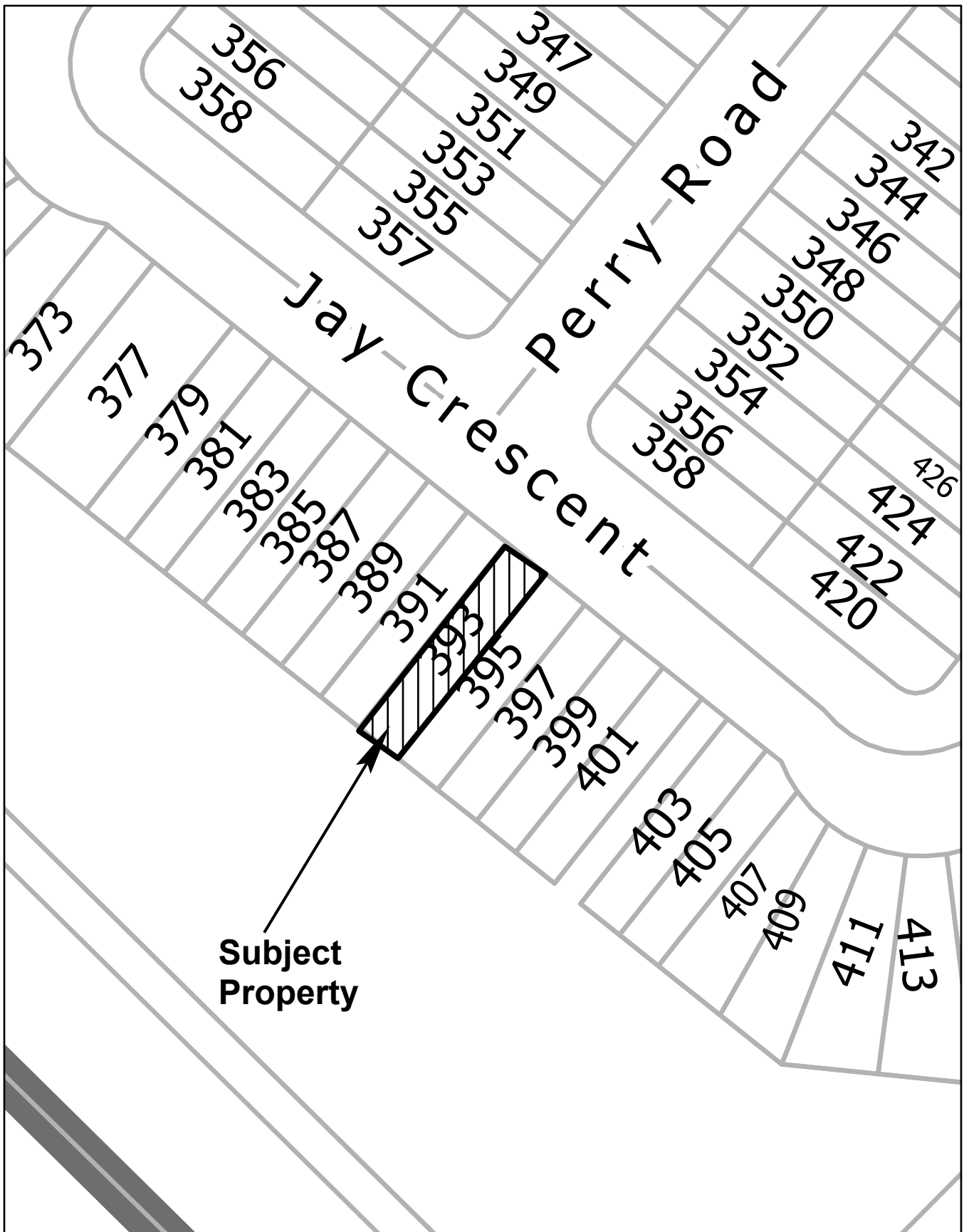
Prepared by

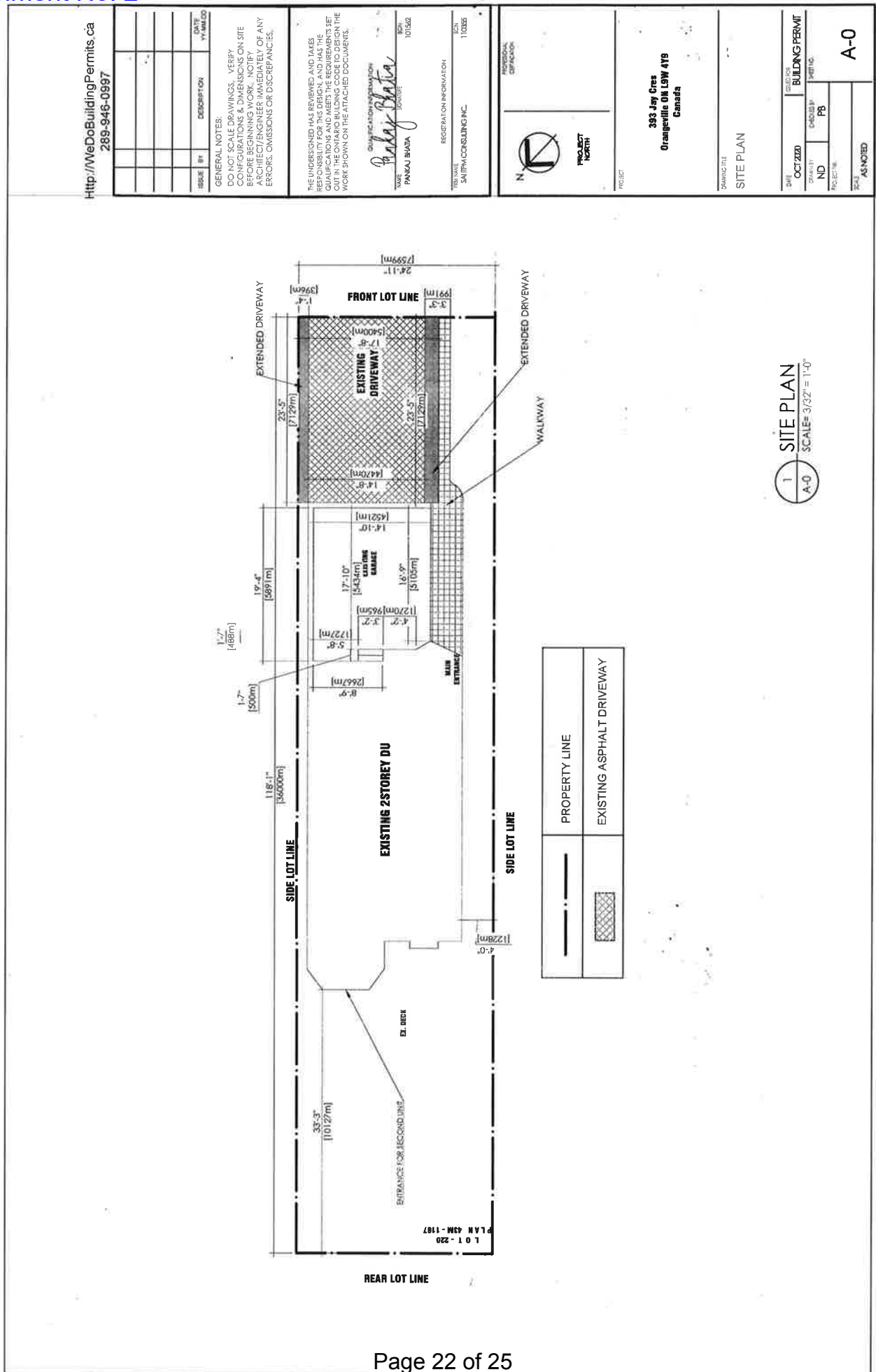
Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services

Reviewed by

Brandon Ward, MCIP, RPP
Planning Manager, Infrastructure Services

Attachment(s): 1. Location Map
2. Site Plan





MEMO

TO: County of Dufferin

FROM: Matt Alexander, Project Manager, WSP

William Turman, Planner, WSP

SUBJECT: Applications for Minor Variance (A-14/21) – 393 Jay Crescent, Town of Orangeville.

DATE: August 23, 2021

Recommendation

Based on our review, the proposal is consistent with the Urban Settlement Area designation and related policies of the Dufferin County Official Plan.

Summary

The purpose of the Minor Variance is to facilitate the addition of a second unit by permitting steps to encroach into the garage by 0.5 m and increasing the maximum driveway width from 4 m. to 5.4 m. to accommodate the three parking spaces required for two dwelling units.

The documents received by WSP on August 13th, 2021, include:

- Committee of Adjustment Application for Minor Variance.
- Notice of Hearing package

These circulation documents were reviewed against the Province's Natural Heritage mapping and the Dufferin County Official Plan.

Dufferin County Official Plan (2017)

The subject property is designated as Urban Settlement Area in the County Official Plan Schedule B – Community Settlement Structure and Land Use. The intent of the Urban Settlement Area designation is to function as the primary centre for growth, development, and urban activities. Per policy 3.3.1, local municipalities are encouraged to promote development within settlement areas that is compact, mixed use, with a broad range of housing types for all residents. The policy additionally promotes optimizing the use of land to accommodate forecasted growth.

Per Policy 3.3.2, Urban Settlement Areas accommodate a broad range of uses and focus of growth. The County Official Plan directs that the range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the policies of this Plan. The County Official Plan also directs that urban settlement areas provide a range of land uses and densities, a mix of housing types including affordable housing options. Local municipalities are encouraged to identify and promote intensification, infill and redevelopment of designated and vacant and/or underutilized sites,

in the urban settlement areas, taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs.

The subject property is located within the Built Boundary Area. The County supports redevelopment within the existing built boundary/built-up area wherever feasible and appropriate.

Section 3.4.2 states that local municipal official plans will identify appropriate locations and the type and form of intensification to be promoted. Furthermore, small scale intensification through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units (including the development of accessory residential dwellings, secondary dwelling units, and the development of garden suites, as guided by the policies of Section 3.7) are promoted. The County identifies a minimum intensification target of 50% for Orangeville. One of the criteria for considering applications for intensification is whether sufficient parking is provided.

Section 3.7.4 states it is a priority for the County to support the provision of second residential units and garden suites as a means to provide a greater diversity of housing types and housing affordability. Local municipal official plans and implementing zoning by-laws will contain detailed policies and requirements relating to second residential units which generally support their creation and will have consideration for such matters as: land use permissions for second residential units, parking requirements, servicing, and compliance with other relevant municipal and provincial requirements.

Recommendation

Based on our review, the proposal is consistent with the Urban Settlement Area designation and related policies of the Dufferin County Official Plan.

**2022 Meeting Calendar
Committee of Adjustment
Town of Orangeville**

First Wednesday of each month - 6:00pm

Meeting Date	Application Submission Deadline
January 5, 2022	December 8, 2021
February 2, 2022	January 5, 2022
March 2, 2022	February 2, 2022
April 6, 2022	March 9, 2022
May 4, 2022	April 6, 2022
June 1, 2022	May 4, 2022
July 6, 2022	June 8, 2022
August 3, 2022	July 6, 2022
September 7, 2022	August 10, 2022
October 5, 2022	September 7, 2022
November 2, 2022	October 5, 2022
December 7, 2022	November 9, 2022
January 4, 2023	December 7, 2022