



**Addendum Agenda
Committee of Adjustment Meeting**

**Wednesday, December 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 phone.

Telephone: (289) 801-5774

Conference ID: 842 219 519#

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**
Recommendations:
That the minutes of the following meeting be approved:

2021-09-01 Committee of Adjustment Minutes
4. **Statutory Public Hearing**
 - 4.1. **Correspondence - B-04/21, A-15/21, A-16/21 - 5 Henry Street**
Recommendations:
That correspondence listed as
 - 4.1.1. **Planning Report – A15-21, A16-21 and B04-21 – 5 Henry Street;**
 - 4.1.2. **Letter from Bell Canada, dated November 22, 2021;**

- 4.1.3. Letters from Karey Shinn - 42 John Street, Orangeville, dated December 1, 2021 and November 29, 2021;
- 4.1.4. Letter from Dejan Badnjar and Slobodanka Raden - 8 Henry Street, Orangeville;
- 4.1.5. Letter from Denise Beisel - 14 William Street, Orangeville;
- 4.1.6. Letter from Grant Beisel - 14 William Street, Orangeville;
- 4.1.7. Letter from Dolores Dunn - 11 William Street, Orangeville;
- 4.1.8. Letter from Lynda Erwei - 11 William Street, Orangeville;
- 4.1.9. Letter from Lisa Felice - 37 William Street, Orangeville;
- 4.1.10. Letters from Lillian Greensides - 15 William Street, Orangeville, dated November 30 and November 26, 2021;
- 4.1.11. Letter from Janice Jordan - 35 William Street, Orangeville;
- 4.1.12. Letter from Phil Jordan - 35 William Street, Orangeville;
- 4.1.13. Letter from Brenda Kellett - Orangeville;
- 4.1.14. Letter from Cara Kupi - 37 William Street, Orangeville;
- 4.1.15. Letter from Penny Lewis - 8 William Street, Orangeville;
- 4.1.16. Letter from Barry McCague and Dylan Quann - 44 John Street, Orangeville;
- 4.1.17. Letter from Denise Pesce - 46 William Street, Orangeville;
- 4.1.18. Letter from Frank Pesce - 46 William Street, Orangeville;
- 4.1.19. Letter from Angela Rice - 33 William Street, Orangeville;
- 4.1.20. Letter from Tom Samworth - 33 William Street, Orangeville;
- 4.1.21. Letter from Gary and Julia Sarazin - 10 William Street, Orangeville;
- 4.1.22. Letter from Nick Shinn - 42 John Street, Orangeville;
- 4.1.23. Letter from Zoe Shinn - Orangeville;
- 4.1.24. Letter from Matthew Weinoffer and Amanda Sgrignoli - 19 William Street, Orangeville,
be received.

- 4.1.1. Planning Report – A15-21, A16-21 and B04-21 – 5 Henry Street

- 4.1.2. Letter from Bell Canada, dated November 22, 2021
- *4.1.3. Letters from Karey Shinn - 42 John Street, Orangeville, dated December 1, 2021 and November 29, 2021.
- *4.1.4. Letter from Dejan Badnjar and Slobodanka Raden - 8 Henry Street, Orangeville
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- *4.1.10. Letters from Lillian Greensides - 15 William Street, Orangeville, dated November 30 and November 26, 2021
- *4.1.11. Letter from Janice Jordan - 35 William Street, Orangeville
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- *4.1.19. Letter from Angela Rice - 33 William Street, Orangeville
- *4.1.20. Letter from Tom Samworth - 33 William Street, Orangeville
- *4.1.21. Letter from Gary and Julia Sarazin - 10 William Street, Orangeville
- *4.1.22. Letter from Nick Shinn - 42 John Street, Orangeville
- *4.1.23. Letter from Zoe Shinn - Orangeville
- *4.1.24. Letter from Matthew Weinoffer and Amanda Sgrignoli - 19 William Street, Orangeville

4.2. File No. B-04/21 - 5 Henry Street

In the matter of an application by Eric Calder for consent to sever a parcel of land described as Lot 1 and Part of Lot 2, Block 3, Registered Plan 216, municipally known as 5 Henry 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, c. P.13, as amended. The subject property is zoned "Residential Second Density (R2) Zone."

Explanatory Note:

The applicant is applying for consent to sever a parcel of land which has an area of approximately 655.2 square metres to create a new residential building lot.

The severed parcel of land will have a frontage on Henry Street of 20.1 metres, a depth of 16.3 metres and an area of approximately 327.6 sq. metres. The severed parcel of land is proposed as a new building lot to accommodate a residential dwelling containing a second dwelling unit.

The retained parcel of land will have a frontage on William Street of 16.3 metres, a depth of 20.1 metres and an area of approximately 327.6 sq. metres. The retained parcel of land contains an existing residential dwelling to be demolished and replaced with a residential dwelling containing a second dwelling unit.

These lands are also subject to minor variance applications (Nos. A-15/21 and A-16/21).

Recommendations:

That Consent Application File No. B04-21, to sever a parcel of land which has an area of approximately 655.2 square metres to create a new residential building lot be approved, subject to the following conditions:

1. That the applicant/owner enters into a Consent Agreement with the Town pursuant to Subsections 53(12) and 51(26) of the Planning Act, to be registered on title, which will require:
 - a. The applicant/owner to submit a servicing plan and grading plan prepared by a Professional Engineer, and a topographical survey to the satisfaction of the Transportation and Development Division.
 - b. The applicant/owner to implement the Low Impact Development design features as included in the Low Impact Development Brief, prepared by Criterium Jansen Engineers, dated September 9, 2021, to the satisfaction of the Transportation and Development Division.
 - c. The applicant/owner submit an arborist report indicating the health of the existing trees along Henry Street, and make best efforts to protect them where they do not interfere with the proposed driveway, to the satisfaction of the Planning Division.
 - d. Any building permit application submission to include elevation drawings to ensure that the design of the dwelling is in character with the neighbourhood, to the satisfaction of the Planning Division.
2. That the applicant/owner has paid cash-in-lieu of parkland in accordance with Section 53(13) of the Planning Act and the Town's Parkland Dedication By-law No. 47-2012.
3. That the Committee of Adjustment has approved the concurrent Minor Variance Applications File Nos. A15-21 and A16-21.

4.3. File No. A-15/21 - 5 Henry Street

In the matter of an application by Eric Calder for a minor variance to Zoning By-law 22-90, as amended, on property described as Lot 1 and Part of Lot 2, Block 3, Registered Plan 216, municipally known as 5 Henry 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."

Explanatory note:

The applicant is requesting minor variances to reduce the minimum lot area from 464 sq. metres to 327 sq. metres, to reduce the minimum lot frontage from 17 metres to 16.3 metres, to reduce the minimum front yard from 6 metres to 1.3 metres, and to reduce the minimum exterior side yard from 3.5 metres to 3.3 metres. The variances are required to accommodate a residential dwelling containing a second dwelling unit.

These lands are also subject to a consent application (No. B-04/21).

Recommendations:

That Minor Variance Application File No. A15-21 to:

1. **reduce the minimum lot area from 464 square metres to 327 square metres;**
2. **reduce the minimum lot frontage from 17 metres to 16.3 metres;**
3. **reduce the minimum front yard from 6 metres to 1.3 metres, and**
4. **reduce the minimum exterior side yard from 3.5 metres to 3.3 metres,**

be approved, generally in accordance with the submitted Site Plan;

4.4. File No. A-16/21 - 5 Henry Street

In the matter of an application by Eric Calder for a minor variance to Zoning By-law 22-90, as amended, on property described as Lot 1 and Part of Lot 2, Block 3, Registered Plan 216, municipally known as 5 Henry 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."

Explanatory note:

The applicant is requesting minor variances to reduce the minimum lot area from 464 sq. metres to 327 sq. metres, to reduce the minimum front yard from 6 metres to 3.2 metres, and to reduce the minimum rear yard from 7 metres to 4.5 metres. The variances are required to accommodate a residential dwelling containing a second dwelling unit.

These lands are also subject to a consent application (No. B-04/21).

Recommendations:

That Minor Variance Application File No. A16-21 to:

1. **reduce the minimum lot area from 464 square metres to 327 square metres;**
 2. **reduce the minimum front yard from 6 metres to 3.2 metres;**
 3. **to reduce the minimum rear yard from 7 metres to 4.5 metres;**
- be approved, generally in accordance with the submitted Site Plan;**

5. Items for Discussion

6. Correspondence

7. New Business

8. Date of Next Meeting

The next meeting is scheduled for January 5, 2022 at 6:00 p.m.

9. Adjournment



Minutes of a Committee of Adjustment Meeting

Electronic Participation

September 1, 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
Rita Baldassara
Scott Wilson

Regrets: Alan Howe

Staff Present: L. Russell, Senior Planner
C. Khan, 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: 2021-023

Moved by Scott Wilson

That the minutes of the following meeting be approved:

2021-08-04 Committee of Adjustment

Carried

4. Statutory Public Hearing

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

The Chair asked if anyone wished to speak in favour of the application. The applicant Kerri Greenwood was in attendance and noted no comments.

The Chair asked if anyone wished to speak in opposition of the application. Christopher Cox of 74 Karen Court noted objection with respect to a gravel driveway where there are sidewalks as the gravel spills onto sidewalks, impacts snow ploughing in the winter.

L. Russell, Senior Planner confirmed that the material to be used for the driveway widening was not gravel, rather that it would be clear stone, which does not get disturbed like gravel.

The Chair further noted that the use of clear stone is not restricted in the Town.

Christopher Cox noted that other properties on the street have clear stone and it makes a mess. The Chair advised that Mr. Cox could make a request to Council regarding restricting the use of clear stone. C. Khan, Secretary Treasurer further advised that Mr. Cox can contact the by-law division with respect to any property standards issues they may have concerns about.

The Chair asked if any members had any questions. Mr. Bertrand asked staff why the extra driveway portion would not be paved. L. Russell, Senior Planner advised that the extended portion of the driveway would need to be a hard surface but that it is not a requirement to pave it. Further, that the recommendation provided in the report was made by the Town's Risk Management Officer to use a permeable material to as to permit for permeability of water.

Ms. Baldassara inquired as to how the three parking spaces would be situated. L. Russell, Senior Planner advised that two spots would be in tandem and the third one beside on the driveway and further noted that the applicants are allowed to widen the driveway to what they are asking for.

Recommendation: 2021-024

Moved by Scott Wilson

That the following reports and memos be received:

- Planning Report – A13-21 – 108 Burbank Crescent
- Report from WSP on behalf of County of Dufferin, dated August 23, 2021

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.

Yes (3): Hiedi Murray, Rita Baldassara, and Scott Wilson

No (1): Jason Bertrand

Carried (3 to 1)

4.1.1 Planning Report – A13-21 – 108 Burbank Crescent

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

The Chair asked if anyone wished to speak in favour of the application. The applicant Harveer Sandhu was in attendance and noted no comments.

The asked if anyone wished to speak in opposition of the application. No comments were made.

The Chair asked if any of the members had any questions. Ms. Baldassara advised the members that she completed a site visit and noted that this application is to approve the existing condition.

Recommendation: 2021-025

Moved by Scott Wilson

That the following reports and memos be received:

- Planning Report – A14-21 – 393 Jay Crescent
- Report from WSP on behalf of the County of Dufferin, dated August 23, 2021

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.

Carried

4.2.1 Planning Report – A14-21 – 393 Jay Crescent

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

Recommendation: 2021-026

Moved by Jason Bertrand

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

Carried

6. Correspondence

7. New Business

Mr. Bertrand advised that there have not yet been any OP Steering Committee meetings but that he will report back on any updates at the next meeting.

8. Date of Next Meeting

9. Adjournment

The meeting was adjourned at 6:26 p.m.

Subject: Planning Report – A15-21, A16-21 and B04-21 – 5 Henry Street

Department: Infrastructure Services

Division: Planning

Meeting Date: 2021-12-01

Recommendations

That Planning Report – A15-21, A16-21 and B04-21 – 5 Henry Street be received;

And that Minor Variance Application File No. A15-21 to:

- 1. reduce the minimum lot area from 464 square metres to 327 square metres;**
- 2. reduce the minimum lot frontage from 17 metres to 16.3 metres;**
- 3. reduce the minimum front yard from 6 metres to 1.3 metres, and**
- 4. reduce the minimum exterior side yard from 3.5 metres to 3.3 metres,**

be approved, generally in accordance with the submitted Site Plan;

And that Minor Variance Application File No. A16-21 to:

- 1. reduce the minimum lot area from 464 square metres to 327 square metres;**
- 2. reduce the minimum front yard from 6 metres to 3.2 metres;**
- 3. to reduce the minimum rear yard from 7 metres to 4.5 metres;**

be approved, generally in accordance with the submitted Site Plan;

And that Consent Application File No. B04-21, to sever a parcel of land which has an area of approximately 655.2 square metres to create a new residential building lot be approved, subject to the following conditions:

- 1. That the applicant/owner enters into a Consent Agreement with the Town pursuant to Subsections 53(12) and 51(26) of the Planning Act, to be registered on title, which will require:**
 - a) The applicant/owner to submit a servicing plan and grading plan prepared by a Professional Engineer, and a topographical survey to the satisfaction of the Transportation and Development Division.**

- b) The applicant/owner to implement the Low Impact Development design features as included in the Low Impact Development Brief, prepared by Criterium Jansen Engineers, dated September 9, 2021, to the satisfaction of the Transportation and Development Division.
 - c) The applicant/owner submit an arborist report indicating the health of the existing trees along Henry Street, and make best efforts to protect them where they do not interfere with the proposed driveway, to the satisfaction of the Planning Division.
 - d) Any building permit application submission to include elevation drawings to ensure that the design of the dwelling is in character with the neighbourhood, to the satisfaction of the Planning Division.
2. That the applicant/owner has paid cash-in-lieu of parkland in accordance with Section 53(13) of the Planning Act and the Town's Parkland Dedication By-law No. 47-2012.
 3. That the Committee of Adjustment has approved the concurrent Minor Variance Applications File Nos. A15-21 and A16-21.

Introduction

Legal Description: Lot 1 and Part of Lot 2, Block 3, Registered Plan 216

Municipal Address: 5 Henry Street

Applicant(s): Eric Calder

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

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

Purpose (B04-21): The applicant is applying for **consent to sever** a parcel of land which has an area of approximately 655.2 square metres, to create a new residential building lot.

The severed parcel of land will have a frontage on Henry Street of 20.1 metres, a depth of 16.3 metres and an area of approximately 327.6 square metres. The severed parcel of land is proposed as a new building lot to accommodate a new detached dwelling containing a second dwelling unit.

The retained parcel of land will have a frontage on William Street of 16.3 metres, a depth of 20.1 metres and an area of approximately 327.6 square metres. The retained parcel of

land contains an existing detached dwelling to be demolished and replaced with a new residential dwelling containing a second dwelling unit.

Purpose (A15-21): To facilitate the proposed consent and to permit the existing dwelling to be replaced with a new detached dwelling containing a second unit on the **retained lands**, the applicant is requesting the following minor variances to:

1. reduce the minimum lot area from 464 square metres to 327 square metres;
2. reduce the minimum lot frontage from 17 metres to 16.3 metres;
3. reduce the minimum front yard from 6 metres to 1.3 metres, and
4. reduce the minimum exterior side yard from 3.5 metres to 3.3 metres.

Purpose (A16-21): Similarly, to facilitate the proposed consent and to permit a new detached dwelling with a second unit on the **severed parcel**, the applicant is requesting the following minor variances to:

1. reduce the minimum lot area from 464 square metres to 327 square metres;
2. reduce the minimum front yard from 6 metres to 3.2 metres, and
3. reduce the minimum rear yard from 7 metres to 4.5 metres.

Background

The subject property is located on the southeast corner of William Street and Henry Street. The property is approximately 655 square metres (7,053 square feet) in area, with 16 metres (53 feet) of frontage along William Street and a flankage (i.e., exterior side lot line) of 40 metres (131 feet) of frontage on Henry Street. The property is located within a low-density residential neighbourhood, and contains a 1.5-storey residential detached dwelling, which is identified as a listed, non-designated property on the Town's Municipal Heritage Register. A residential demolition application to remove and rebuild the existing dwelling was approved conditionally by Council on March 9, 2021. The location of the subject lands is indicated on Attachment No. 1.

The application for consent to sever proposes to create one (1) new residential building lot on the easterly portion of the subject property. The severed lot would be comprised of a rectangular shaped parcel with approximately 327.6 square metres (3,527 square feet) of lot area, and frontage of 20.10 metres (66 feet) along Henry Street. The proposed development envelope is approximately 115 square metres (1,238 square feet), and includes an attached single-car garage on the west side of the proposed structure.

Access to the proposed lot would occur via a driveway off Henry Street measuring 5.8 metres (19 feet) in width.

The retained lot would be comprised of a rectangular shaped parcel with approximately 327.6 square metres (3,527 square feet) of lot area, and frontage of 16.3 metres (53 feet) along William Street and flankage of 20.10 metres (66 feet) along Henry Street. The proposed development envelope is approximately 96 square metres (1,033 square feet), and includes an attached garage on the north side of the proposed structure. Access to the retained lot is proposed via two driveways, one from Henry Street, measuring 2.7 metres (9 feet) in width, and one from William Street, measuring 3.1 metres (10 feet) in width.

A conceptual Site Plan showing the proposed severance concept and building envelopes is included as Attachment No. 2.

Zoning By-law No. 22-90, as amended, zones the subject lands as Residential Second Density (R2), which primarily permits single-detached dwellings. Among other provisions, the R2 zone requires:

- a minimum lot area of 464 square-metres;
- a minimum lot frontage of 17 metres for corner lots and 15 metres for interior lots;
- a minimum exterior side yard setback of 3.5 metres;
- a minimum front yard setback of 6 metres;
- a minimum rear yard frontage of 7 metres; and
- a maximum lot coverage of 35% (for buildings that are 2 or more storeys in height).

The resultant lots would not be in compliance with some of these provisions. Therefore, the purpose of these applications is to sever a parcel of land to create a new residential building lot, and seek relief to these applicable provisions of the zoning by-law, in order to facilitate the construction of two (2) new single-detached dwellings.

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

Analysis – Consent Application B04-21

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).

1. Provincial Policy Statement, 2020 (PPS)

The current 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.

PPS policies pertaining to development within Settlement Areas prescribe that land use patterns shall 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; minimize impacts to air quality and climate change; support active transportation; and are transit-supportive. Land use patterns which provide for a range of uses and opportunities for intensification and redevelopment are also supported by the policies of the PPS within 'Settlement Areas'.

Intensification is defined as 'the development of a property, site or area at a higher density than currently exists through redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development; and, the expansion or conversion of existing buildings.'

The consent application is consistent with the policies of the PPS (2020) and is appropriate intensification for an existing underused property within a 'Settlement Area'.

2. Town of Orangeville Official Plan

The Town's Official Plan (OP) designates the subject property as 'Residential' (Schedule 'A': Land Use Plan) and 'Low-Density' (Schedule 'C': Residential Density Plan). Single-detached and two-unit dwellings are permitted by this designation framework up to a maximum density of 25 units per net developable hectare. The proposed consent would create an additional detached dwelling lot, which is a permitted use within the Low-Density Residential policies of the OP.

Section E1.11 of the OP provides policy direction with respect to facilitating residential growth through infill and intensification developments within the Town's built boundary. The policies stipulate that a minimum of 50% of all residential development occurring annually within the Town will be within the built boundary. To assist in achieving this target, the OP identifies various sites intended for future intensification (Schedule 'B1') and prescribes policy criteria for identifying new intensification areas (i.e. vacant or underutilized lots, potential for infill development or expansion or conversion of existing buildings). These policies do not prescribe an intention of the Town to redevelop such sites, but instead highlights these areas as being candidates for future intensification development potential (E1.11.1). A series of criteria are prescribed for the Town (Council) to take into consideration when evaluating intensification developments, which includes:

- a) compatibility with adjacent buildings and adjacent residential areas;
- b) shadowing and access to sunlight for such areas as adjacent private property, public parks and sidewalks, etc.;
- c) urban design impacts and alternative design options, including scale and the relationship to adjacent street widths; and
- d) energy use and green building performance.

Although the subject lands are not identified as an Intensification Area on Schedule B1, it is appropriate to consider the foregoing criteria in reviewing the proposed consent as it

represents a form of intensification development for the subject property. Staff is of the opinion that the proposed consent and associated minor variances will maintain compatibility with the surrounding residential area and will also maintain an appropriate relationship to adjacent streetscapes.

Section 17 of the OP outlines general policies for consents, which includes criteria where land division by consent may be considered. The proposed consent satisfies these criteria based on the following:

- The subject lands are currently serviced with full municipal infrastructure (i.e. water, sanitary and stormwater). Staff are satisfied that the proposed lot can be adequately serviced based on the conceptual details provided on the severance sketch. Staff has recommended conditions of consent approval related to servicing of the property, which would be contained in a consent agreement to be executed with the applicant prior to final approval of the consent. This enables the Town to confirm that any technical details of the servicing arrangement are satisfactory before the new lots are created (Section 17.1)
- The proposed retained lot will have frontage on both Henry Street and William Street. The proposed severed lot will have frontage on Henry Street. Both roads are of a suitable standard of construction to accommodate the proposed lot creation. (Section 17.2)
- The size and orientation of the severed and retained parcels are suitable to accommodate the proposed development, taking into consideration the services available and the established character of the area, including previous severance and variance approvals (File Nos. B-3/08 & A11-2/08) in 2008 for 19 William Street. Subject to approval of the related minor variances, the retained and severed parcels will each accommodate a suitable detached dwelling envelope. (Section 17.3)

3. Cash-in-lieu of Parkland

Development on the severed lands will require the payment to the Town of cash-in-lieu of parkland in accordance with By-law No. 47-2012 and the provisions of the Planning Act. The developer will be required to pay this expense prior to the issuance of a building permit.

Analysis – Minor Variance Applications A15-21 & A16-21

Section 45 (1) of the *Planning Act*, R.S.O. 1990, as amended, outlines four tests that must be satisfied in relation to applications for minor variance. In considering these four tests, staff offers the following comments.

1. Conformity with the Official Plan

The subject lands are designated 'Residential' (Low-Density) to the Official Plan. Single detached dwellings are a permitted use in this land use designation and the proposed minor variances do not conflict with or offend any high-level policy direction of the Official Plan.

The proposed variances are 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 Second Density (R2) Zone on Schedule 'A' of Zoning By-law No. 22-90, as amended. The R2 Zone primarily permits single-detached dwellings.

There are certain provisions of the R2 zone that the retained and severed lots and their corresponding detached dwelling building envelop would not meet. The applicant is therefore seeking relief from these provisions, which are discussed further in the following sections.

- 2.1 Lot Area – reduce the minimum lot area from 464 square metres to 327 square metres (retained and severed lots)
- 2.2 Lot Frontage – reduce the minimum lot frontage from 17 metres to 16.3 metres (retained lot)

The purpose of the minimum lot area and frontage requirements of the Zoning By-law are to ensure there is some lot size consistency within a residential area. Minimum lot area and frontage requirements also facilitate a consistent streetscape and ensure adequate space is afforded for the permitted uses on the lot. These provisions also relate to the overall density range prescribed by the corresponding Official Plan designation.

The reduction of lot area (retained and severed lots) and frontage (retained lot) will not affect the consistency of the streetscape or existing lots within the area. The William Street streetscape will be unchanged by the retained parcel and proposed house, as the existing William Street frontage condition is already 16.3 metres. The Henry Street streetscape will mimic that of 8 Henry Street, which directly across from the severed lot.

Each lot is adequately sized to accommodate a new single-detached dwelling without affecting the maximum permitted coverage (35%) on the lot. Further, the size and orientation of the severed and retained parcels are in keeping within the established character of the area, including previous severance and variance approvals (File Nos. B-3/08 & A11-2/08) in 2008 for 19 William Street and 8 Henry Street.

The minor variances to reduce the lot area for the retained and severed lots and to reduce the frontage for the retained lot, comply with the intent of the Zoning By-law.

- 2.3 Front Yard – reduce the minimum front yard from 6 metres to 1.3 metres (retained lot); and reduce the minimum front yard from 6 metres to 3.2 metres (severed lot)

2.4 Exterior Side Yard - reduce the minimum exterior side yard from 3.5 metres to 3.3 metres (severed lot)

The purpose of the minimum front and side yard setback requirements of the Zoning By-law is to ensure there is consistency with the placement of the buildings on lots in relationship to adjacent properties, and within the residential area as a whole. Additionally, the purpose of the exterior side yard requirement is to provide an adequate distance from the dwelling to the abutting street.

The existing building is currently oriented toward Henry Street. As such, the Henry Street frontage acts as the front yard, and the William Street frontage acts as the exterior side yard. However, for the purpose of the By-law, the front yard is interpreted as William Street, with Henry Street being the exterior side yard (for the retained lot).

The existing building has an existing 3.3 metre exterior side yard setback from Henry Street. The proposed rebuild of the existing house on the retained lot and the new house on the severed lot mimic this existing setback and condition. This setback is also consistent with the adjacent property at 42 John Street given its' flankage condition onto Henry Street. As such, the proposed setbacks to Henry Street, for both the retained (exterior side yard of 3.3 metres) and severed (front yard of 3.2 metres) lots, are appropriate and create a consistent and harmonious streetscape along the north side of Henry Street.

The existing building has a 1.3 metre front yard setback from William Street to the front wall of the dwelling. The proposed rebuild of the existing house on the retained lot mimics this existing setback and condition. As such, there are no anticipated impacts on William Street streetscape in terms of building placement or maintaining an adequate distance to the street.

The minor variances to reduce the front yard setback for the retained and severed lots, and to reduce the exterior yard setback for the retained lot, comply with the intent of the Zoning By-law.

2.5 Rear Yard – reduce the minimum rear yard from 7 metres to 4.5 metres (severed lot)

The purpose of the rear yard setback is to provide adequate amenity area at the rear of the building.

The R2 zone standards require a rear yard setback of 7.0 metres, and a lot frontage of 15 metres, which would result in a standard rear yard amenity area of 105 square metres. The proposed severed lot, however, is wide and shallow. Based on the proposed rear yard setback of 4.5 metres and lot width of 20.1 metres, the resultant rear yard amenity area is approximately 90 square metres. This minor reduction will not impact the adequacy and usability of the rear yard amenity space.

The minor variance to reduce the rear yard setback for the severed lot complies with the intent of the Zoning By-law.

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

The proposed variances would permit the applicant to rebuild the existing detached dwelling, as well as construct a new detached dwelling on a separate lot, adding to the available residential land supply in an existing serviced area of Orangeville.

The requested variances are considered desirable and appropriate for the use of the land.

4. Minor in Nature

In consideration of the foregoing, the applications for minor variances to Zoning By-law No. 22-90 are deemed minor in nature.

Infrastructure Services – Transportation & Development Comments:

Infrastructure Services has reviewed the Notice of Hearing for minor variances, Application No. A-15/21 for the property described as Lot 1, Part of Lot 2, Block 3, Registered Plan 216, municipally known as 5 Henry Street, in the Town of Orangeville. The minor variances are to reduce the minimum lot area from 464 square metres to 327 square metres, to reduce the minimum lot frontage from 17.0 metres to 16.3 metres, to reduce the minimum front yard from 6.0 metres to 1.3 metres and to reduce the minimum exterior side yard from 3.5 metres to 3.3 metres. It is understood the variances are required to accommodate a residential dwelling containing a second dwelling unit. It is noted that the lands are also subject to a consent application (No. B-04/21).

Further to the above Infrastructure Services has reviewed the Notice of Hearing for minor variances, Application No. A-16/21 for the property described as Lot 1 and Part of Lot 2, Block 3, Registered Plan 216, municipally known as 5 Henry Street in the Town of Orangeville. The minor variances are to reduce the minimum lot area from 464 sq. metres to 327 sq. metres, to reduce the minimum front yard from 6.0 metres to 3.2 metres, and to reduce the minimum rear yard from 7.0 metres to 4.5 metres. These variances are required to accommodate a residential dwelling containing a second dwelling unit.

Infrastructure Services has reviewed the Notice of Hearing for consent to sever a parcel of land described as Lot 1, Part of Lot 2, Block 3, Registered Plan 2016, municipally known as 5 Henry Street, in the Town of Orangeville. The applicant is applying to consent to sever a parcel of land which has an area of approximately 655.2 square metres to create a new residential lot. The severed parcel of land will have frontage on Henry Street of 20.1 metres, a depth of 16.3 metres and an area of approximately 327.6 sq. metres. The severed parcel of land is proposed as a new building lot to accommodate a residential dwelling containing a second dwelling unit. The retained parcel of land will have a frontage on William Street of 16.3 metres, a depth of 20.1 metres and an area of approximately 327.6 metres. The retained parcel of land contains

an existing dwelling to be demolished and replaced with a residential dwelling containing a second dwelling unit. The severance is subject to minor variances as described above.

Infrastructure Services is not aware of any grading, drainage or servicing issues that would preclude the granting of this severance. However, as a condition of granting this severance, the Applicant shall be responsible for preparing all reference plans and/or easement documents, necessary for registration on title.

Similarly, Infrastructure Services is not aware of any grading, drainage or servicing issue that would preclude the granting of the minor variances for the retained or severed parcels. Concluding, Infrastructure Services, Transportation and Development Division does not object to granting the minor variances.

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

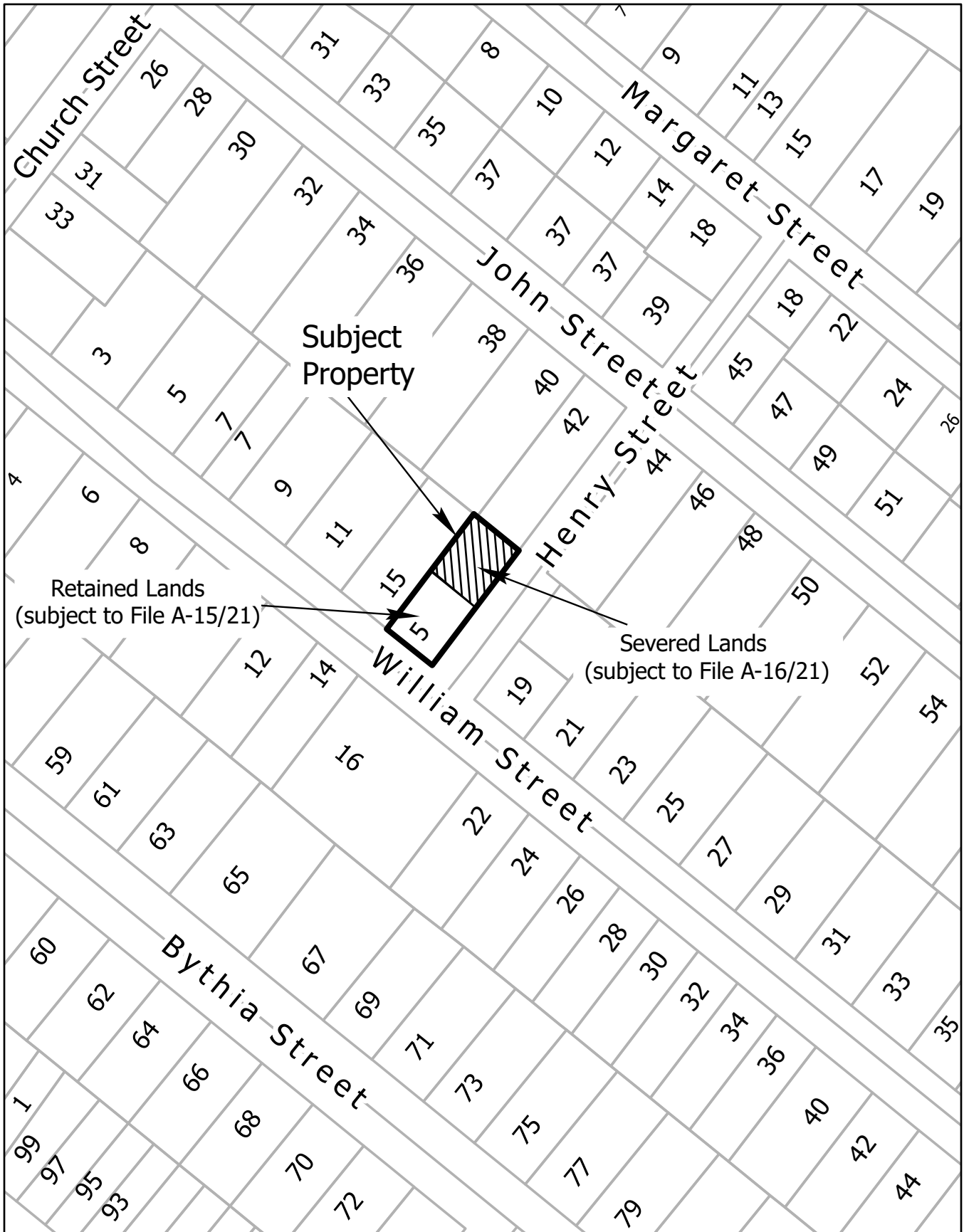
Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services

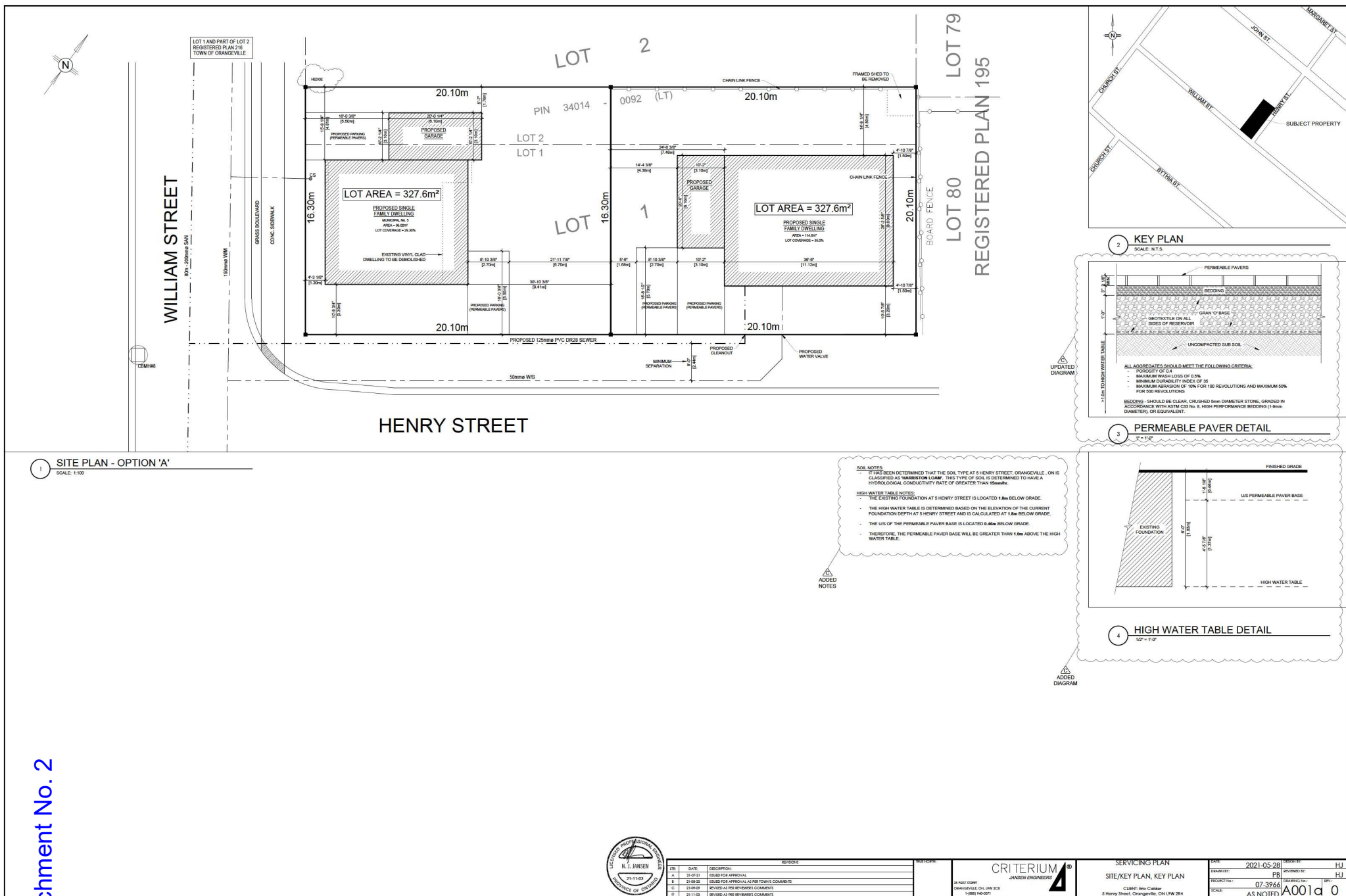
Reviewed by

Brandon Ward, MCIP, RPP
Planning Manager, Infrastructure Services

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

Location Map
Files: A-15/21, A-16/21 and B-04/21
Applicant: Eric Calder





Bell Canada
Right of Way
Floor 2, 140 Bayfield Street
Barrie, Ontario
L4M 3B1

Tel: 705-722-2264
Fax: 705-726-4600
E-mail: charleyne.hall@bell.ca



November 22, 2021

Town of Orangeville
Committee of Adjustment
87 Broadway
Orangeville, Ontario
L9W 1K1

E-mail Only: committeeofadjustment@orangeville.ca

Subject: Committee of Adjustment Consent Application B-04/21
5 Henry Street
Orangeville
Bell File: 519-21-702

Thank you for your correspondence dated November 12, 2021.

Subsequent to review by our local engineering department, Bell Canada has identified that we require protection for existing facilities.

On the attached sketch, the blue line indicates the *approximate* location of active, critical infrastructure. Located on the subject property, Bell Canada's facilities provide essential access to the network. Of major concern is the ability to access our equipment, particularly in the event of an interruption, or emergency, that would require Bell Canada to restore service to regular telephone lines, alarm services, internet access, and most importantly ensure the continuity of 911 service.

Bell Canada requests a 3.0m wide strip to measure 1.5m on either side of the aerial facilities, as can be reasonably accommodated within the subject property's boundaries.

Since the intention of the requested easement is to protect the integrity of the existing facilities and preserve many services, we request that the cost associated with registration be the responsibility of the landowner.

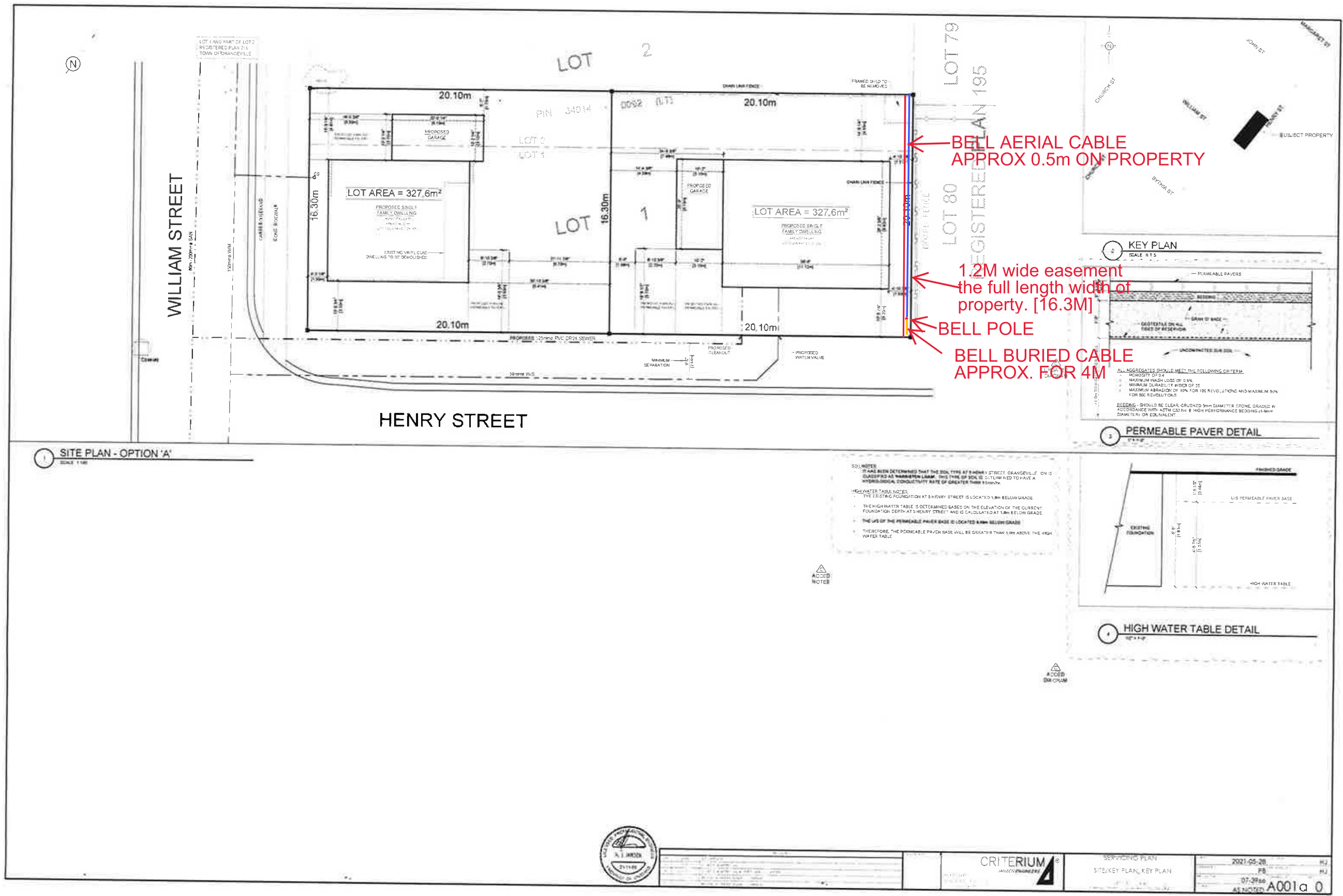
We hope this proposal meets with your approval and request a copy of the decision. Should our request receive approval, we look forward to the owner's solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

Yours truly,

A handwritten signature in blue ink that reads "Charleyne Hall".

Charleyne Hall
Right of Way Associate



Committee of Adjustment Dec.1, 2021
Re: Request to sever 5 Henry Street
Hi Tracy,

Our family lives at 42 John Street, at the corner of John and Henry. Our property abutts 5 Henry at our rear fence.

- It is unclear from the sign posted at 5 Henry what will be built on this proposed tiny severed lot near our back fence.

The sign says '2 Units' Does this mean one house with a basement apartment or a semi-detached dwelling??

- Our main concern has to do with the infrastructure required to service the proposed severed lot fronting on Henry.
Henry is a narrow side-street with no watermains, sewers, no storm sewers, no sidewalk and no streetlights.

- Although there may be capacity at the sewage plant, there is no available sewer infrastructure along Henry.

Will the severed property require the Town to build and pay for a sewer the length of Henry Street, down-hill to John Street to service this tiny severance, OR,

Can it be a condition of the severance that the water and sewage must be connected through the original property fronting on William.

The severed lot across the street at 8 Henry acquired what had been some of the width of Henry street at the time the William St. sewers were replaced/rebuilt, in 2009.

This is not available for a new severed lot.

Nobody around here wants Henry dug up!

- There are at least 7 mature trees on our side of Henry down to John that would be threatened by any unnecessary sewer.

Car access to the other properties along Henry are from Henry St. including those fronting on John Street.

Rebuilding Henry Street, which I understand is a recently paved street would be another waste of tax dollars.

- Nobody wants to see the fabulous big maples on the proposed severed lot removed.

The 'old town', lane or side-street aspect of Henry St. provides a popular dog walking space and route for children walking to schools along Townline.

The two mature trees and the country town ambience of our side-streets is being lost to all the severances, that seem to be increasing on every corner! All lots are not created equal and these two proposed severed properties are 30% short of the smallest regulation size by severance.

- What about safety?
Henry is a side-street.

Being narrower than a regular street, and without a sidewalk and streetlights Henry remains a relatively quiet street. Imposing 4 units where there has historically only been one will create new safety concerns for both drivers and pedestrians.

With the sheer number of massive new multi-residential buildings coming into use in Orangeville, maybe this severance isn't necessary for the 'build-out'. Since the Covid pandemic there is a growing need for slightly larger properties to accommodate people working at home and spaces on property for the family to be outdoors in a safe environment.

To this end, a larger new house on the original property, with a garage would probably fetch more money, less cost to the Town and create a home for people who live and work here, which is better for the local economy and the environment.

Outdoor space and the 5% parkland contribution:

That will do nothing to help this immediate neighbourhood. There is very little open space or parkland for children to play nearby. Henry is providing some respite as a quiet side-street.

Thank you for your work in this matter and I look forward to your reply.

Karey Shinn

42 John Street, Orangeville, L9W 2P3



Karey Shinn
42 John Street (at Henry Street)
Orangeville, ON L9W 2P3

November 29th, 2021

Town of Orangeville
Committee of Adjustment
Secretary-Treasurer
87 Broadway, Orangeville, ON L9W 1K1

Re: File No. A-15/21, A-16/21 and B-04/21, concerning the request to sever 5 Henry Street, Orangeville Committee of Adjustment, December 1st, 2021

Re: Request to receive a copy of the decision of the Committee of Adjustment in regards to these applications for 5 Henry Street, cited above.

Dear Chair and Members of the Committee,

This is not a 'Minor Variance'

Our family lives at 42 John at Henry Street. This application before the Committee abuts our rear lot fence. Our property runs along Henry uphill towards William St. We moved into 42 John at Henry in late 2009, after the Committee of Adjustment decision to sever 19 William St. and create 8 Henry, adjacent to us.

NOTE: The 19 William lot was **76 sq. meters larger** than 5 Henry is.

5 Henry is too small to sever, turning it sideways to have this lot fronting on Henry, it cannot even come close to the R2 Zoning setbacks otherwise required in the neighbourhood. This impacts two abutting neighbours and backyard sunlight.

5 Henry is a sloped property that continues to slope away through our property to John St. These flat site plans are not very informative of building height and bulk.

- This severance would result in a very tall building 1.5m from our rear lot line, given the needed height required to level and sewer the house.
- This would create drainage issues down the 3 to 4 foot drop over the proposed min. 1.5m as flipped to a side setback.
- Today the zoning requires a backyard set back from a house fronting on William to our rear lot line to be 7m. **A change of 7m to 1.5 meters is not a MINOR VARIANCE to the function of our traditional R2 lot.**

Only accessory buildings in R2 are allowed 1.5 meters from their rear lot line.

*Bell Canada also wants more setback from the existing rear lot line of 5 Henry, abutting our rear lot line, for the aerial wires servicing the block. Bell services are across the street on the previously severed 8 Henry. Perhaps the setback from the proposed house to our rear lot line needs to be at least 3 meters. It is difficult to now how the Bell repair people would get to those lines and erect a ladder, on any graded slope to level the house on the existing slope.

- This proposed new house would also block the sun to our back yard from about 3 PM to sunset every day, and more so in winter when the sun is low.

- The Town By-Law Regulation for a minimum lot area is 464 sq. meters. This severance request would make two lots on Henry that are about 30% too small,

137 sq. meters too small! This is not MINOR.

The intent of the Town of Orangeville Zoning By-Law 22-90, as amended and updated in June 2013 is to correct deficiencies when changes are made on a lot. There is no intent to sever regular lots to produce subsequent less than minimum regulation lots, with more deficiencies.

A property owner has the right to present their ideas to the Committee of Adjustment. If those changes do not meet the By-Laws, property owners have no right to assume they will get whatever they want, especially if those changes do not correct deficiencies and/or create more planning deficiencies. Or so the public would expect.

If this application is approved, optimistic new applicants will come to the Committee of Adjustment, like property owners of 5 Henry, requesting even more deficiencies and smaller setbacks than the last one. More deficiencies!

This severance is not in the public interest.

People who live in Orangeville have an expectation that Council and Committees of Council will defend our By-Laws. Members of the public are hard at work with Councillors to 'Celebrate and Promote the History of the Community', says the Town's Twitter. Hundreds of members of the public in Orangeville get involved with Heritage Preservation, Tree Tours, Environment Committees and Sustainability planning. Hundred- year old trees are more valuable to keep in Town, than sending out volunteers searching for their replacement with 'baby' trees. This severance meets none of those Public Interests, it works against us.

The Public looks to our Council and its Committees to defend the Official Plans, By-Law Regulations that support the interests and objectives of publicly supported initiatives and volunteer work. Residents want to preserve Orangeville's heritage, charm and country town ambience. Here is an opportunity to keep some of our old country town by not tearing up an old site on a 1870's lot and its giant maple trees.

5 Henry is already a severance, too small to sever again.

5 Henry was the cottage at the back of 42 John Street in 1875, to be used until John Ford's brick house was built in 1876. That brick house still stands at 42 John St. as part of our home. This 5 Henry is a severed lot from the time William Street was planned. At that time the Town introduced more formal planning for new wider streets with drinking water pipes, sewers, sidewalks and streetlights. **William is where the built infrastructure for the 5 Henry lot is already built.**

Henry has always been an old town feature, a side street.

According to the Ontario Planning Act, the front of a property on a corner lot is the side with the shortest street frontage. It is a misnomer to say 5 Henry fronts on Henry Street for planning purposes. The Planning Act recognizes William as the front, regardless of the address, or what real estate agents may use to list the property, to present the frontage as 40 meters on Henry, instead of 16.3 meters on William.

The property owners of 5 Henry today need to be asked for other options for 5 Henry and work more closely within the Town By-Laws. This lot has great potential for a larger R2 residential house with a second residential unit. Fronting on William, it would cost less to build where the infrastructure is already in place: no destruction of this entire heritage quality lot with huge maple trees, and not become an oddball sideways house too close to abutting older lots.

A more substantial single dwelling could comply with R2 By-Laws and Zoning residential units/hectare, preserve at least the two large maple trees, the side street community use of Henry St.

This would better complement the build-out of the neighbourhood that is going on in the neighbourhood now, without severing the lots. These new garages at the end of existing lots and extensions and/or more compliant replacement/extension of existing older houses, would be more compatible with the existing built form and utilities.

- **NEW PARKING BY-LAWS (2020) CAN NOT BE ACHIEVED**

Since the more recent parking By-Law 43-99; 2020-047, under **Section 5.17 Parking Area Regulations** additional parking is now required, even on the smallest lots. This is not possible on this very small lot. So I am assuming the parking is being proposed for 3 instead of the now required 4 parking areas, defaulted to **Section 5.29 Second Dwelling Units**, which allows for a minimum of 3 parking spaces, with just one parking space for the second dwelling unit—**for existing buildings, not new ones like this, on new lots!** So we have the highest coverage for the house with the minimum parking.

Why wouldn't a new build be required to have 4 parking spaces, **unless it was too small?**

The Regulation minimum of 464 sq. meters for an R2 lot is the minimum not a maximum for smaller and smaller severances. The 464 sq. meters minimum should be even larger to accommodate the new Parking By-Law areas.

- There are good reasons to plan using at least the Regulation 464 sq. meter minimum lot size, however, I would argue that there should have been a friendly amendment to the Town's **Parking Area Regulations By-Laws**. That Amendment would make all the various minimum regulation lots larger, by the area of the newly required additional parking (min. 15.39sq.m).

For example: If the minimum area for severed lots became 464 sq. meters PLUS 15.39 sq. meters, (2.7 sq. m x 5.7 sq. m = smallest allowed outdoor parking), for a total of 479.39 sq. meters. Only then would the same amount of lot area be preserved for setbacks, amenities for 2 units, etc., as before the new Parking By-Law was passed in 2020.

Situations like the one before us here, will create sub-minimal lots where more than half of the lot is taken up by the house and parking for cars. This new build will not meet the parking requirement. On the unsevered lot there would be no problem siting the 4 required parking areas. The trees would likely all be saved as well as the proud historic nature of our neighbourhood.

Note: When other communities were sampled for their number of required parking areas, at the time our Town was looking at what other Towns had in place, no reference was made to the size of the regulation minimum lots in those Towns. For example: Other Municipalities with well water systems, like Innisfil had bigger minimum lots. This was overlooked at the time the new Parking By-Law was being drafted.

Notwithstanding the new well coming on line, we must plan carefully how our Town maintains its existing well water infiltration areas, while sustaining the great growth of numerous new subdivisions and future planned growth.

Is no severance too small? This severance is too small.

Without measurements in hand, one can see how the optimistic developer would look at the previous severance across the street on Henry and think they would have no trouble severing too. These properties are not the same however. Without realizing that the lot across the street started out with 76 sq. meters more than 5 Henry - one awkward small severance has led to another request for an even more deficient severance. If this severance gets consent, the bar is lowered again as to what precedents are established for developers to try on at the Committee of Adjustment.

- **This neighbourhood is Zoned Low Density This changes that zoned maximum.**

The proposed severed lots were identified in the 2017 severance request (that did not receive consent) for 5 Henry, as being over the low density R2 residential units/hectare maximum of 25 residential units/hectare. The neighbourhood density would go up to 30.52 residential units/hectare.

- **Trees**

There is no doubt in my mind, looking at this plan, that any Arborist Report would notice, the existing trees have no chance. They are in the designated parking area.

R2 Zoning already allows for 2 units requiring 4 parking spots on the whole old 5 Henry lot. Severance request doubles this to 4 units with six parking spots, appears to require all the large mature trees to be destroyed for parking. This is not good for the environment.

The lots are too small to safely preserve any of the 4 mature heritage aspect trees here in the Orangeville tree canopy.

Unfortunately the owner has the right to take these down, contrary to public sentiment towards the old growth tree canopy, for car parking.

Permeable paving has its benefits but only if it's not removing trees to create parking.

- Permeable paving is not an environmental replacement for mature trees.
- Two large maples on the severance and very likely both tall pines on the retained lot, require removal for an extended driveway and garage.
- Removing so many mature trees on this sloped lot may have adverse consequences for erosion run-off in our now more frequent heavy storm events.
- No amount of porous paving will do the job of 4 large established trees, to preserve the slope, help control flooding, provide shade and clean the water entering our well water based infrastructure.

These severed lots are too small to save the existing trees.

- **Is this severance really necessary?**

Numerous large developments, the size of small towns, continue to receive approval in Orangeville. Many more sites, than were identified in the Land Needs Study in 2016, will provide many more rental supply plus small, medium and larger lots for the Town Build-Out.

This severance is not the highest use/opportunity for this property?

? Does Orangeville really want to encourage more butchering of older corner lots to produce oddities, inconsistent planning and deficiencies on poorly severed lots?

- **Infrastructure is missing**

- There are no sewers, water mains or storm sewers for the proposed severed lot until Henry joins John Street down the slope, or water and sewage at William, up the slope.

-Although there may be capacity at the sewage plant, when it is not raining very heavily, there is no built infrastructure in place for the severed lot on Henry.

-If the Town has to build the 55mm water service and 125 mm sanitary sewer service, and the applicant has to cover the cost, isn't building private infrastructure an unnecessary use of Town time and manpower?

- There is one storm drain on the south corner and one on the north corner at John and Henry. With the existing run-off amounts, I frequently have to go outside and shovel snow, hack ice or shovel leaves off those storm sewers, to prevent ice and ponding at the bottom of the Henry St. slope. Plows tend to bury the storm drains with heavy snow removal. Snow melt from road clearing plus now more parking space will add to the Spring run-off.

- **Setbacks and Grading Issues:**

- No elevations are on the flat diagram – only 'Option A' footprint. For such a total remake of the property there is no way of understanding the bulk, or height of the building on the severance lot.

- The site plan shows the minimum setback of 1.5 meters, or 4'10" at our rear lot line.

Depending on how high this 2 unit building sits on the site, 1.5 meters may not be adequate to grade down 4 feet or more to our rear lot line and not cause drainage issues towards our backyard and garage, and somewhat bury our fence.

- Would this not require a retaining wall to prevent run-off from the potential steep slope being created?

Note: The severed property across the street has provided much more than 1.5m or 4' to accomplish their height drop to the back lot line of the neighbour. This still looks pretty odd/out of place/a mistake

• **Mess, Noise and Traffic During Construction**

-If the entire lot is to be torn up and reconstructed, how will the mess and run-off be managed during the demolition of the old house, excavation, fill, regarding and construction for the 40.2 meter length of Henry, up to the corner of William, and prevent impacts on the abutting neighbours' properties, (dust, dirt, mud, creatures exiting the demolition etc., and for how long?

• **Traffic and safety issues: Curb-cuts and more maneuvering vehicles**

The proposed severance doubles the potential number of cars parking off Henry and introduces a second curb-cut (to accommodate 3 cars), along Henry for the severance. This severed driveway will not have the desired position of being directly opposite from a curb-cut across our narrow street. This lining up of driveways prevents problems for larger personal and service vehicles that must back up within the narrow street.

- Current driveways line up across the street.

- Personal vehicles are getting bigger and bigger. Self employed persons and some employees park business vans and trucks at home.

-Increased residential vehicles raises the risks for everyone using this narrow side street for daily activities.

- Currently, with some residents working on computers at home on Henry, there is little traffic from residents and a quiet work environment exists. Walking on Henry is pretty safe now, for children, dog walkers, cyclists and gardening in our back yards along Henry. This will be jeopardized, for what good?

Conclusion: THIS IS NOT A MINOR VARIANCE

1. It imposes too many changes, planning deficiencies, and is out of character with the existing neighbourhood.

2. The 5 Henry Street lot is too small to sever and come even close to conforming to the established built neighbourhood. This proposal would simply produce two substandard properties, while at the same time change the nature of Henry Street, which is now a well-treed old narrow side street with heritage land use character.

3. This consent request is not in keeping with the idea of filling in gaps in older development. This is not a 'gap'. This is an older lot that has been well used by a single family before it was assigned/bought by the current owners for speculation.

Although the Province wants existing urban areas to become more dense, this is not the safest place for increased density, on a narrow side street.

4. This severance application is not in the public interest. An undesirable precedent.

Orangeville prides itself on its slogan 'Historic Charm, Dynamic Future'.

This obliterates any 'Historic Charm' and creates a dangerous amount of traffic on an old traditional side street where people walk in the neighbourhood, because it still is an attractive old side-street with original lots.

The intent of the Town of Orangeville Zoning By-Law 22-90, as amended and updated in June 2013 has no mandate to sever lots that produce subsequent lots that will cause more deficient, less than minimum lots. The intent is to correct deficiencies when changes are made. If this application is approved it will mean any new severed lot on Henry would be as, or more, deficient as the severance in 2008. The message the Town would be sending is: that you can, with unrequested developer requests for severances, effectively altering the Zoning, incrementally, at the Committee of Adjustment with very deficient severance approvals, and not through the planning process. **This severance would be a tipping point on Henry St.**

A better plan is needed for this nice old lot on narrow Henry Street.

One that does not sever this old lot.

- What would be so wrong to do as planning recommends, to take this opportunity to have this old lot conform more to the neighbourhood planning as a single R2 lot?
- Largish lots in the old town are rarely for sale. People are looking for indoor and outdoor space for family, pets and working at home. The original conventional land use would be a far higher use and fit for our old neighbourhood.

- This neighbourhood around this corner of William and Henry, and John and Henry, has seen a lot of building out on the existing lots. Extensions on houses, and new garages have become more commonplace. This is how the neighbourhood has chosen to evolve within the old planning envelope. This lot could be part of this more zoning friendly, sympathetic trend. No houses facing sideways.

- The water mains, sewers, sidewalks, and streetlights are infrastructure already built on William Street.

- More trees can be saved and the character and charm of the old side streets, like Henry won't disappear.

In regards to the evaluation 'prescribed for the Town (Council) to take into consideration when evaluating intensification developments', in the meeting agenda:

a) As an abutting neighbour this severance request is not compatible with the adjacent residential lots. This severance wants a house 1.5m from the rear lot. That is the distance for an accessory building with limited height. The front yard proposed has the equivalent of minimum side yard setbacks. So it has no front yard.

b) The construction of a house 1.5 meters from our rear lot line, and elevated to build a basement on the leveled slope will cause shadowing over our yard, as we are downhill of the severance. The William St. neighbour will also lose what little sun he has in his back yard from the height of the dwelling unit casting shadow in their back yard.

It begs the question of this driveway-width back yard on the severed lot getting light.

c) What are the other options for this property? Why don't the property owners have options for the whole property with one dwelling with 2 units. This would double the existing units, as the existing 5 Henry is a single dwelling unit. All the other houses on this part of Henry are occupied by single families.

The severance request in 2017 was denied. This one is even worse, with a bigger dwelling house on the severance and more parking requirements that are still deficient for the new Parking Regulations. There are no sidewalks on Henry, no streetlights, sewers or water mains along Henry. A child would have to cross several streets to get to a park.

The street width creates traffic problems now, Henry is a narrow side street.

(The garbage truck is impossible to pass on Henry and in Winter the guys have to walk down the street from William to pick up bags etc., as snow narrows the street. The new severance is not good for more garbage services for 2 more units.)

d) Energy use and green building performance etc.,

Removing trees for parking is not an environmental benefit.

A single dwelling would require many fewer resources and provide needed open spaces for infiltration, rather than removing trees for parking. Permeable paving cannot replace trees.

5 Henry is too small to sever. This is not a MINOR VARIANCE. It changes the street. If the Town wants to rezone our neighbourhood for new zoning and density, Committee of Adjustment is not the process.

Sincerely, Karey Shinn, 42 John Street

DEJAN BADNJAR AND SLOBODANKA RADEN

8 Henry Street / Orangeville / ON / L9W 1R6 / [REDACTED]

OBJECTING TO A MINOR VARIANCE

November 29, 2021

Town of Orangeville
Committee of Adjustment
Secretary-Treasurer
87 Broadway, Orangeville, ON L9W 1K1

*Re: File No. A-15/21 and A-16/21, concerning 5 Henry Street,
before Committee of Adjustment, December 1, 2021*

*Re: Request to receive a copy of the decision of the Committee of Adjustment in regards
to these applications for 5 Henry Street, cited above.*

Dear Secretary and Members of the Committee,

Sub-section 45(1) of the Planning Act (PA) sets out four Statutory Tests which must be considered by the Committee and satisfied by the applicant, before an Application for zoning variance can succeed. If the Application fails any one of the four Tests, while passing the other three, then the PA requires that the Application must fail. These Tests, being created by statute, are mandatory and all must be met. Notwithstanding that a proponent may satisfy all four Tests, the Committee may in its discretion refuse relief. The following are the four Tests to be applied:

1. Is the variance minor?

In my opinion, the variance in this case is not to be considered minor for two reasons, it is too large and the extent of the impact it would have on neighboring properties in the immediate area. Reducing the minimum lot area from 464 sq. meters to 327 sq. meters is a 30% reduction, not “minor”. In discussions with my neighbors, the introduction of two properties raises concerns that are related to loss of sunlight, privacy, views, spacing and openness. It will most certainly create issues related to access, cutting two mature trees, parking, drainage, traffic and noise. The very narrow Henry Street is often used by kids, dog walkers, and joggers because it is not busy. The street does not have sidewalks, streetlights or available space for parking. Two cars can barely pass each other. The proposed development would not be compatible with the character of the old town laneway that we all cherish and extensively maintain. The existing property is a heritage building and it was my understanding that Heritage Orangeville requires the new dwelling to comply with the heritage guidelines.

2. Would the granting of the variance result in a development that would be desirable for the appropriate development or use of the applicant's land or building?

It can be assumed that the applicant plans to use the two properties with two separate units as rentals. Such use would create obvious problems related to parking, privacy, noise and general feeling of overcrowding on such a small and narrow street corner. The winter snow accumulation on the street sides is quite extensive. We often must take the garbage to the corner of Henry and William in order to be picked up. Having three driveways on Henry Street is unreasonable.

3. Does the variance requested maintain the general intent and purpose of the zoning by-law?

The intent and purpose of a zoning by-law is to prescribe the front, rear and side yard setbacks, building size, height and use. It speaks to matters such as spacing, privacy, density, light and air and gives the neighborhood its built form and character. NONE of the minimum by-law allowances are met.

4. Does the variance requested maintain the general intent and purpose of the Official Plan (OP)?

With introduction of many new developments around town, do we really need to transform small pockets into high density areas? We certainly did not expect this laneway to change its character in such degree when purchasing our property.

Most of us on the street are self-employed and work from home. I have a music studio in my basement. Any development to the neighboring property would immensely affect my work. It makes me very happy that we live amongst the group of neighbors who evidently care about our small corner. I would urge the committee to do the same and consider all options before making the decision.

Sincerely,

*Dejan Badnjar &
Slobodanka Raden*

Secretary- Treasurer of the Committee of Adjustment
committeeofadjustment@orangeville.ca

Pertaining to File No. B-04/21, File No. A-15/21 and File No. A16/21

I am in **Opposition** to the consent to sever the parcel of land (Lot 1 and Part of Lot 2, Block 3, Registered Plan 216, municipally known as 5 Henry Street in the Town of Orangeville, in the County of Dufferin) for the following reasons:

File No. B-04/21 (Severance in general)

1. TRAFFIC

Excessive intensification of traffic and the increasing the number of driveway entrances from 6 to 7 (of which most are double driveways), on an already narrow street measuring just 18.5 feet wide will:

- Impact the passing of two vehicles (especially in the winter)
- Impact snow removal and placement of snow, causing a safety issue with foot and vehicle traffic
- Impact parking on Henry street as the south part of the street is already a no parking zone
- The lot being severed will increase the number of families from potentially 2 (as a rebuild of the current home can have a secondary dwelling) to 4 families (as both units have applied to have secondary units). Most modern family units have more than one car (although only 1 extra parking spot is required of a secondary unit), hence potentially causing excessive on street parking on a daily basis.

2. MINIMUM LOT SIZE NOTE

Decreasing of the minimum lot size from from 464 square meters to 327 square meters is quite a decrease. No other homes in the immediate vicinity or neighbourhood have lot sizes that are this small

- As in 19 William Street (PLAN 216 BLK 2 PT LOTS 9 AND;10 RP 7R5838 PART 1). The lot is *368.4 square meters and also has a side yard easement allowing for the appearance of a larger lot. This also allows for a "nice sized" site triangle at the corner of Henry and William St.
- As in 8 Henry St (PLAN 216 BLK 2 PT LOTS 9 AND;10 RP 7R5838 PART 2), it has a lot size of *350.3 square meters and also has a front yard easement allowing for the appearance of a larger lot, better sight lines for foot traffic and additional visitor spaces on the surface of their own driveway without congesting the street.

* taken from Dufferin GIS map

3. STREETScape

- On such reduced lot sizes (327 sq meters) including reduced setbacks and reduced tree canopy the proposal of 2 new lots will impact the streetscape of this neighbourhood. The original home (on the non-designated municipal registry) on a larger lot adds to the historical streetscape of this neighbourhood. Although the original home is in need of a new building, the front facade of a new built dwelling could be aligned with the existing heritage building, the larger lot also gives a consistent streetscape. Upon the creation of 2 smaller lots, the historical streetscape would be compromised as a larger lot is part of the streetscape

4. INFRASTRUCTURE

- Does the town already service the proposed new lot on Henry St as it pertains to water, sanitary and storm sewer?
- Garbage pick up is already an issue with 8 Henry Street, as they have to walk their garbage to William Street, is this because GFL cannot turn the corner? Now add more driveways and cars on the street, will this make garbage pick-up difficult?

File No A-15/21 (1st new lot with variances on existing home approximate footprint)

The applicant is applying for the lot size to be decreased from **464** sq. meters to **327** sq. meters, minimum lot frontage of **17** meters to be reduced to **16.3** meters, the minimum front yard reduced from **6** meters to **1.3** meters and exterior side yard from **3.5** meters to **3.3** meters.

1. There are no lots in the vicinity of this neighbourhood that are this small. See Minimum Lot Size Note above
2. This is a corner lot, the existing home right now causes concern for **site lines** for driving and foot traffic with the sidewalk present on William and no sidewalk on Henry St) and a high density apartment across the street.
3. Although the present historical home sits close to the road, **traffic** has become more dense in the neighbourhood since this home was built. If a new build containing a secondary suite (as allowed per zoning) is built (on a new significantly smaller lot on the same footprint as the current home now), you are adding 2 driveways where there was 1 as well as 2 families where there was 1.
4. Due to the nature of the property being a corner lot I believe the integrity of the minimum lot area, lot frontage, front yard and exterior yard that the Town of Orangeville has set previously out should be maintained **at all costs** as a secondary suite is allowed on this R2 zoned property and **this alone intensifies the current lot in its present lot size**

File No A-16/21 (2nd new lot with variances)

The applicant is applying for the lot size to be decreased from **464** sq. meters to **327**, the minimum front yard reduced from **6** meters to **3.2** meters and reduce the minimum rear yard from **7** meters to **4.5** meters.

1. There are no lots in the vicinity of this neighbourhood that would be this small. See Minimum Lot Size note above
2. Reducing these required minimum lot dimensions, for a new build that will contain a secondary suite, leaves a very minimal outside space surrounding the home. Allowing this intensification, increased density and **ALSO** decreasing the minimum lot size, front yard and rear yard will decrease the **greenspace** of this neighbourhood. Every tree on this current lot will have to be removed to allow for this build, decreasing the street's **tree canopy**.

In conclusion, I am not opposed to intensification with the **current lot size**. Rebuilding the current home and adding a **secondary suite** is still within the scope of the present neighbourhood. *The streetscape, historical facade, vehicular and pedestrian traffic, increased rental housing and accommodating aging in place would all be satisfied by leaving the present lot intact and rebuilding with a secondary suite.* This would eliminate the need for increased infrastructure of the water and sanitary sewer systems and may keep some space available for the street's tree canopy to remain intact or be replanted.

Name: Denise Bersel

Date: Nov 29 2021

E-mail: [REDACTED]

Address: 14 William St.

DBersel

Secretary- Treasurer of the Committee of Adjustment
committeeofadjustment@orangeville.ca

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- On such reduced lot sizes (327 sq meters) including reduced setbacks and reduced tree canopy the proposal of 2 new lots will impact the streetscape of this neighbourhood. The original home (on the non-designated municipal registry) on a larger lot adds to the historical streetscape of this neighbourhood. Although the original home is in need of a new building, the front facade of a new built dwelling could be aligned with the existing heritage building, the larger lot also gives a consistent streetscape. Upon the creation of 2 smaller lots, the historical streetscape would be compromised as a larger lot is part of the streetscape

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- Does the town already service the proposed new lot on Henry St as it pertains to water, sanitary and storm sewer?
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Name: Grant Beitel

Date: Nov 29 2021

E-mail: 

Address: 14 William St



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Name:

Dafures Dunn

Date:

11 William St., Orangeville

E-mail:

none

L9W2R4

Address:

November 26/21

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Name:

Date:

E-mail:

Address:

11 William St.

Orangeville Ont

L9 Page 42 of 74

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Please keep me updated with regard to this file.

Name: Lisa Felice

Date: Nov 30/21

E-mail: [REDACTED]

Address: 37 William St Orangeville On L9W 2R6

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- On such reduced lot sizes (327 sq meters), reduced setbacks and reduced tree canopy the proposal 2 new lots will impact the streetscape of this neighbourhood. The original home (on the non-designated municipal registry) on a larger lot does add to the historical streetscape of the neighbourhood. Although the original home is in need of a new building, the front facade of a new built dwelling could be aligned with the existing heritage building on the larger lot, thus giving a consistent streetscape. Upon the creation of 2 smaller lots, the historical streetscape would be compromised as a larger lot is part of the streetscape

4. INFRASTRUCTURE

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- Garbage pick up is already an issue with 8 Henry Street, as they have to walk their garbage to William Street, is it because GFL cannot turn the corner? Now add more driveways and cars on the street, will this make garbage pick-up difficult?

File No A-15/21 (new lot with variances)

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1. There are no lots in the vicinity of this neighbourhood that would be this small and that allows for 2 families. See Minimum Lot Size note above
2. This is a corner lot, the existing home right now causes concern for **site lines** for driving and foot traffic with the sidewalk present and a high density apartment across the street.
3. Although the historical home sits close to the road presently, **traffic** has become more dense in the neighbourhood since the original home was built. If a new build containing a secondary suite is built (on a new significantly smaller lot on the same footprint as the current home now), you are adding 2 driveways where there was 1 and 2 families where there was 1.
4. Due to the nature of the property being a corner lot I believe the integrity of the minimum lot area, lot frontage, front yard and exterior yard that the Town of Orangeville has set previously out (464 sq.meters, 17 meters, 6 meters and 3.5 meters) should be maintained **at all costs** as a secondary suite is allowed (R2) on this property and this alone intensifies the current lot in its present measurements

File No A-16/21 (new lot with variances)

The applicant is applying for the lot size to be decreased from 464 sq. meters to 327, the minimum front yard reduced from 6 meters to 3.2 meters and reduce the minimum rear yard from 7 meters to 4.5 meters.

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Name: LILLIAN GREENSIDES

Date: NOV 26, 2021

E-mail:

Address: 15 William Street.

From: [Lillian Greensides](#)
To: [Committee of Adjustment](#)
Subject: 5 HENRY ST
Date: Tuesday, November 30, 2021 12:46:15 PM

Secretary - Treasurer

In addition to the letter I signed previously I wanted to voice my objection to the removal of the large Maple trees that provide shade in the summer and block the wind in the winter as well as adding to the beauty of the neighborhood.

Removal of these trees will financially impact the heating and cooling of my house which is 15 William St next door to 5 Henry St.

It's a shame to see yet another plan that will take away from this small town community and just make Orangeville another town rather than the quaint neighbourhoods with character that we now enjoy.

Thank you,

Lillian Greensides

15 William St.

Pertaining to **File No. B-04/21, File No. A-15/21 and File No. A16/21**

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1. TRAFFIC

Excessive intensification of traffic and the increasing the number of driveway entrances from 6 to 7 (of which most are double driveways), on an already narrow street measuring just 18.5 feet wide will:

- Impact the passing of two vehicles (especially in the winter)
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2. MINIMUM LOT SIZE

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- On such reduced lot sizes (327 sq meters), reduced setbacks and reduced tree canopy the proposal 2 new lots will impact the streetscape of this neighbourhood. The original home (on the non-designated municipal registry) on a larger lot does add to the historical streetscape of the neighbourhood. Although the original home is in need of a new building, the front facade of a new built dwelling could be aligned with the existing heritage building on the larger lot, thus giving a consistent streetscape. Upon the creation of 2 smaller lots, the historical streetscape would be compromised as a larger lot is part of the streetscape

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Please keep me updated with regard to this file.

Name: *Tanice Jordan*

Date: *Nov. 30/21*

E-mail: 

Address: *35 William St.
Orangeville, ON
L9W 2R6*

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Please keep me updated with regard to this file.

Name:

Phil JORDAN

Date:

11/30/21

E-mail:

[REDACTED]

Address: 35 WILLIAM ST. ORANGEVILLE
L9W 2R6

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Please keep me updated with regard to this file.

Name: Brenda Kellett

Date: Nov 30 / 2021

E-mail: [REDACTED]

Address: [REDACTED]

Pertaining to **File No. B-04/21, File No. A-15/21 and File No. A16/21**

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Please keep me updated with regard to this file.

Name: Cara Kufi

Date: Nov 30

E-mail: [REDACTED]

Address: 37 William St, Orangeville

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Name: Penny Leors

Date: Nov 30/2021

E-mail: [REDACTED]

8 William St.

Objection to a Minor Variance

Resident:

Barry McCague and Dylan Quann
44 John St, Orangeville, ON, L9W 2P5

Objection to a Minor Variance:

Town of Orangeville
Committee of Adjustment
Secretary-Treasurer
87 Broadway, Orangeville, On, L9W 1K1

**File No. A-15/21 and A-16/21, concerning 5 Henry Street,
Before Committee of Adjustment, December 1, 2021**

Secretary and Members of the Committee,

Three years ago, my partner and I purchased our house on 44 John Steet. We fell in love with the historic downtown community and the deep 165 feet lots that accompany a variety of these historic homes. Along with historic communities come laneways that have become common passages for pedestrians seeking refuge from high traffic areas throughout Orangeville. In my opinion, adding four rental units in two properties on this corner laneway is going to be a detriment to the historic feel of this community.

Henry Street is very narrow hardly allowing two cars to pass each other. There is no parking allowed on the street. There are no sidewalks for pedestrians to use and no streetlights on this corridor. In the winter, the snowplows can barely fit down this street and the snow accumulation from these plows is quite high that residents lose a large frontage of space for storing this snow. Having four rental units introduced and the associated driveways added to Henry, there will be reduced visibility due to higher snowbanks, this will neglect pedestrian safety on this road and for other vehicles. My concern with four units coming to 5 Henry Street is the congestion that will be added to a single laneway and the safety of both pedestrians and motorists that use this corridor.

Having these rental properties on a reduced lot area of 327 sq meters (from 464sq m) is a thirty percent reduction. The lot reduction is hardly a minor variance and the loss of space for two families in one unit prioritizes rental income over housing equity. My partner and I purchased our house in part for our love for the historic home, but also for the historic community and laneway infrastructure that is no longer present in modern communities. We invested our life savings in this home; to see part of the reason we invested in historic Orangeville potentially ruined by overcrowding four rental units on a lot will not only harm the equity of the houses on Henry Street but will impact the feel of historic Orangeville. The town motto is "Historic Charm, Dynamic Future". Henry street has the historic charm that represents the motto the Town of Orangeville is aiming for. The question to ask: is four rental units prioritizing income over the rental space on a historic deep lot the "Dynamic Future" that the Town of Orangeville has for their vision?

Objection to a Minor Variance

I am not opposed to the owner building on this lot or renting that said building out to one or two families. I am opposed to severing the lots to build two properties both rented out by two families that will have an impact of this laneway, both historic feel and pedestrian, cyclist, and motorists' safety. If the owner built a larger home and rented that out where it is currently located, it could be an asset to the laneway and protect the historic infrastructure of Orangeville while receiving rental income and increasing the equity of their respective lot. I am not opposed to building on this lot, but I would like that whatever is built, is built with the integrity of the communities historic infrastructure in mind. If there were four rental units on the lot adjacent to ours three years ago, I believe I would have really had to consider buying 44 John Street. As much as I love this house, the house, and the historic community directly around it have a symbiotic relationship due to the era they were built in. If four rental units are built adjacent to it I just do not see that relationship or the historic distinction.

Thank you very much for your time and for your consideration. I hope The Town of Orangeville and the Committee can come to a decision that keeps not only the town motto "Historic Charm, Dynamic future" in mind but the integrity of these historic communities and infrastructure that accompanies that.

Best Regards,

Barry McCague & Dylan Quann
Owners of 44 John Street, Orangeville

Pertaining to **File No. B-04/21, File No. A-15/21 and File No. A16/21**

I, as a neighbour, am in **Opposition** to the consent to sever the parcel of land (Lot 1 and Part of Lot 2, Block 3, Registered Plan 216, municipally known as 5 Henry Street in the Town of Orangeville, in the County of Dufferin) for the following reasons:

File No. B-04/21 (Severance in general)

1. TRAFFIC

Excessive intensification of traffic and the increasing the number of driveway entrances from 6 to 7 (of which most are double driveways), on an already narrow street measuring just 18.5 feet wide will:

- Impact the passing of two vehicles (especially in the winter)
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- Impact parking on Henry street as the south part of the street is already a no parking zone
- The lot being severed will increase the number of families from potentially 2 (as a rebuild of the current home can have a secondary dwelling) to 4 families (as both units have applied to have secondary units). Most modern family units have more than one car (although only 1 extra parking spot is required of a secondary unit), hence potentially causing excessive on street parking on a daily basis.

2. MINIMUM LOT SIZE

Decreasing of the minimum lot size from from 464 square meters to 327 square meters is quite a decrease. No other homes in the immediate vicinity or neighbourhood have lot sizes that are this small

- As in 19 William Street (PLAN 216 BLK 2 PT LOTS 9 AND;10 RP 7R5838 PART 1). The lot is *368.4 square meters and also has a side yard easement allowing for the appearance of a larger lot. This also allows for a "nice sized" site triangle at the corner of Henry and William St.
- As in 8 Henry St (PLAN 216 BLK 2 PT LOTS 9 AND;10 RP 7R5838 PART 2), it has a lot size of *350.3 square meters and also has a front yard easement allowing for the appearance of a larger lot, better sight lines for foot traffic and additional visitor spaces on the surface of their own driveway without congesting the street.

3. STREETSCAPE

- On such reduced lot sizes (327 sq meters), reduced setbacks and reduced tree canopy the proposal 2 new lots will impact the streetscape of this neighbourhood. The original home (on the non-designated municipal registry) on a larger lot does add to the historical streetscape of the neighbourhood. Although the original home is in need of a new building, the front facade of a new built dwelling could be aligned with the existing heritage building on the larger lot, thus giving a consistent streetscape. Upon the creation of 2 smaller lots, the historical streetscape would be compromised as a larger lot is part of the streetscape

✓ 4. **INFRASTRUCTURE**

- Does the town already service the proposed new lot on Henry St as it pertains to water, sanitary and storm sewer?
- Garbage pick up is already an issue with 8 Henry Street, as they have to walk their garbage to William Street, is it because GFL cannot turn the corner? Now add more driveways and cars on the street, will this make garbage pick-up difficult?

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The applicant is applying for the lot size to be decreased from 464 sq. meters to 327 sq. meters, minimum lot frontage of 17 meters to be reduced to 16.3 meters, the minimum front yard reduced from 6 meters to 1.3 meters and exterior side yard from 3.5 meters to 3.3 meters.

1. There are no lots in the vicinity of this neighbourhood that would be this small and that allows for 2 families. See Minimum Lot Size note above
2. This is a corner lot, the existing home right now causes concern for **site lines** for driving and foot traffic with the sidewalk present and a high density apartment across the street.
3. Although the historical home sits close to the road presently, **traffic** has become more dense in the neighbourhood since the original home was built. If a new build containing a secondary suite is built (on a new significantly smaller lot on the same footprint as the current home now), you are adding 2 driveways where there was 1 and 2 families where there was 1.
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Please keep me updated with regard to this file.

Name: *Denise Pesce*

Date: *Nov. 30/21*

E-mail: 

*Address: 46 William Street
Orangeville*

Pertaining to **File No. B-04/21, File No. A-15/21 and File No. A16/21**

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Please keep me updated with regard to this file.

Name:

Frank Rose

Date:

Nov. 30/21

E-mail:

[REDACTED]

Address: 46 William St -

Pertaining to **File No. B-04/21, File No. A-15/21 and File No. A16/21**

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Please keep me updated with regard to this file.

Name: *Angela Rio*

Date: *Nov 30 2021*

E-mail: [REDACTED]

Address: *33 William St. Orangeville, Ont L9W 2B6*

Pertaining to **File No. B-04/21, File No. A-15/21 and File No. A16/21**

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Please keep me updated with regard to this file.

Name: *Tom SAMWORTH*

Date: *Nov 30, 2021*

E-mail: 

Address: *33 WILLIAM ST. ORANGEVILLE, ON L9W 2R6*

Pertaining to **File No. B-04/21, File No. A-15/21 and File No. A16/21**

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Name: GARY & JULIA SARAZIN

10 WILLIAM ST

Date: NOV 27, 2021

E-mail:

[REDACTED]

Gary Sarazin

Julia Sarazin

Nick Shinn
42 John Street (at Henry Street)
Orangeville, ON L9W 2P3
[REDACTED]

November 30th, 2021

Town of Orangeville
Committee of Adjustment
Secretary-Treasurer
87 Broadway, Orangeville, ON L9W 1K1

Re: File No. **A-15/21, A-16/21** and **B-04/21**, concerning the request to sever 5 Henry Street, Orangeville Committee of Adjustment, December 1st, 2021

Fair's fair.

Why does the town discriminate against home owners who follow the By-Laws, and encourage those who disrespect them?

We play by the rules.

Two years ago we built a garage in our back yard. It has the required setbacks and parking spaces, and our lot coverage is less than 30%.

In order to get the necessary curb cut we went to the Committee of Adjustment, which asked us to first remove an unused curb cut (fronting lawn, not driveway). This useless removal and replacement of sidewalk concrete cost us \$5,000.

That was for a minor variance.

But now this severance, which will ruin Henry Street as a nice little lane, with all kinds of size, setback and parking variances, to shoe-horn in "densification"—that's OK?

It would be nice if Council would protect the interests of resident home owners, rather than enable speculative development that flouts our By-Laws.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'NS' or 'Shinn', followed by a period.

Nick Shinn

From: [Zoe Shinn](#)
To: [Committee of Adjustment](#)
Subject: RE: File No A-15/21, A-16/21 & B-04/21 Concerning Request to Sever 5 Henry Street
Date: Tuesday, November 30, 2021 11:59:43 PM

Hello,

I hope this email finds you well.

Thank you in advance for your consideration of my feedback on this atrocity.

I object to the proposed severance of the '5 Henry Street' lot whose prescribed actual frontage is in fact only 16.3m on William Street.

The severance of this old property would fundamentally change the neighbourhood and set a reckless precedent. This severance amounts to a total demolition of this old site, with Landmark old growth trees, a mature tree canopy inhabited by wildlife and birds and the still present nature of Henry as a side street.

I am asking the Orangeville Committee of Adjustment to NOT CONSENT TO SEVER 5 HENRY ST. This is not is NOT A MINOR VARIANCE on this old side street, by any means.

Hopefully there will be instead a redevelopment of this property that would retain the strong historic character, and proud heritage aspects of this narrow side street. This old side street dates back to the mid-1870s neighbourhood in our beautiful old country Town of Orangeville.

As this severance will clear cut the property. The proposal demonstrates no regard for how this neighbourhood values Henry for the pedestrian friendly, old side street, providing recreational aspects it has always offered with its' friendly back yard ambience.

The proposed house would essentially be built in a backyard, having none of it's own, and being in no way compliant with minimum lot size, zoning density requirements or town bylaws.

This trend is non compliant lots is taking over the area; if this were to happen the street would be 80% non-compliant; at what point do you just change the zoning if this is what the town really wants and stop wasting the committee's time. Truly hope that's not the case though but if there's no sanctity in our bylaws and town plans; what's the point of having them.

Our town slogan is Historic Charm, Dynamic Future; yet if you cut down all our trees and allow odd non-compliant ugly properties rammed together there's no charm or dynamics.

Not to mention our town is on well water; we shouldn't be paving it all over notwithstanding the new well coming on-line there's lots of other developments and growth to be had for that; surely this proposterous proposal for 5 Henry is not the properties highest and best use.

I look forward to speaking at the meeting,

With Thanks

ZOË SHINN, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Matthew](#)
To: [Committee of Adjustment](#)
Cc: [REDACTED]
Subject: Objection to Pending Application for "5 Henry Street"
Date: Monday, November 29, 2021 10:44:28 AM

Objecting to a minor variance

**Re: File No. A-15/21 and A-16/21, concerning 5 Henry Street,
Before Committee of Adjustment, December 1, 2021**

Re: Request to receive a copy of the decision of the Committee of Adjustment in regards to these applications, cited above.

Dear Secretary and Members of the Committee,

My name is Matthew Weinoffer, and I'm new to Orangeville as of September of 2020. My partner Amanda and I, are home-owners at 19 William Street here in Orangeville, exactly across the street from the land municipally known as "5 Henry Street," in Orangeville, ON, / Dufferin County. I'm writing on the behalf of our family and our fellow community members to object to the request for these "minor variances," as they've been referred to in communications I've received so far. It is my belief that these variances are far from "minor" and should be rejected in favour of the community members and their right to maintaining the quality of the neighbourhood.

Being new to the town, we are seeing Orangeville for what it is currently, without a ton of knowledge of what it was in the past. That having been said, we've learned very quickly its a beautiful quiet town with a strong sense community, and every day that we're here affirms our initial interest in moving here in the first place. Even more, our small corner of the neighborhood at William and Henry has become our immediate community, and now having met and cultivated a relationship with practically all of our neighbors, we are over the moon to be a part of this warm and welcoming group of people.

Without getting into specifics of the proposed "severed parcel of land" at 5 Henry Street, my understanding of the application for "minor variances" is a misnomer as such, as it seems the variances are actually quite substantial. These variances and the land-severance application, if approved together, would accommodate what sounds like two income properties that are tone-deaf of the feeling of the neighborhood, wildly out of place, and approved at the detriment of the neighbors closest geographically to them based on a need for privacy, pure volume of residents/tenants in a very small space, parking concerns, and even in the municipality's ability to handle the area with regards to trash services and even snow-plowing.

As pointed out in other letters from the community, Henry Street is a small laneway that is carefully curated and maintained, and a shining example of the beauty and warmth that embodies the town of Orangeville. It is my belief that approving the severance of one property to be used as four separate units in such a small beautiful space, sounds like an attempt to squeeze as much money from the property as possible, and as a result could be considered as ill-intentioned with regards to the neighborhood. The decision to approve or reject this application and these variances is ultimately a decision whether or not the Committee will either support its Community Members, build on the organic and beautiful character of the neighbourhood, and quality of life, OR support profit and greed, and carelessly allow abject intensification of the neighborhood and force residents to manage the strain it'll put on public services. There are parts of Orangeville that have already been allowed new development, and those are areas where developments will actually fit. The property at "5 Henry Street" is far from a good fit.

To keep things short, I would ask the Secretary and Committee to consider how they'd feel if this same scenario came about in your neighborhood, right across the street from you and your family. Should you favour one person's request for profit, or support a community in looking forward to organic growth? My

understanding was that, here in Orangeville, we support community members that contribute and give back to the community instead of simply taking absolutely everything they can.

Thank you for your time and consideration, and I look forward to participating in the conference call December 1st at 6PM.

Sincerely,

Matthew Weinoffer and Amanda Sgrignoli

[REDACTED]

19 William Street
Orangeville ON L9W-2R6