



Minutes of a Committee of Adjustment Meeting

Electronic Participation

December 1, 2021, 6:00 p.m.

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

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

Regrets: Hiedi Murray, Chair

Staff Present: B. Ward, Manager of Planning
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

Moved by Rita Baldassara

That the minutes of the following meeting be approved:

2021-09-01 Committee of Adjustment Minutes

Carried

4. Statutory Public Hearing

4.1 Correspondence - B-04/21, A-15/21, A-16/21 - 5 Henry Street

The Vice Chair asked if members of the Committee had questions pertaining to the submitted applications and correspondence.

Ms. Baldassarra inquired about how servicing the severed parcel would be affected, the width of Henry Street related to concerns about garbage and fire trucks maneuvering on the street, and whether street parking is permitted. L. Russell, Senior Planner advised that the retained lot is already serviced and that servicing for the severed parcel would be located within the boulevard portion of Henry Street, that the entire width of Henry Street is likely 8 metres which exceeds the standard requirement of 6 metres, and that street parking is not permitted within the laneway.

Mr. Howe inquired as to the number of residences proposed, the construction impact on Henry Street, and why previous applications with similar proposals were refused. L. Russell, Senior Planner advised that each proposed lot would have one single detached house with a secondary dwelling unit in the basement of each unit, that services are to be provided within the landscaped area/boulevard portion of Henry Street which the applicant would be responsible for reinstating, and further that the previous severance application submitted for this property got a tied vote which resulted in a refusal of the application.

Mr. Bertrand inquired if the Town has a tree preservation by-law and was advised by L. Russell, Senior Planner that the Town does not. Further, that part of staff's recommendation regarding this property, should the application be approved, is that a condition be included to preserve one or more of the trees on the property.

The Vice Chair asked if anyone would like to speak in favour of the applications.

The applicant Eric Calder was in attendance and noted that proposed units would assist families with respect to affordability and family obligations, that the proposed units would not negatively impact the community, and that the intent is to preserve trees where possible.

The Vice Chair asked if anyone would like to speak in opposition of the applications.

Karey Shinn of 42 John Street, Orangeville presented comments as provided in submitted correspondence dated December 1, 2021 and November 29, 2021 and noted concerns regarding the proposed application due to size of lot, excessive lot coverage, incompatibility with neighbourhood, inadequate setbacks from property line, width of street, additional traffic, insufficient parking space, impacts on well water and servicing of proposed dwellings.

L. Russell, Senior Planner advised that the proposal includes 3 parking spaces for each proposed lot, which does meet the requirement of 2 parking spaces for a main unit and 1 additional parking spot for an accessory unit.

Zoe Shinn of 69 Madison Avenue, Orangeville presented comments as provided in submitted correspondence dated November 30, 2021 and noted concerns regarding the Town not having a tree preservation by-law, protection of ground water, and the proposed lot coverage and frontage for the subject property.

Dejan Badnjar of 8 Henry Street, Orangeville presented comments as provided in submitted correspondence dated November 29, 2021 and noted concerns regarding the size of Henry Street and the addition of 4 units, preservation of trees on the property, impact of construction on traffic flow, and water, sewage, and drainage.

Denise Beisel of 14 William Street, Orangeville presented comments as provided in submitted correspondence dated November 29, 2021 and noted concerns regarding potential increase of traffic, sightlines given that 5 Henry Street is a corner lot, size of lot for 4 units, size of street, and infrastructure to be incurred by Town.

Matthew Weinoffer & Amanda Sgrignoli of 19 William Street, Orangeville presented comments as provided in submitted correspondence dated November 29, 2021 and noted concerns regarding the addition of 4 units on the subject property given that it is already a busy area.

Karey Shinn of 42 John Street, Orangeville further inquired if the elevation was considered and if the Town has a tree preservation by-law.

The applicant Eric Calder advised that engineers provided Low Intensity Development (LID) Brief with respect to the proposal and no issues were noted regarding water and sewage.

B. Ward, Manager of Planning advised that Town staff have considered servicing for the proposed lots and confirmed that service installation is feasible.

The Vice Chair further advised that Council considered a tree preservation by-law during the last term of Council and it was not adopted.

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

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

Moved by Scott Wilson

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:
 1. 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.
 2. 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.
 3. 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.
 4. 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. That a 1.5 metre-wide easement along the entire easterly lot line of the severed parcel be granted in favour of Bell Canada and that the cost associated with registration of such easement be the responsibility of the landowner.

Yes (2): Alan Howe, and Scott Wilson

No (2): Jason Bertrand, and Rita Baldassara

Refused (2 to 2)

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

Moved by Scott Wilson

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;

Yes (2): Alan Howe, and Scott Wilson

No (2): Jason Bertrand, and Rita Baldassara

Refused (2 to 2)

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

Moved by Scott Wilson

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;

Yes (2): Alan Howe, and Scott Wilson

No (2): Jason Bertrand, and Rita Baldassara

Refused (2 to 2)

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

The meeting was adjourned at 6:58 p.m.