



Minutes of a Committee of Adjustment Meeting

Electronic Participation

February 2, 2022, 6:00 p.m.

Chair and Secretary-Treasurer Participating Remotely

The Corporation of the Town of Orangeville

Members Present: S. Wilson, Vice Chair
Alan Howe
Rita Baldassara

Regrets: Hiedi Murray, Chair
Jason Bertrand

Staff Present: L. Russell, Senior Planner
C. Khan, Secretary-Treasurer

1. Call to Order

The meeting was called to order at 6:02p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None

3. Adoption of Minutes of Previous Meeting

Moved by Alan Howe

That the minutes of the following meeting be approved:

2021-12-01 Committee of Adjustment Minutes

Carried

4. Statutory Public Hearing

4.1 File No. A-01/22 - 43A First Street

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

Abraham El-Sarraf, representing 2649533 Ontario Inc., reviewed the contents of the application with the Committee and noted that the application presented to the Committee is for a wider driveway to allow for parking in the back, similar to surrounding properties that have parking spaces located at the back of those properties.

Josip Milcic, Architect for the project, reiterated the setbacks as noted in the application.

The Vice-Chair inquired if the one-storey home would be removed and was advised by Mr. El-Sarraf in the affirmative, that the house would be demolished and that a site plan application process was underway.

The Vice-Chair further inquired about the height of the building and was advised by Mr. El-Sarraf that the height would be 9.2 metres.

The Vice Chair asked if anyone would like to speak in opposition of the application. No comments were made.

Moved by Rita Baldassara

That Planning Report – A-01/22 – 43A First Street be received;

And that Minor Variance Application (File No. A-01/22) to reduce the minimum interior side yard (northerly) setback from 1.8 metres to 1.2 metres, be approved, subject to the following condition:

1. That Site Plan application SPA-2021-05 be approved.

Carried

4.1.1 Planning Report – A-01/22 – 43A First Street

That Planning Report – A-01/22 – 43A First Street be received;

And that Minor Variance Application (File No. A-01/22) to reduce the minimum interior side yard (northerly) setback from 1.8 metres to 1.2 metres, be approved, subject to the following condition:

- 1. That Site Plan application SPA-2021-05 be approved.**

4.2 File No. A-02/22 - 35 Second Street

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

Amritpal Bansal, Agent for the applicant, advised that the submitted application was minor in nature and proposed changes were made in consultation with Town staff.

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

Corey Hoogendam of 33 Second Street noted concerns with respect to the width of the driveway and the implications it could have in the future should 35 and 33 Second Street want to sever a portion of their lots in the rear of the lots. L. Russell, Senior Planner, advised that the driveway width could be changed in the future should the property owners of 35 and 33 Second Street seek to sever a portion of their lots.

Mr. Hoogendam noted no opposition to the application.

Moved by Alan Howe

That Planning Report – A-02/22 – 35 Second Street be received;

And that Minor Variance Application (File No. A-02/22) to reduce the minimum interior side yard setback from 1.5 metres to 1.2 metres and to permit a 7.52-metre-wide driveway within 11.14 metres of the face of the

proposed attached garage located in the rear yard, be approved, generally in accordance with the submitted site plan.

Carried

4.2.1 Planning Report – A-02/22 – 35 Second Street

That Planning Report – A-02/22 – 35 Second Street be received;

And that Minor Variance Application (File No. A-02/22) to reduce the minimum interior side yard setback from 1.5 metres to 1.2 metres and to permit a 7.52-metre-wide driveway within 11.14 metres of the face of the proposed attached garage located in the rear yard, be approved, generally in accordance with the submitted site plan.

5. Items for Discussion

None

6. Correspondence

None

7. New Business

The Committee acknowledged the resignation of Hiedi Murray from the Committee of Adjustment and expressed their gratitude for her service.

8. Date of Next Meeting

9. Adjournment

The meeting was adjourned at 6:27 p.m.