



Agenda
Committee of Adjustment Meeting

Wednesday, February 2, 2022, 6:00 p.m.
Chair and Secretary-Treasurer Participating Remotely
The Corporation of the Town of Orangeville

NOTICE

Due to efforts to contain the spread of COVID-19, the Council Chambers at Town Hall will not be open to the public to attend Committee of Adjustment meetings until further notice.

Prior to the meeting, written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by email at ckhan@orangeville.ca. Such written comments will become part of the public record.

Members of the public may access the meeting on the above-noted date and time by telephone at: **(289) 801-5774, Conference ID: 925 587 130#**

Please note that your full name and comments will be part of the public record and will be included in the minutes of the meeting.

Accessibility Accommodations

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

1. **Call to Order**
2. **Disclosures of (Direct or Indirect) Pecuniary Interest**
3. **Adoption of Minutes of Previous Meeting**
2021-12-01 Committee of Adjustment Minutes

Recommendations:

That the minutes of the following meeting be approved:

2021-12-01 Committee of Adjustment Minutes

4. **Statutory Public Hearing**

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

In the matter of an application by 2649533 Ontario Inc. for a minor variance to Zoning By-law 22-90, as amended, on property described as Lot 14, Block 10, Registered Plan 201, municipally known as 43A First 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 "Restricted Commercial/Residential (C5) (H) Zone."

Explanatory Note:

The applicant is requesting a minor variance to reduce the minimum interior side yard setback from 1.8 metres to 1.2 metres. The variance is to permit the construction of a triplex.

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

Recommendations:

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

In the matter of an application by Alan McFayden for a minor variance to Zoning By-law 22-90, as amended, on property described as Part of Lots 11, 12, and 13, Block 8, Registered Plan 159, municipally known as 35 Second 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 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. These variances are to permit the construction of a two-storey addition at the rear of the existing home.

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

Recommendations:

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

6. Correspondence

7. New Business

8. Date of Next Meeting

The next meeting is scheduled for Wednesday March 2, 2022 at 6:00 p.m.

9. Adjournment



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.

Subject: Planning Report – A01-22 – 43A First Street

Department: Infrastructure Services

Division: Planning

Meeting Date: 2022-02-02

Recommendations

That Planning Report – A01-22 – 43A First Street be received;

And that Minor Variance Application (File No. A021-22) 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.**

Introduction

Legal Description: Lot 14, Block 10, Registered Plan 201

Municipal Address: 43A Second Street

Applicant(s): 2649533 Ontario Inc.

Official Plan Designation: Restricted Commercial Residential (Schedule 'C')

Zoning (By-law 22-90): Restricted Commercial Residential (C5) Zone, with Holding (H) Symbol

Purpose: The applicant is requesting a minor variance to reduce the minimum interior side yard setback from 1.8 metres to 1.2 metres. The variance is to permit the construction of a triplex.

Background

The subject property is legally described as Lot 14, Block 10, Registered Plan No. 201, and is municipally known as 43A First Street. It is located on the east side of First Street, between Third Avenue and Fourth Avenue. The property is approximately 1,220 square metres (13,132 square feet) in size, with approximately 15.4 metres (50.5 feet) of frontage along First Street. A 1-storey detached dwelling exists on the property, located within a

mixed-use area consisting of commercial and residential uses. The location of the subject property is indicated on Attachment No. 1.

The applicant is proposing to construct a 3-storey triplex, as shown in Attachment No. 2. Access to the property will be via the existing driveway on First Street. The applicant has submitted a Site Plan application (SPA-2021-05) which is currently under review.

In order to permit the development as proposed, a reduction in the northerly interior side yard setback is required. Therefore, the purpose of this application is to reduce the minimum interior side yard setback (northerly) from 1.8 metres to 1.2 metres.

Pending approval by the Committee of Adjustment of this application, the proposed development will comply with the Zoning By-law; however, will still require Site Plan approval, removal of a Holding (H) Symbol, and applicable permits under the Ontario Building Code.

Analysis

Section 45(1) of the Planning Act, R.S.O. 1990, as amended, outlines four tests that the Committee of Adjustment must be satisfied have been met when considering an application for a minor variance. Planning Division staff offer the following comments for the Committee's consideration in review of these four tests:

1. Conformity with the Official Plan

The subject property is designated "Restricted Commercial Residential" in the Town of Orangeville Official Plan, which permits a range of commercial and residential uses, either alone or in combination. A triplex is a permitted use. The reduced interior side yard as a result of the proposed triplex does not offend any high-level policy direction of the Official Plan.

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

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

The subject property is zoned "Restricted Commercial Residential (C5) Zone, with Holding (H) Symbol". The C5 zone permits a range of commercial uses, as well as residential uses including single detached dwellings, semi-detached dwellings and triplexes. The Holding (H) Symbol applied to the lands will be removed once the Town is satisfied that the proposed development can be appropriately serviced (Section 5.24).

Section 18.5 of the By-law prescribes a minimum interior side yard setback of 1.8 metres to the side of a triplex having two or more storeys. The applicant is requesting a minor variance to reduce the minimum interior side yard setback from 1.8 metres to 1.2 metres, in order to construct the proposed 3-storey triplex.

The purpose of the side yard is to provide ease of access to the rear amenity area, allow for property maintenance, and ensure privacy between properties.

The applicant is proposing to construct a 3-storey triplex on the subject property, with 9 parking spaces in the rear yard, as shown in Attachment No. 2. Vehicular and pedestrian access to the rear yard are proposed via the south side of the property. The driveway is proposed to be 3.55 metres wide and the pedestrian walkway is proposed to be 1.2 metres wide, for a total width of 4.75 metres. As a result, the remaining northerly interior side yard is 1.2 metres.

Consistent with surrounding properties, the proposed triplex is located close to First Street, with the rear of the property proposed for parking and rear yard amenity space. This eliminates any concerns associated with overlook into the neighbouring rear yard amenity areas. Staff are in the process of reviewing a Site Plan application (SPA-2021-05) submitted to facilitate this development. In order to ensure the placement of the building is appropriate, planning staff have recommended a condition that requires this Site Plan application be approved for this variance to take effect.

The reduced northerly interior side yard setback of 1.2 metres is not anticipated to have any adverse impacts on access to the rear yard or the ability to maintain the property and building.

Subject to the recommended condition, the requested variance maintains the general intent of the Zoning By-law.

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

Triplices are permitted pursuant to the policies of the Zoning By-law No. 22-90. The proposed variance will not have adverse impacts on surrounding properties, while providing additional dwelling units on the property.

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

4. Minor in Nature

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

Infrastructure Services – Transportation & Development Comments:

Infrastructure Services has reviewed the Notice of Hearing for the minor variance, Application No. A-01/22 for the property described as Lot 14, Block 10, Registered Plan 201, municipally known as 43A First Street, in the Town of Orangeville. The minor variance is to reduce the minimum side yard setback from 1.8 metres to 1.2 metres to permit the construction of a triplex.

Infrastructure Services is not aware of any grading, drainage or servicing issues that would preclude the granting of this variance. Concluding, Infrastructure Services, Transportation and Development Division does not object to granting the minor variance, reducing the minimum side yard setback from 1.8 metres to 1.2 metres to permit the construction of a triplex.

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

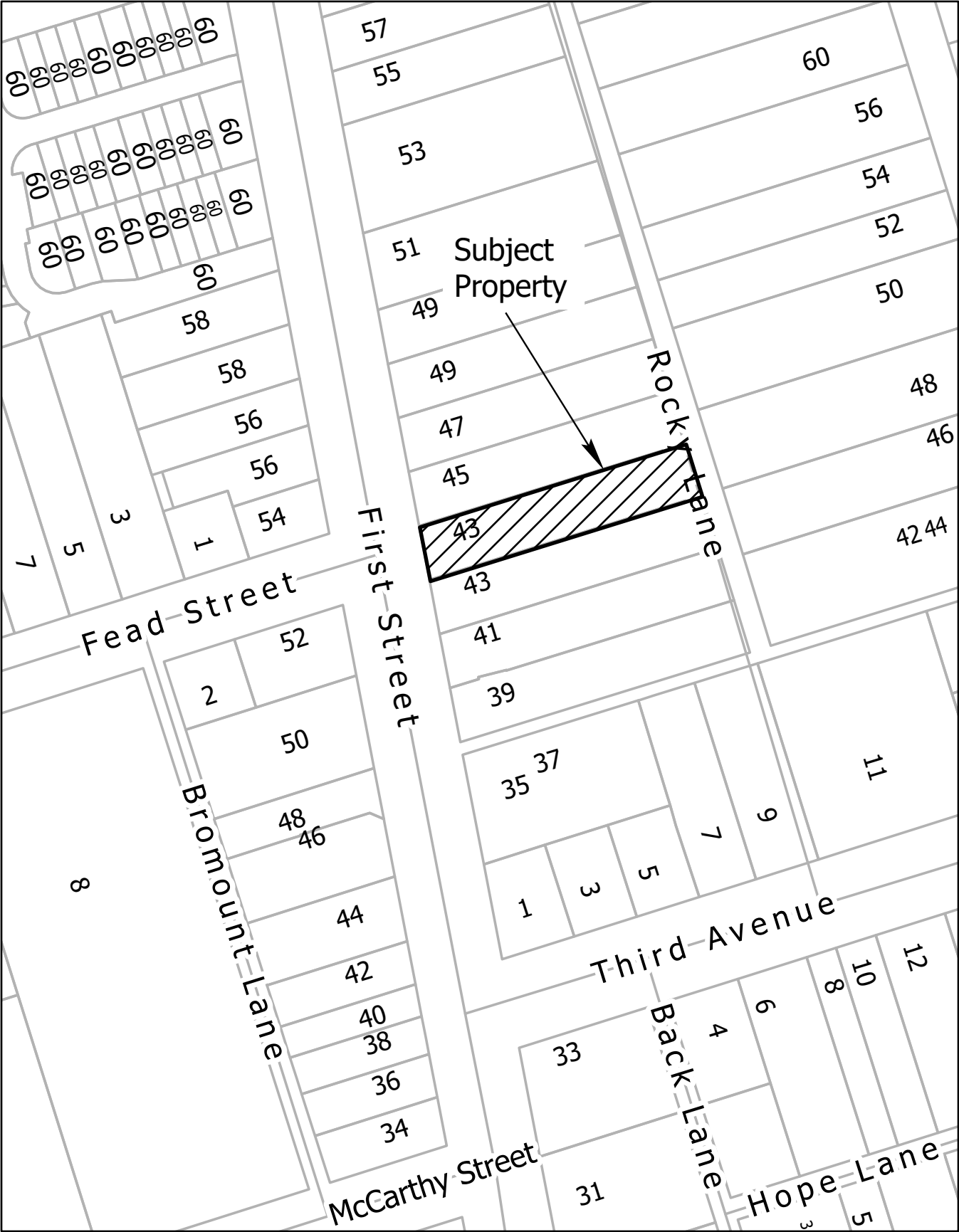
Prepared by

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



Subject: Planning Report – A02-22 – 35 Second Street

Department: Infrastructure Services

Division: Planning

Meeting Date: 2022-02-02

Recommendations

That Planning Report – A02-22 – 35 Second Street be received;

And that Minor Variance Application (File No. A02-22) 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.

Introduction

Legal Description: Part of Lots 11, 12 and 13, Block 8, Registered Plan 159

Municipal Address: 35 Second Street

Applicant(s): Alan McFayden

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

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

Purpose: The applicant is requesting minor variances 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.

Background

The subject property is legally described as Part of Lots 11, 12 and 13, Block 8, Registered Plan 159, and is municipally known as 35 Second Street. It is located on the southeast corner of Second Street and Third Avenue. The property is approximately 761 square metres (8,191 square feet) in area, with 13.3 metres (44 feet) of frontage along Second Street, and 57 metres (187 feet) of frontage along Third Avenue. A 1-storey

detached dwelling exists on the property and is situated within a low-density residential neighbourhood. The dwelling is included on the Town's Municipal Heritage Register of Properties of Cultural Value or Interest, as non-designated. The location of the subject property is indicated on Attachment No. 1.

The applicant is proposing to construct a 2-storey addition and garage at the rear of the existing dwelling, as shown on Attachment No. 2. The Zoning By-law requires that 2-storey dwellings have a minimum interior side yard setback of 1.5 metres (Section 8.2). Further, the Zoning By-law prescribes a maximum driveway width at the street line of 6.0 metres. The driveway is permitted to widen to match the width of the garage opening within 6.0 metres of the garage entrance.

The proposed addition is setback 1.2 metres from the southerly property line. Due to the orientation of the garage, the portion of the driveway accessing the garage is 11.14 metres deep. Therefore, the purpose of the application is 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.

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

Analysis

Section 45(1) of the Planning Act, R.S.O. 1990, as amended, outlines four tests that the Committee of Adjustment must be satisfied have been met when considering an application for a minor variance. Planning Division staff offer the following comments for the Committee's consideration in review of these four tests:

1. Conformity with the Official Plan

The subject property is designated "Low Density Residential" in the Town of Orangeville Official Plan. Detached dwellings are permitted land uses pursuant to the residential policies of the Official Plan. The variances as result of the proposed addition do not 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 22-90, as amended. The R2 Zone permits a range of residential uses, including detached dwellings.

Section 8.2 of the By-law prescribes a minimum interior side yard setback of 1.5 metres to the side of a dwelling having two or more storeys. The applicant is requesting a minor variance to reduce the minimum interior side yard setback from 1.5 metres to 1.2 metres to construct a 2-storey addition.

The purpose of the side yard is to provide ease of access to the rear amenity area, allow for property maintenance, and ensure privacy between properties.

The subject property is a corner lot containing an existing detached dwelling. The existing dwelling is setback 0.57 metres from the southerly property line, already restricting rear yard access on that side. The northerly (exterior) side yard, abutting Third Avenue, is and would remain unobstructed. As such, the proposed 2-storey addition with a southerly side yard setback of 1.2 metres does not further impede access to the rear yard. The ability to maintain the 2-storey addition is not anticipated to be adversely impacted due to the reduced setback.

Further, the proposed addition contains limited windows (stairwell and washroom) on the south side. This eliminates any concerns associated with overlook into the neighbouring rear yard. In order to further mitigate any impacts, planning staff have recommended a condition that limits the reduced side yard setback only to the extent of the proposed addition, as shown in Attachment 2.

The Zoning By-law prescribes a maximum driveway width at the street line of 6.0 metres. The driveway is permitted to widen to match the width of the garage opening within 6.0 metres of the garage entrance. The applicant is requesting a minor variance 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.

The purpose of limiting the permitted driveway widening to within 6.0 metres of the garage is to allow adequate depth for a vehicle to enter/exit the garage while maintaining the maximum entrance width at the street line to preserve the streetscape.

The proposed garage does not face the street and as such, additional space (11.14 metre depth) is required to facilitate the 90-degree turning movement into the 7.52 metre wide garage opening. The applicant is not proposing to expand the driveway at the street line. As such, there will be no adverse impact on the streetscape, while providing adequate room to access the garage.

The requested variances maintain the general intent of the Zoning By-law.

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

Single detached dwellings, as well as additions, are permitted pursuant to the policies of the Zoning By-law No. 22-90. The proposed variances will not have adverse impacts on surrounding properties, while increasing the living area of the existing detached dwelling.

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

4. Minor in Nature

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

Infrastructure Services – Transportation & Development Comments:

Infrastructure Services has reviewed the Notice of Hearing for minor variances, Application No. A-02/22 for the property described as Parts of Lots 11, 12 and 13, Block 8, Registered Plan 159, municipally known as 35 Second Street, in the Town of Orangeville. The minor variances are 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. The variances are to permit the construction of a two-storey addition at the rear of the existing home.

Infrastructure Services is not aware of any grading, drainage or servicing issues that would preclude the granting of these minor variances. Concluding, Infrastructure Services, Transportation and Development Division does not object to granting the variances 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, to permit the construction of a two-storey addition at the rear of the existing home.

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

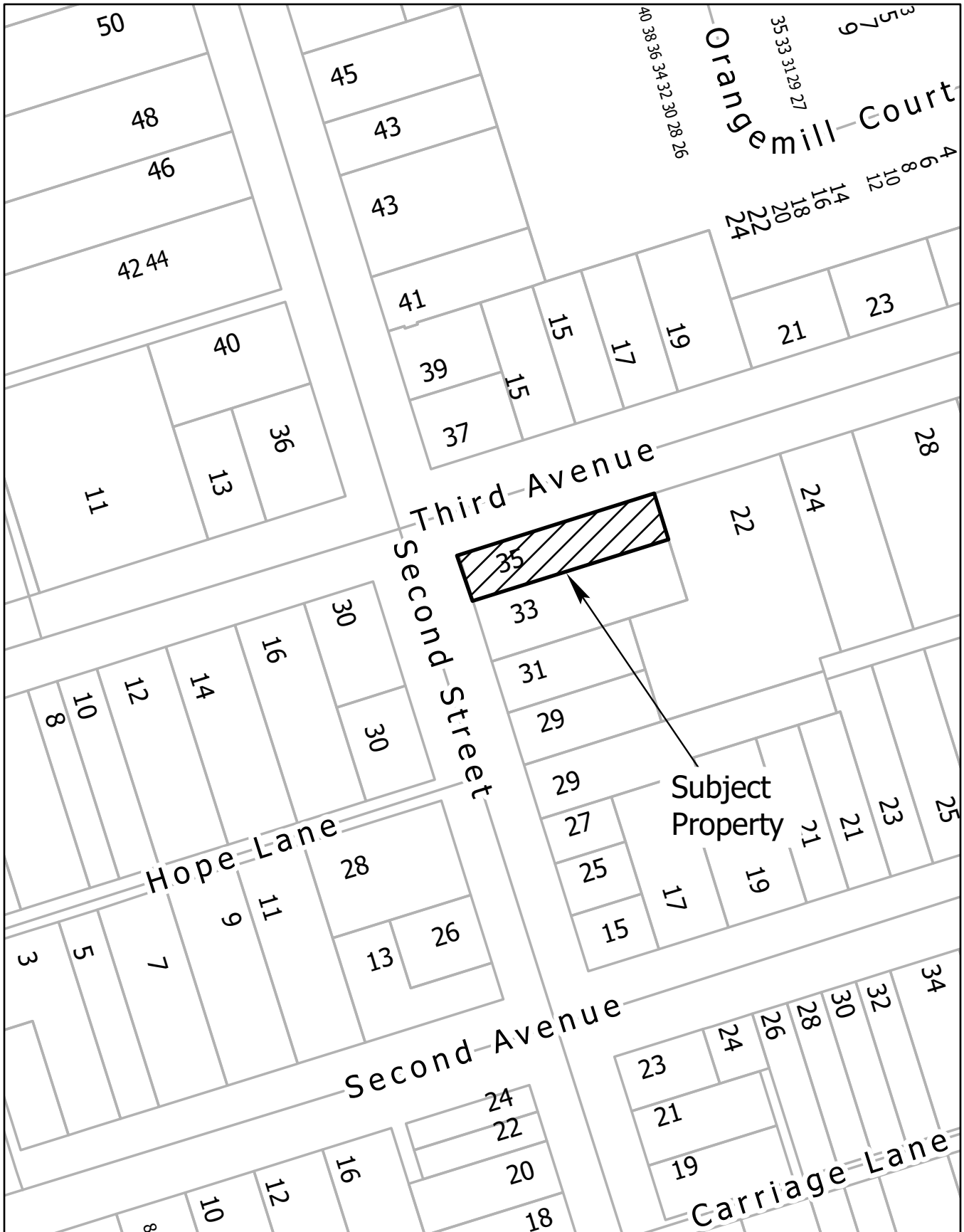
Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services

Reviewed by

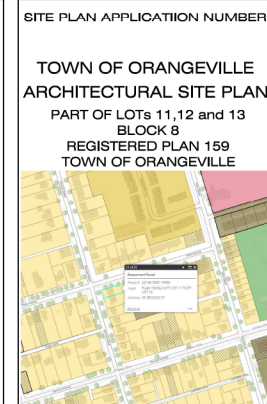
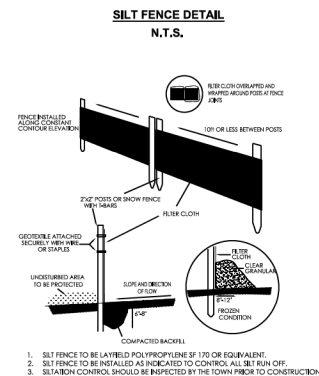
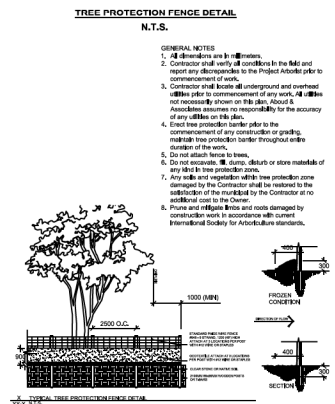
Brandon Ward, MCIP, RPP
Planning Manager, Infrastructure Services

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

Location Map
File: A-02/22
Applicant: Alan McFayden



ZONING TABLE				
ZONE R2 - RESIDENTIAL SECOND DENSITY				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
1. MINIMUM LOT AREA	464 m ²	761.1 m ²	761.1 m ²	YES
2. MINIMUM LOT FRONTAGE	15.0 m	13.34 m	13.34 m	YES / EXISTING NON-COMPLIANCE
3. MINIMUM FRONT YARD	6.0 m	10.30 m	10.30 m	YES
4. MINIMUM EXTERIOR SIDE YARD	3.5 m	3.39 m	3.39 m	YES / EXISTING NON-COMPLIANCE
5. MINIMUM INTERIOR SIDE YARD	1.5 m	0.57 m	0.57 m	YES / EXISTING NON-COMPLIANCE
6. MINIMUM REAR YARD	7.0m	39.28 m	23.82 m	YES
7. MAXIMUM BUILDING HEIGHT	9.2 m	9.2 m	8.80 m	YES
8. MAXIMUM COVERAGE	35%	9.54 % 172.14 sqm	24.88 % 116.49sqm	YES



PROJECT NAME
35 SECOND STREET

PROJECT ADDRESS
35 SECOND STREET
ORANGEVILLE, ON

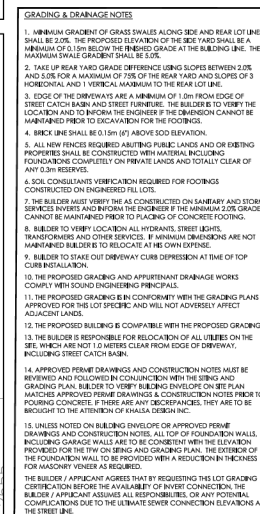
CLIENT
MASON WILMOT

ARCHITECT
KHALSA DESIGN INC.



BRAMPTON, ON
TELEPHONE: 647-668-2940

CONSULTANTS:



SUMP PUMP TO BE CONNECTED TO THE STORM SEWER WITH A 50mm AIR GAP AS PER TOWN STANDARDS.

LEGEND:

- | | | | |
|----------|----------------------|-----|------------------|
| (395.70) | - PROPOSED ELEVATION | □ | BELL PEDESTAL |
| 394.82 | - EXISTING ELEVATION | □ | UTILITY POLE |
| | - SLOPE | □ | HYDRO POLE |
| | - DIRECTION OF FLOW | ■ | CATCHBASIN |
| | - PERFORATED PIPE | ○ | MANHOLE |
| TP1 | - TEST PIT | | FIRE HYDRANT |
| | - WELL | | BOLLARD |
| | - AREA OF SAND | | GUY WIRE |
| | - AREA OF STONE | | LIGHT STANDARD |
| | - TREE | | GAS VALVE |
| | - TREELINE | | GAS METER |
| | RAINWATER LEADER | | MONITORING WELL |
| | | | WATER VALVE |
| | | | WELL |
| | | IP1 | |
| | | | RAINWATER LEADER |

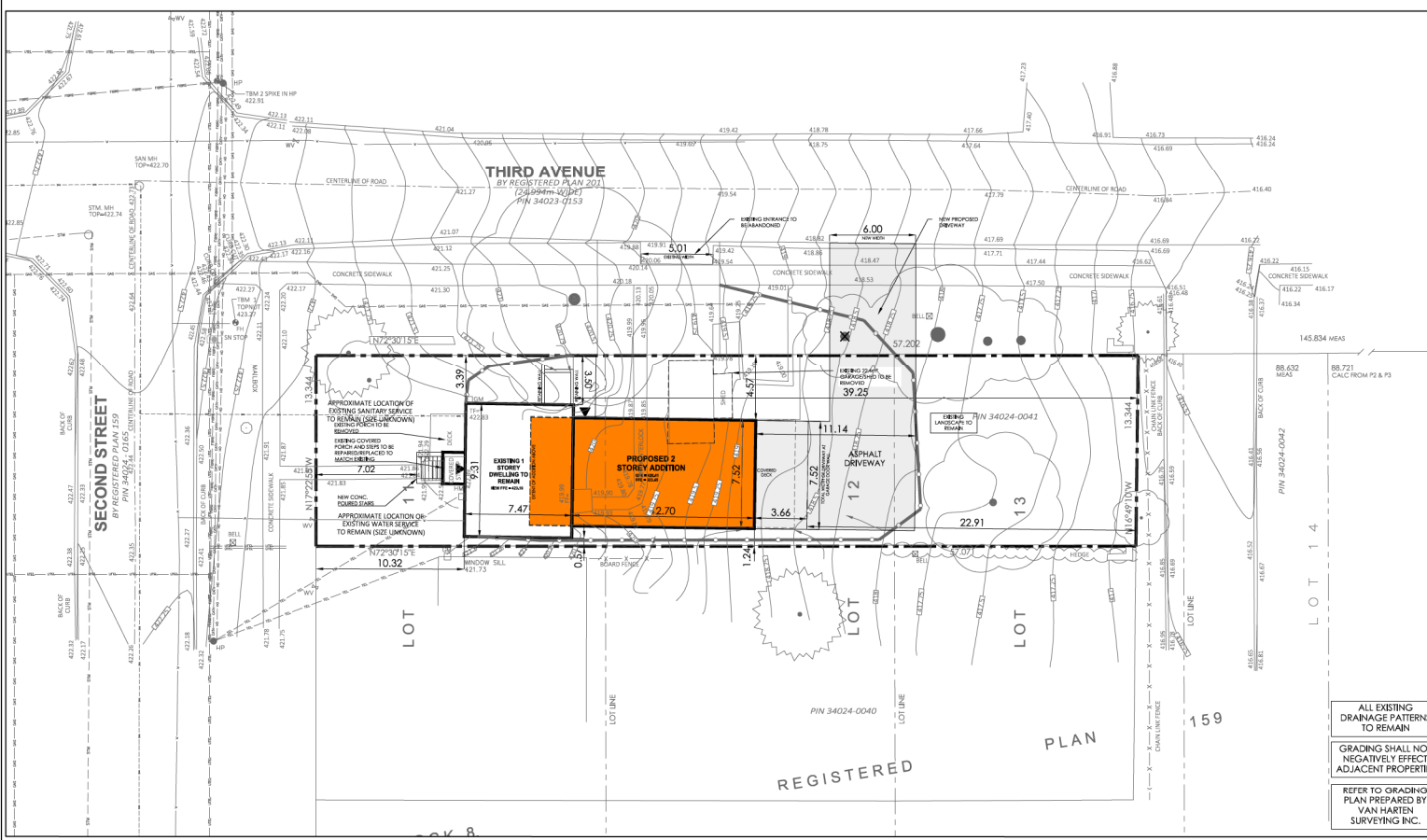
Project number	21074
Date	12/01/2021
Drawn by	AB
Checked by	KDI
Scale	As indicated

REVISIONS

[illegible]

PROPOSED SITE PLAN

ASP-1



① PROPOSED SITE PLAN
1:150