



## **Minutes of a Committee of Adjustment Meeting**

### **Electronic Participation**

**March 2, 2022, 6:00 p.m.**

**Chair and Secretary-Treasurer Participating Remotely**

**The Corporation of the Town of Orangeville**

Members Present: Jason Bertrand  
A. Howe, Vice Chair  
Rita Baldassara  
S. Wilson, Chair

Staff Present: B. Ward, Manager of Planning  
C. Khan, Secretary-Treasurer

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#### **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 Jason Bertrand

That the minutes of the following meeting are approved:

2022-02-02 Committee of Adjustment

**Carried**

#### **4. Election of Committee Chair and Vice Chair**

Item 4 was addressed immediately following Item 1 - Call to Order

##### **4.1 Nomination of Committee Chair**

Moved by Alan Howe

That Scott Wilson be appointed as Chair of the Committee of Adjustment

**Carried**

##### **4.2 Nomination of Vice-Chair**

Moved by Rita Baldassara

That Alan Howe be appointed as Vice-Chair of the Committee of Adjustment

## 5. Statutory Public Hearing

### 5.1 File No. A-03/22 - 114 Zina Street

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

Joseph Lauria reviewed the contents of the application and site plan with the Committee and noted that the application was submitted to create a secure yard area for the property.

The Vice Chair inquired as to the current 3 foot fence and was advised by Mr. Lauria that it was not sufficient given that the property is at the corner of a busy intersection. Furthermore, that a 6 foot fence had been constructed but was cut down to 3 feet along Zina Street and moved out of the sight triangle.

Fred McAlpine, 105 Zina Street, advised the Committee that the proposal seems appropriate for the lot and that he was in support of the application.

Jane McGagne, 1 Ada Street, advised that the proposed fence seems aesthetically correct and that she was in support of the application.

Rita Baldassara inquired if the fence to the south belonged to the neighbouring property and if the fence on Zina Street would be extended to go higher. Mr. Lauria advised that the fence to the south was part of 114 Zina Street and allows for access to the yard without going on the public area and that the fence facing Zina Street would not be extended higher than its current height.

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

Moved by Rita Baldassara

**That Planning Report – A03-22 – 114 Zina Street, be received;**

**And that Minor Variance Application (File No. A03-22) to increase the maximum permitted height of a fence in the front yard, from 0.9 metres to 1.9 metres in order to construct a wood privacy fence, be approved**

Yes (2): Jason Bertrand, and Rita Baldassara

No (2): Alan Howe, and Scott Wilson

**Defeated (2 to 2)**

Moved by Scott Wilson

**That Planning Report – A03-22 – 114 Zina Street, be received;**

**And that Minor Variance Application (File No. A03-22) to increase the maximum permitted height of a fence in the front yard, from 0.9 metres to 1.9 metres in order to construct a wood privacy fence, be refused.**

Yes (2): Alan Howe, and Scott Wilson

No (2): Jason Bertrand, and Rita Baldassara

**Defeated (2 to 2)**

Moved by Scott Wilson

**That Planning Report – A03-22 – 114 Zina Street, be received.**

**Carried**

The Committee recessed from 6:27 p.m. to 6:31 p.m.

The Secretary-Treasurer advised that per Planning Act Section 45 (8) No decision of the committee on an application is valid unless it is concurred in by the majority of the members of the committee that heard the application.

Brandon Ward, Manager of Planning reviewed the contents of Planning Report - A03-11 - 114 Zina Street.

Moved by Alan Howe

**That Minor Variance Application (File No. A03-22) to increase the maximum permitted height of a fence in the front yard, from 0.9 metres to 1.9 metres in order to construct a wood privacy fence, be refused.**

Yes (3): Jason Bertrand, Alan Howe, and Scott Wilson

No (1): Rita Baldassara

**Carried (3 to 1)**

**6. Items for Discussion**

None.

**7. Correspondence**

None.

**8. New Business**

None.

**9. Date of Next Meeting**

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

**10. Adjournment**

The meeting was adjourned at 6:45 p.m.