



Minutes of a Committee of Adjustment Meeting

Electronic Participation

April 3, 2024, 6:00 p.m.

Electronic and In-Person Participation - Committee of Adjustment

The Corporation of the Town of Orangeville

(Chair and Secretary-Treasurer at Town Hall - 87 Broadway)

Orangeville, Ontario

Members Present: Alan Howe
Ashley Harris, connected virtually
Brian Wormington
Michael Demczur
Rita Baldassara

Staff Present: Matthew Mair, Development Planner
Lindsay Raftis, Acting 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. Land Acknowledgement

The Chair acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. The Chair also recognized that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. Adoption of Minutes of Previous Meeting

That the minutes of the following meeting are approved:

Moved by Rita Baldassara

That the minutes of the following meeting are approved:

2024-03-06 Committee of Adjustment Minutes

Carried

4.1 2024-03-06 Committee of Adjustment Minutes

5. Statutory Public Hearing

5.1 File No. A-02/24 - 234 Broadway

The Chair asked if anyone present wished to speak to the application and Devon Nauss, the applicant provided an overview of the requested

variance. Rita Baldassara asked for clarification of the property location noted in the staff report. Matthew Mair, Development & Community Improvement Planner confirmed the property is adjacent to the corner of Faulkner Street and Broadway. Rita Baldassara asked how this application was triggered as the unit is already utilized as a residential unit. The applicant advised the application was a result of a fire inspection. Rita Baldassara asked if the owner received any complaints from a neighbour. The applicant confirmed there were no complaints received to his knowledge. Brian Wormington asked for clarification with respect to the two washrooms in the plan. The applicant confirmed that this unit has its own bathroom and shower and is currently utilized as a two bedroom apartment. Brian Wormington asked if the plan is to add more residential units in the building. The applicant confirmed no, just Unit 4. Felicia Burgess, tenant of 234 Broadway, Unit 4 spoke to her experience renting this unit and desire to remain in this unit. Michael Demczur asked about the layout of the unit. Felicia Burgess spoke to the entrance and layout of Unit 4. Michael Demczur asked for confirmation of the units above. Felicia Burgess advised there are two commercial units above Unit 4 and one residential unit above the commercial units.

The Committee has approved the application in question based on the analysis and recommendation of the town planning staff and that the four tests have been satisfied.

5.1.1 Planning Report - A-02/24 - 234 Broadway

6. Items for Discussion

None.

7. Correspondence

None.

8. Announcements

None.

9. Date of Next Meeting

The next meeting is scheduled for June 5, 2024.

10. Adjournment

The meeting was adjourned at 6:14 p.m.