



**Agenda**  
**Committee of Adjustment Meeting**

**Wednesday, June 4, 2025, 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**

**NOTICE**

Members of the public wishing to view Committee of Adjustment meetings will have the option to attend in-person or by calling 1-289-801-5774 and entering Conference ID: **117 041 308#**. 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.

Prior to the meeting, written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by email at [committeeofadjustment@orangeville.ca](mailto:committeeofadjustment@orangeville.ca). Such written comments will become part of the public record.

**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 2276 or via email at [clerksdept@orangeville.ca](mailto:clerksdept@orangeville.ca)

---

1. **Call to Order**
2. **Disclosures of (Direct or Indirect) Pecuniary Interest**

3. **Land Acknowledgment**

We would like to acknowledge the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. We also recognize 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**

Recommendations:

That the minutes of the following meeting be approved:

**4.1 2025-05-07 Committee of Adjustment Meeting Minutes**

5. **Statutory Public Hearing**

**5.1 File No. A-06/25 - Vacant land at the southwest corner of Centennial Road and Commerce Road (no formal municipal address issued)**

In the matter of an application by the Town of Orangeville for a minor variance to Zoning By-law 22-90, as amended, on the property described as Part of Lot 23, RCP 335, Part 2 on Reference Plan 7R-6688, 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 General Industrial (M1).

Explanatory note:

The applicant is requesting a minor variance to Zoning By-law No. 22-90, as amended, for the subject property, to:

1. permit the construction of a fire training tower with a building height maximum of 24.0 metres, whereas Zoning By-law No. 22-90, as amended, permits a maximum building height of 18.0 metres.

Recommendations:

**That Planning Report A-06/25 – Vacant land, southwest corner of Centennial Road and Commerce Road be received;**

**And that the Minor Variance Application (File No. A-06/25) to permit the construction of a fire training tower with a building height maximum of 24.0 metres, whereas Zoning By-law No 22-90, as amended, permits a maximum building height of 18.0 metres be approved.**

**5.2 File No. B-01/25 - 15 C Line**

In the matter of an application by Mark Stevenson and Danielle Lee McGraw for consent to sever a parcel of land described as Part of Lot 92, RCP 335, Part 3 on Reference Plan 7R-4639, municipally known as 15 C Line, in the Town of Orangeville, in the County of Dufferin, under the provisions of Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The subject property is zoned Residential, Third Density (R3) and Residential, Third Density (R3)(H).

Explanatory note:

The applicant is applying for a consent to sever a parcel of land at the rear of the property to form a lot addition on the adjoining lands municipally known as 340 Broadway, 31 C Line and 47 C Line. The purpose of the lot addition is to accommodate a proposed development on the adjoining lands.

Recommendations:

**That Planning Report – B01-25 – 15 C Line be received;**

**And that Consent Application (File No. B01-25) to sever a parcel of land at the rear of the property to form a lot addition on the adjoining lands municipally known as 340 Broadway, 31 C Line and 47 C Line, be approved, subject to the following conditions:**

1. That the owner shall register an Application to Consolidate Parcels in order to include the severed parcel with the abutting lands known as 340 Broadway, 31 C Line and 47 C Line. In fulfillment of this condition, the Town will accept an Undertaking from a solicitor to effect this registration.
2. That the applicant/owner submit a digital version of a draft Reference Plan to the satisfaction of the Secretary-Treasurer, Committee of Adjustment.
3. That any outstanding municipal taxes, fees or charges be paid in full.
4. That the owner demonstrates that the private septic system and associated piping and works associated with the retained lot be permanently disconnected, and the plumbing done in such a way that it cannot be reinstated. All work will be inspected by Infrastructure Services and be completed to the satisfaction of the Town.
5. That all above conditions be fulfilled within two (2) years of the date of the Notice of Decision, so that the Town is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.

5.2.1 Presentation received from Ventawood Management Inc. regarding Consent Application B-01/25 - 15 C Line

5.2.2 Correspondence received from Credit Valley Conservation regarding Consent Application B-01/25 - 15 C Line

5.2.3 Correspondence received from Nancy Prendergast regarding Consent Application B-01/25 - 15 C Line

**6. Items for Discussion**

None.

**7. Correspondence**

None.

**8. Announcements**

**9. Date of Next Meeting**

The next meeting is scheduled for July 2, 2025.

**10. Adjournment**



## Minutes of Committee of Adjustment

Wednesday, May 7, 2025, 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: A. Harris, Vice-Chair  
R. Baldassara  
M. Demczur  
B. Wormington

Regrets: A. Howe, Chair

Staff Present: M. Adams, Secretary-Treasurer  
S. Pottle, Planning Technician  
L. Russell, Senior Planner  
B. Ward, Manager of Planning

---

### 1. Call to Order

The Vice-Chair called the meeting to order at 6:00 p.m.

### 2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

### 3. Land Acknowledgment

The Vice-Chair acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. The Vice-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

Moved by R. Baldassara

That the minutes of the following meeting are approved:

#### 4.1 2025-04-02 Committee of Adjustment Meeting Minutes

**Carried**

### 5. Statutory Public Hearing

#### 5.1 File No. A-04/25 - 200 Jull Court

Susan Pottle, Planning Technician, provided an overview of the Planning report and stated that staff are recommending approval of the application.



Mark Jamieson, the applicant, identified himself and was affirmed by the Vice Chair. He addressed the committee and provided his reasons and opinions why the deck should be permitted in the proposed location. He said it will provide access to the side and rear yards and provide amenity space for the upper-level dwelling unit. He agreed with Planning staff's recommendation regarding the construction of a privacy fence and addressed the residents' concerns.

Scott Morrison, owner of 211 Edenwood Crescent, was affirmed by the Vice Chair and provided his reasons and opinions as to why he opposes the construction of the deck. He agreed with Planning's recommendation for a privacy fence along the deck facing Edenwood Crescent, and thought that a privacy fence should be constructed along the deck that abuts his property line. Mr. Morrison also reiterated the concerns he identified in his written comments submitted at the previous hearing.

Member Baldassara asked questions regarding the maximum size of deck that could be constructed without requiring a minor variance, and whether the second access is a requirement of the Building Code. Planning staff and the applicant provided responses.

The committee recessed from 6:31 p.m. to 6:37 p.m.

Moved by R. Baldassara

**That correspondence items 5.1.1 to 5.1.3 be received;**

**That Planning Report A04-25 – 200 Jull Court be received;**

**And that Minor Variance Application (File No. A04-25) to reduce the rear yard setback required from 7.0 metres to 1.5 metres, be refused.**

**Carried**

**Reasons:**

The committee refused the application based on the information presented during the meeting from town planning staff and the applicant. It is their opinion that the variance is not considered minor in nature and does not meet the four prescribed tests outlined in section 45(1) of the Planning Act, R.S.O. 1990, as amended. The reduced setback from 7.0 metres to 1.5 metres is not minor, and the general intent of the Zoning By-law is not met due to the impact on the neighbour's privacy.

**5.1.1 Correspondence received from Brandi Neil and Troy Brindley regarding Minor Variance Application A-04/25 - 200 Jull Court**

**5.1.2 Correspondence received from Scott and Amy Morrison regarding Minor Variance Application A-04/25 - 200 Jull Court**

**5.1.3 Correspondence received from Tim Norman regarding Minor Variance Application A-04/25 - 200 Jull Court**

**5.2 File No. A-05/25 - 60 & 62 Broadway**

Larysa Russell, Senior Planner, provided an overview of the Planning report and stated that staff are recommending approval of the application.

Jim Dymment, the applicant, was affirmed by the Vice Chair and provided a brief presentation which included:

- a colour-coded parking plan showing the location of the commercial and residential parking spaces;
- issues they were facing which prompted the reallocation of parking: security, demand for second parking spaces, cost to acquire additional land, appropriate use of land, and parking demand times; and
- proposed parking signage to be installed on the shared parking spaces.

Alison Scheel, Executive Director, Business Improvement Area, was affirmed by the Vice Chair, and advised she submitted revised correspondence today indicating the Orangeville Business Improvement Area supports the application.

Member Demczur sought clarification if all the residential parking will be underground.

Vice Chair Harris sought clarification on where the commercial units will be located and number of commercial units.

Member Baldassara sought clarification on what type of commercial uses are permitted on the property, the number of underground parking spaces, and the number of residents requesting two parking spaces.

The applicant provided responses to the Members' questions.

Moved by R. Baldassara

**That correspondence items 5.2.1 to 5.2.3, including the updated BIA correspondence submitted on May 7, 2025, be received;**

**That Planning Report – A05-25 – 60-62 Broadway be received;**

**And that Minor Variance Application (File No. A05-25) permit a minimum combined total of 23 commercial and residential visitor parking spaces on a non-exclusive basis, whereas 16 commercial and 14 residential visitor parking spaces are required, be approved, subject to the following condition:**

1. **That the applicant includes provision for appropriate signage for the shared commercial and visitor parking spaces, including but not limited to specific hours, through the Condominium application process to the satisfaction of the Planning Division.**

**Carried**

#### **Reasons:**

The committee conditionally approved the application based on the analysis and recommendation of the town planning staff and the applicant and are confident the four prescribed tests outlined in section 45(1) of the Planning Act, R.S.O. 1990, as amended have been satisfied.

**5.2.1 Correspondence received from Heritage Orangeville - A-05/25 - 60 & 62 Broadway**

**5.2.2 Correspondence received from the Orangeville Business Improvement Area - A-05/25 - 60 & 62 Broadway**

**5.2.3 Correspondence received from Denise Beisel - A-05/25 - 60 &  
62 Broadway**

**6. Items for Discussion**

None.

**7. Correspondence**

None.

**8. Announcements**

None.

**9. Date of Next Meeting**

The next meeting is scheduled for June 4, 2025.

**10. Adjournment**

The meeting was adjourned at 7:03 p.m.

**Subject:** Planning Report – Application No A-06/25 – Vacant land, southwest corner of Centennial Road and Commerce Road

**Department:** Infrastructure Services

**Division:** Committee of Adjustment

**Meeting Date:** 2025-06-04

---

### **Recommendations**

**That Planning Report A-06/25 – Vacant land, southwest corner of Centennial Road and Commerce Road be received;**

**And that the Minor Variance Application (File No. A-06/25) to permit the construction of a fire training tower with a building height maximum of 24.0 metres, whereas Zoning By-law No 22-90, as amended, permits a maximum building height of 18.0 metres be approved.**

### **Introduction**

**Legal Description:** Part of Lot 23, RCP 335, Part 2 on Reference Plan 7R-6688

**Municipal Address:** To be assigned

**Applicants:** Town of Orangeville

**Official Plan Designation:** Employment Area

**Zoning (By-law 22-90):** General Industrial – M1

**Purpose:** The applicant is requesting a minor variance to permit a fire training tower with a maximum building height of 24.0 metres whereas the Zoning By-law permits a maximum height of 18.0 metres.

### **Background and Analysis**

The subject property is located in Orangeville's Employment Area and is zoned General Industrial (M1). The lot is approximately 1.76 Hectares in area, with a frontage of approximately 121 metres along Centennial Road and a lot depth of 138 metres

(Attachment 1). The property is a vacant lot, there are no existing buildings on the property.

The proposed new Orangeville Fire Station will have a total building area of 2,230.53 square-metres on two levels, designed to complement the site topography as it slopes towards Centennial Road. Public access will be from Commerce Road with the Centennial Road frontage for firefighters and fire truck access. The training tower, located in the Fire Hall – B3 area is proposed to be 24 metres in height, whereas the maximum permitted height in the M1 zone is 18 metres. Thus, a minor variance is required to allow for an increase in permitted height from 18 metres to 24 metres to permit the construction of the training tower. Please refer to the attached Site Plan for details (Attachment 2).

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

## **Analysis**

Section 45 (1) of the Planning Act, RSO 1990, as amended, stipulates that a Committee of Adjustment may authorize a minor variance from the provision of a Zoning By-law if, in the committee's opinion, the variance meets four tests:

### **1. Conformity with the Official Plan**

The subject property is designated as Employment Area in the Town of Orangeville Official Plan (Schedule C). Permitted uses within the Employment Area include manufacturing, warehousing, offices, transportation and communication uses and accessory uses. One of the goals stated in the Official Plan (E 3.1 b)) is to recognize Orangeville's function as a sub-regional service centre as well as a political and administrative centre, and thus to encourage a balanced and varied commercial economy to serve the needs of residents in Orangeville, the surrounding area, and visitors. Goal E 3.1 c) is to encourage "a high quality of urban design in employment areas which connects industrial development with the community..." In addition, Section B2.7 b) states that development should be directed away from lands that are impacted by flooding and/or erosion hazards, which is one of the reasons for moving the fire station to a new location. The new Fire Hall will continue to provide an essential public service in a central location and will be located outside the flood hazard zone. Thus, it is staff's opinion that the application conforms to the intent and purpose of the Town's Official Plan.

### **2. General Intent and Purpose of the Zoning By-law**

The subject property is zoned General Industrial (M1) in Zoning By-law 22-90, as amended. The M1 zone permits a range of industrial uses including manufacturing, assembling, and processing. The maximum height permitted for structures in the M1 zone is 9 metres within 30 metres of a Development (D), Estate Residential (ER),

Residential (R1 – R7), Multiple Residential (RM1 and RM2) or Institutional (INST) zone; and 18 metres in all other cases. The proposed fire hall is located more than 30 metres from the zones listed, and would need to be a maximum of 18 metres in order to comply with the Zoning By-law.

The intent of height regulations is to maintain the general character of development for the respective zone. Height restrictions regulate the scale and massing of buildings and minimize potential shadow and overlook impacts. The training tower is proposed to be located at the rear of the fire hall, approximately 35 metres to the west side lot line (proposed) and more than 70 metres to the rear lot line (Attachment 2). The topography of the subject property slopes towards Centennial Road. The elevation at Centennial Road is significantly lower than properties to the South and West. The training tower is proposed to be approximately 35.85 square metres in size.

Section 5.13 of the Zoning By-law allows the following structures to be exempt from height restrictions:

- (a) church spire or steeple
- (b) chimney or smokestack
- (c) clock tower, bell tower or belfry
- (d) rooftop mechanical enclosure or elevator enclosure/penthouse
- (e) municipal water storage facility
- (f) windmill
- (g) federally-regulated and authorized telecommunications tower,
- (h) weathervane, lightning rod or other weather device
- (i) light standard operated by a public authority
- (j) bulk storage tank, including a silo.

A municipal water storage facility (129.42 metres in height), a telecommunications tower, and several storage silos, are located in close proximity to the subject property and are permitted without height restrictions. Given the discussion above, it is staff's opinion that the tower, at this proposed size and location, will not negatively impact the streetscape or adjacent properties and that the requested variance maintains the general intent and purpose of the Town's Zoning By-law.

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

Fire training towers provide a controlled and safe environment for firefighters to practice essential skills such as search and rescue, rope rescue, fire suppression and the use of fire hoses and other equipment in confined spaces. The tower can also be used for equipment/hose storage, fitness training, and ventilation training. They are also considered a traditional and aesthetic aspect of fire hall design.

The training tower is a significant aspect of the new fire station proposal, designed to meet current health and safety standards, accommodate equipment, and establish a regional training centre. The certification of fire protection service skills is mandatory under O. Reg. 343/22: Firefighter Certification.

Overall, the proposed tower serves training and functional purposes, enhancing the capability of the fire department to save lives and property during real emergencies. The increase in height is considered compatible with the existing character of the area and thus, it is staff's opinion that the training tower is desirable and appropriate development on the subject property.

#### **4. Minor in Nature**

"Minor" is not defined in the Planning Act, and requires an assessment of the significance of the variance within the context of the specific application. It is not a mathematical calculation, but rather an assessment of the impact of the variance or cumulative impact of proposed variances, if there is more than one variance. Based on a preliminary review of the proposed fire station, there are no other variances required.

The variance requested is for an increase in permitted height from 18 metres to 24 metres specifically for a training tower, which is a difference of 6 metres. In some contexts, an increase in height of 6 metres may not be considered minor. However, based on the analysis presented in this report, it is staff's opinion that the requested variance will not result in undue adverse impacts on the subject property, the existing streetscape, or adjacent properties and, as such, the variance can be considered minor in nature.

#### **Infrastructure Services – Transportation & Development Comments:**

Transportation & Development has no issues with the minor variance being proposed by the Applicant. Detailed comments will be provided as part of the site plan application process.

#### **Summary**

In conclusion, based on the application as submitted, planning staff are of the opinion that the requested variance meets the applicable tests under Section 45 (1) of the Planning Act, as amended. Staff recommend the approval of Minor Variance A-06/25 to permit the construction of a fire training tower with a building height maximum of 24.0 metres, whereas Zoning By-law No 22-90, as amended, permits a maximum building height of 18.0 metres.

---

## **Strategic Alignment**

### **Orangeville Forward – Strategic Plan**

Priority Area(s): Community Stewardship & Sustainable Infrastructure

Objective(s): Safe and Protected & 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:

Susan Pottle  
Planning Technician,  
Infrastructure Services

Reviewed by:

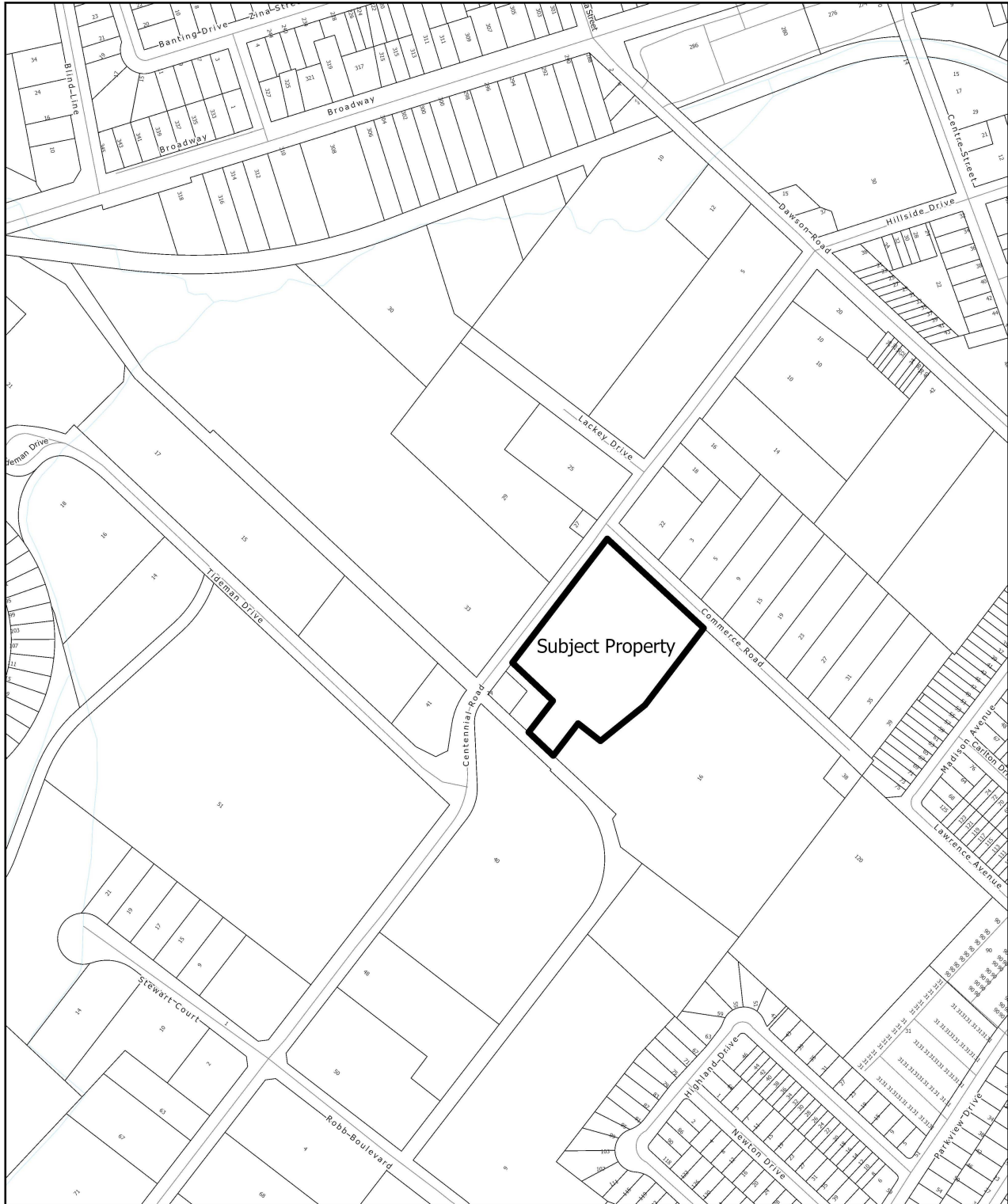
Brandon Ward, MCIP, RPP  
Manager of Planning  
Infrastructure Services

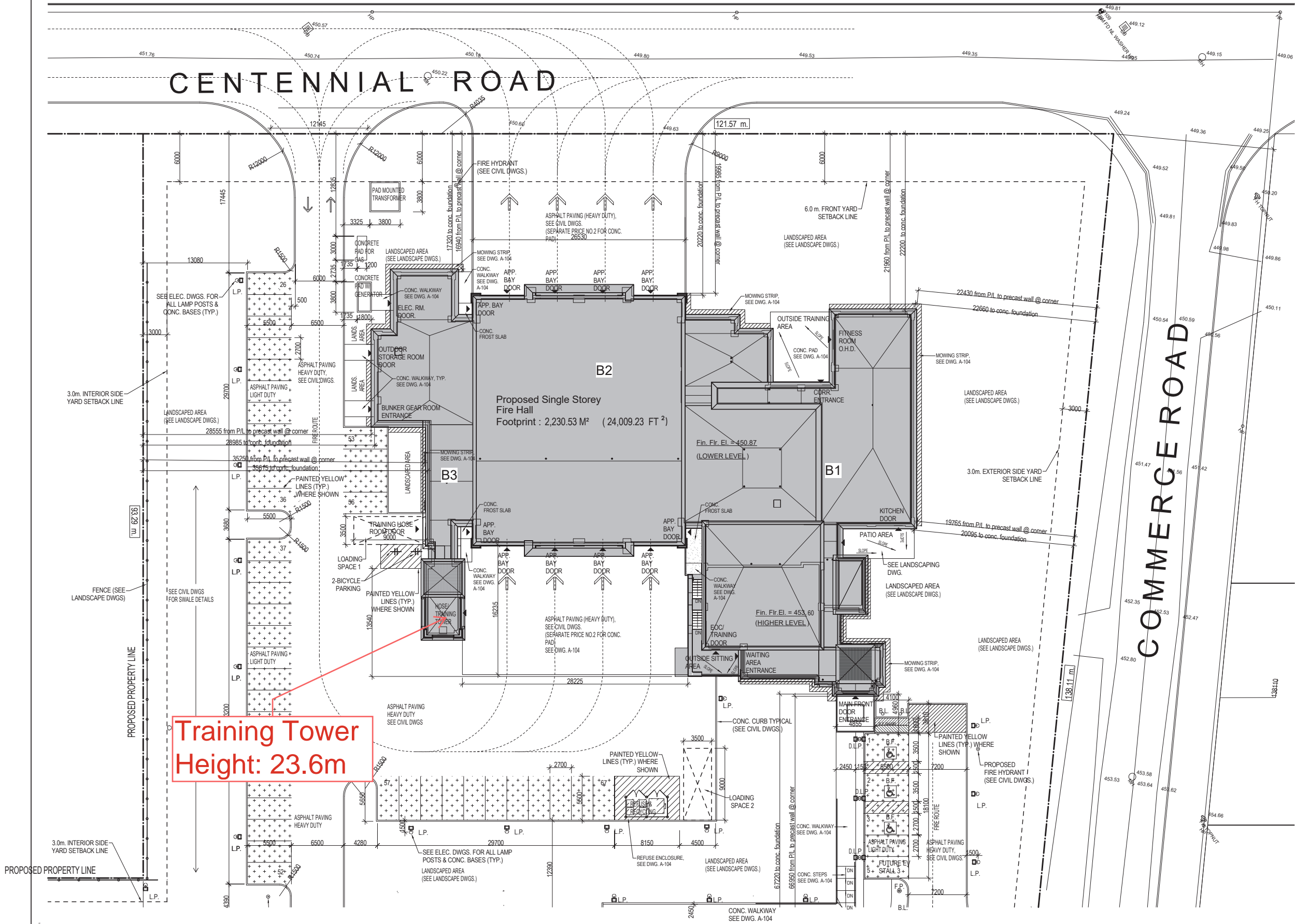
**Attachment(s):**

1. Location Map
2. Site Plan and Elevations



Attachment 1: Location Map  
File: A-06/25 SW Corner of Centennial & Commerce Roads  
Applicant: Town of Orangeville





The Design, including, but not limited to: Spatial Relationships, Orientation & General configuration of the project are the Copyright of the Architect.  
Do Not Scale The Drawings.  
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.  
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.  
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.



No.	Issued For	Date
1	Issued for COA	07 May 2025



alaimo architecture inc.

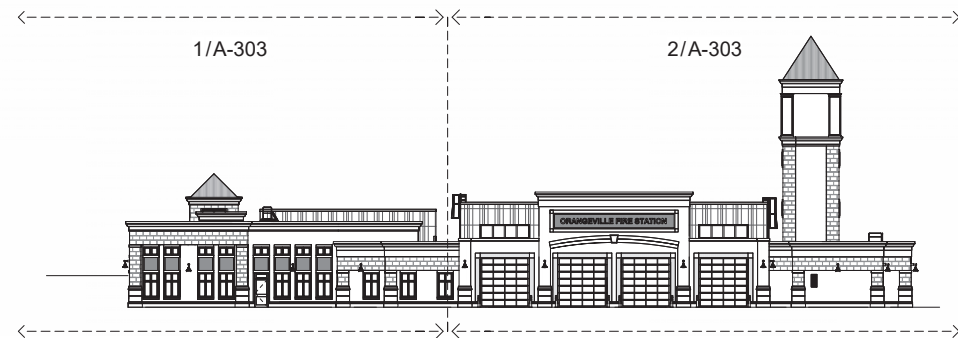
202-8551 Weston Road  
Woodbridge, ON L4L 9R4  
P: (905) 856-2840  
F: (905) 856-4912  
info@alaimoarchitecture.com

Drawing Title  
**SITE PLAN ENLARGED NORTH**

Project  
**TOWN OF ORANGEVILLE  
FIRE STATION PROJECT**

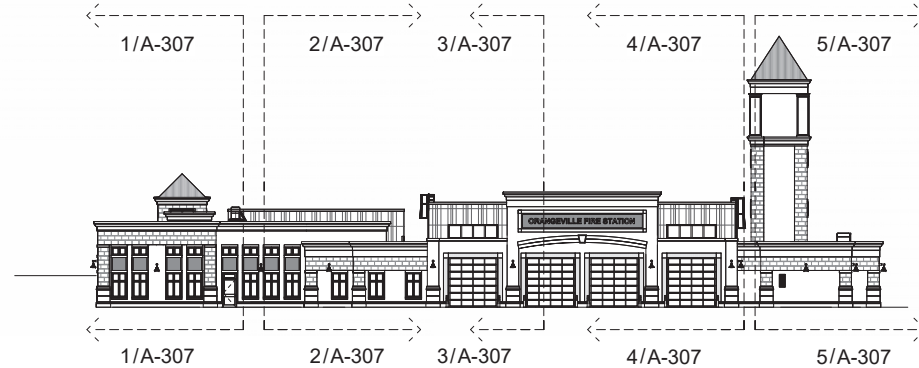
**10 COMMERCE ROAD  
ORANGEVILLE, ON L9W 1P8**

Scale  
As indicated  
Issued by  
F.A.  
File No.  
2021-020  
Plot Date  
05.07.2025



0 NORTH. ELEVATION ( OVERALL )

A-303 1:200

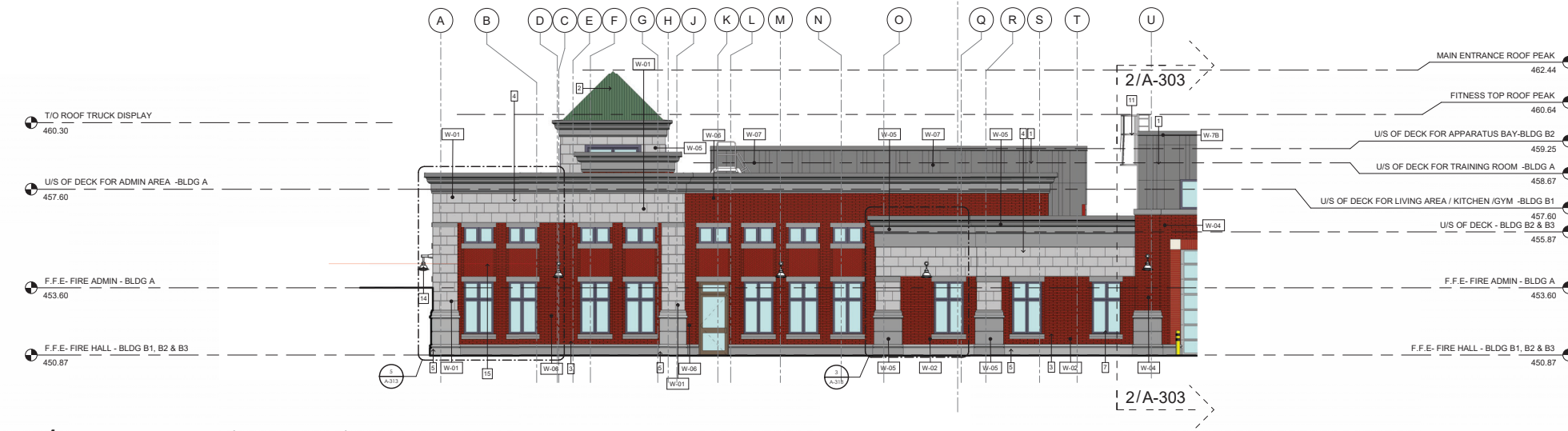


00 PARTIAL ELEVATIONS NORTH. ( OVERALL )

A-303 1:200

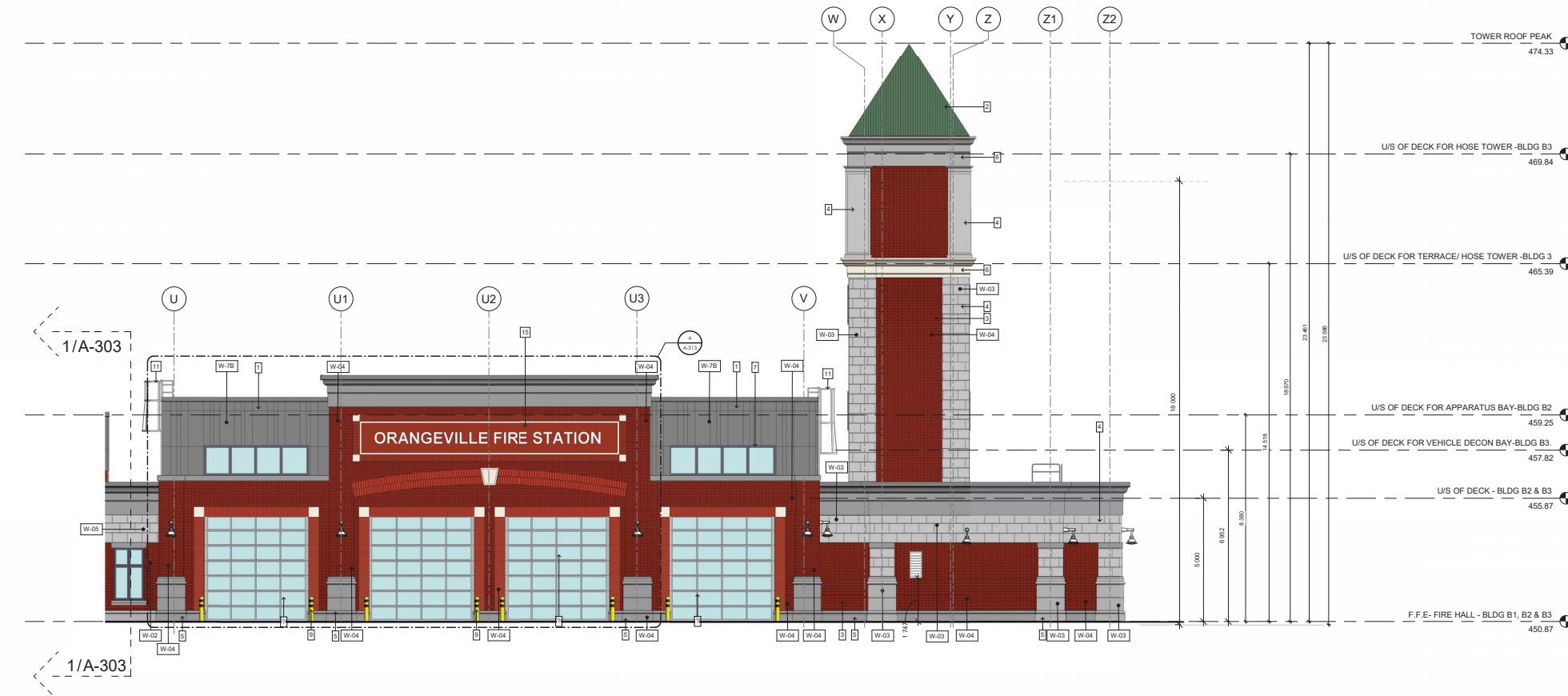
MATERIALS LEGEND		
1	VICWEST CL7015R PREFINISHED METAL PANELS, W/ MATCHING REVEALS EXPOSED FASTENER (WALL)	COLOUR : CARBONE S541
2	VICWEST CL7015R PREFINISHED METAL PANELS, W/ MATCHING REVEALS EXPOSED FASTENER (ROOF)	COLOUR : PACIFIC TURQUOISE
3	INSULATED ARCHITECTURAL PRECAST CONCRETE, W/ BRICK PATTERN	COLOUR : BURGUNDY SANDS
4	INSULATED ARCHITECTURAL PRECAST CONCRETE - W/ MATCHING REVEALS	COLOUR : GRM LIGHT GREY FINISH : ACID ETCH ALL
5	INSULATED ARCHITECTURAL PRECAST CONCRETE - W/ MATCHING REVEALS	COLOUR : GRM1 DARK GREY FINISH : MEDIUM SAND BLASTING THEN ACID ETCH ALL
6	ARCHITECTURAL CORNICE TRIM	COLOUR : MEDIUM GREY FINISH : SAND TEXTURE
7	INSULATED WINDOW FRAMES	COLOUR : KAWNEER MEDIUM BRONZE #28
8	HEAVY DUTY SAFETY BOLLARD	COLOUR : SAFETY YELLOW
9	ALUMINUM ROLLING GARAGE DOOR	COLOUR : BRONZE
10	PREFABRICATED 60X115 ACCESS LADDER	COLOUR : MATT BLACK
11	HEAVY DUTY GALVALUME STEEL, PAINTED WITH EPOXY FINISH	COLOUR : DARK GREY
12	INSULATED STEEL DOOR & FRAME	COLOUR : DARK GREY
13	EXTERIOR LIGHT FIXTURE	COLOUR : TEXTURED BRONZE
14	HERRING BONE BRICK PATTERN	COLOUR : BURGUNDY SANDS
15	FOUR FOLD DOORS APPARATUS BAY	COLOUR : RED EPOXY PRIMER AND POLY COAT

The Design, including, but not limited to: Spatial Relationships, Orientation & General configuration of the project are the Copyright of the Architect.  
Do Not Scale The Drawings.  
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.  
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.  
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.



1 NORTH. ELEVATION ( BLDG A & B1 )

A-303 1:75



2 NORTH. ELEVATION ( BLDG B2 & B3 )

A-303 1:75

Training Tower Height: 23.6m

LEGEND:	
W/S #	WALL TYPES - REFER TO G002 MATERIALS - REFER TO MATERIAL LEGEND

FOR GENERAL INFO: FOR WALL FLOOR & ROOF TYPES FOR WINDOW SCHEDULE FOR DOOR SCHEDULE FOR SCREEN ELEVATIONS	REFER TO G001 REFER TO G002 REFER TO G003 REFER TO G003 & G004 REFER TO G003
-----------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------

\* FOR ALL PRECAST DETAILING & DIMENSIONS (INCLUDING PRECAST CROWN MOULDING DETAILS A, B, C, D & E) SEE DWG A-311 THROUGH TO A-315

No.	Issued For	Date
1	Issued for COA	07 May 2025



alaimo architecture inc.

202-8551 Weston Road  
Woodbridge, ON L4L 9R4  
P: (905) 856-2840  
F: (905) 856-4912  
info@alaimoarchitecture.com

Drawing Title  
**BUILDING ELEVATIONS- NORTH**

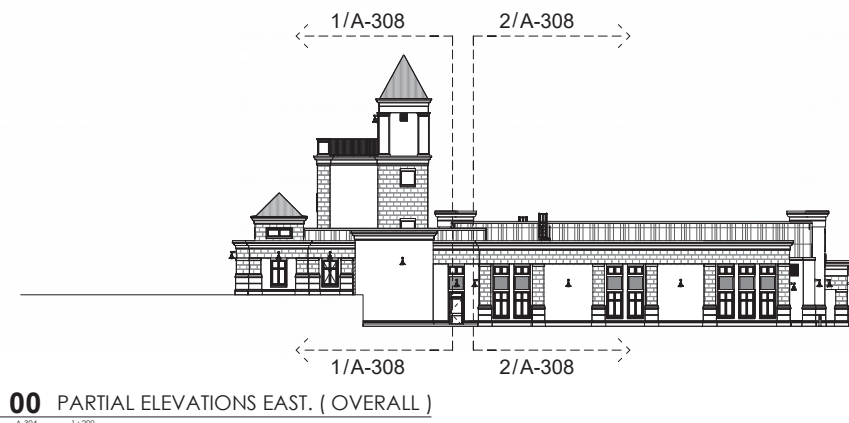
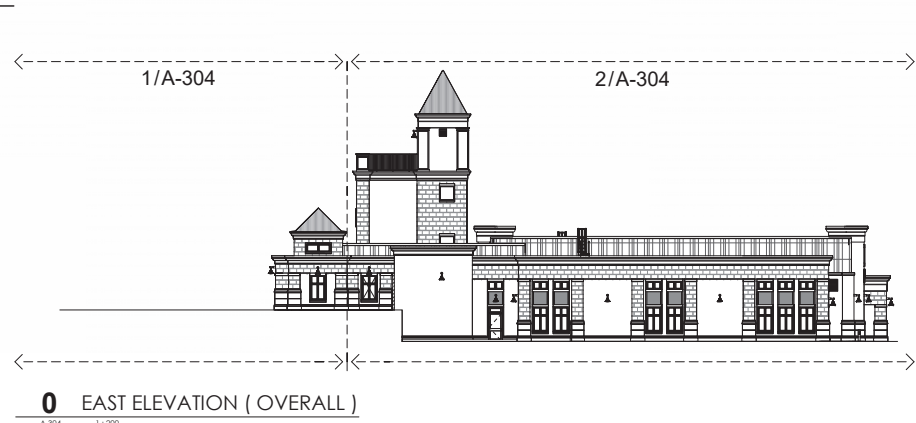
Project  
**TOWN OF ORANGEVILLE  
FIRE STATION PROJECT**

**10 COMMERCE ROAD  
ORANGEVILLE, ON L9W 1P8**

Scale  
As indicated  
Issued by  
F.A.  
2021-020  
05.07.2025

A-303





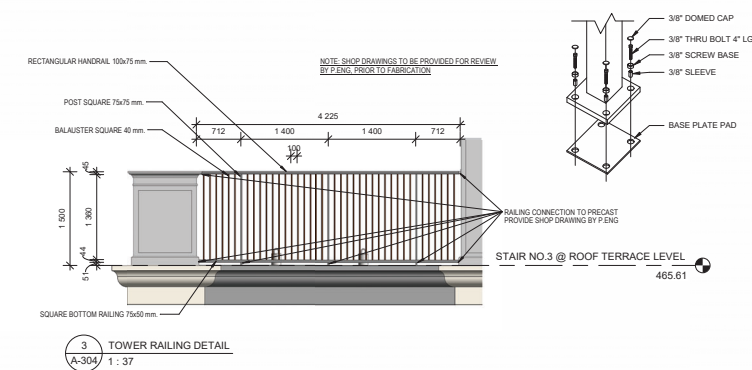
MATERIALS LEGEND		
1	VICWEST CL101SR PREFINISHED METAL PANELS, W/ MATCHING REVEALS EXPOSED FASTENER (WALL)	COLOUR: CARBONE S5441
2	VICWEST CL101SR PREFINISHED METAL PANELS, W/ MATCHING REVEALS EXPOSED FASTENER (ROOF)	COLOUR: PACIFIC TURQUOISE
3	INSULATED ARCHITECTURAL PRECAST CONCRETE, W/ BRICK PATTERN	COLOUR: BURGUNDY SANDS
4	INSULATED ARCHITECTURAL PRECAST CONCRETE - W/ MATCHING REVEALS	COLOUR: GPM4 LIGHT GREY FINISH: ACID ETCH ALL
5	INSULATED ARCHITECTURAL PRECAST CONCRETE - W/ MATCHING REVEALS	COLOUR: GPM1 DARK GREY FINISH: MEDIUM SAND-BLASTING THEN ACID ETCH ALL
6	ARCHITECTURAL CORNICE TRIM	COLOUR: MEDIUM GREY FINISH: SAND TEXTURE
7	INSULATED WINDOW FRAMES	COLOUR: KAWNEER MEDIUM BRONZE #28
9	HEAVY DUTY SAFETY ROLLARD	COLOUR: SAFETY YELLOW
10	ALUMINUM ROLLING GARAGE DOOR	COLOUR: BRONZE
11	PREFABRICATED 6061-T6 ACCESS LUNDR	COLOUR: MATT BLACK
12	HEAVY DUTY GALV. ALUM. STEEL PAINTED WITH EPOXY FINISH	COLOUR: DARK GREY
13	INSULATED STEEL DOOR & FRAME	COLOUR: DARK GREY
14	EXTERIOR LIGHT FIXTURE	COLOUR: TEXTURED BRONZE
15	HERRING BONE BRICK PATTERN	COLOUR: BURGUNDY SANDS
16	FOUR FOLD DOORS APPARATUS BAY	COLOUR: RED EPOXY PRIMER AND POLY COAT

The Design, including, but not limited to: Spatial Relationships, Orientation & General configuration of the project are the Copyright of the Architect.  
Do Not Scale The Drawings.  
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.  
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.  
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

0 EAST ELEVATION ( OVERALL )

00 PARTIAL ELEVATIONS EAST. ( OVERALL )

1 EAST. ELEVATION ( BLDG A )



FOR GENERAL INFO. REFER TO G001  
FOR WALL, FLOOR & ROOF TYPES REFER TO G002  
FOR WINDOW SCHEDULE REFER TO G003  
FOR DOOR SCHEDULE REFER TO G003 & G004  
FOR SCREEN ELEVATIONS REFER TO G003

\* FOR ALL PRECAST DETAILING & DIMENSIONS (INCLUDING PRECAST CROWN MOULDING DETAILS A, B, C, D & E) SEE DWG A-311 THROUGH TO A-315

LEGEND:  
W# WALL TYPES - REFER TO G002  
# MATERIALS - REFER TO MATERIAL LEGEND

No.	Issued For	Date
1	Issued for COA	07 May 2025



alaimo architecture inc.

202-8551 Weston Road  
Woodbridge, ON L4L 9R4  
P: (905) 856-2840  
F: (905) 856-4912  
info@alaimoarchitecture.com

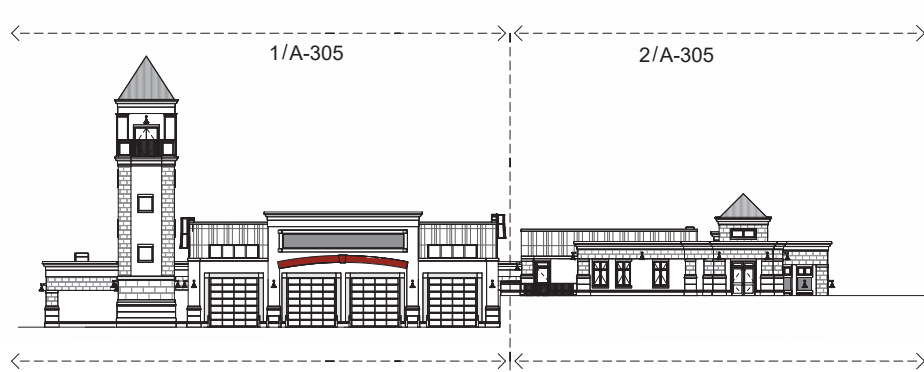
Drawing Title  
**BUILDING ELEVATIONS- EAST**

Project  
**TOWN OF ORANGEVILLE  
FIRE STATION PROJECT**

10 COMMERCE ROAD  
ORANGEVILLE, ON L9W 1P8

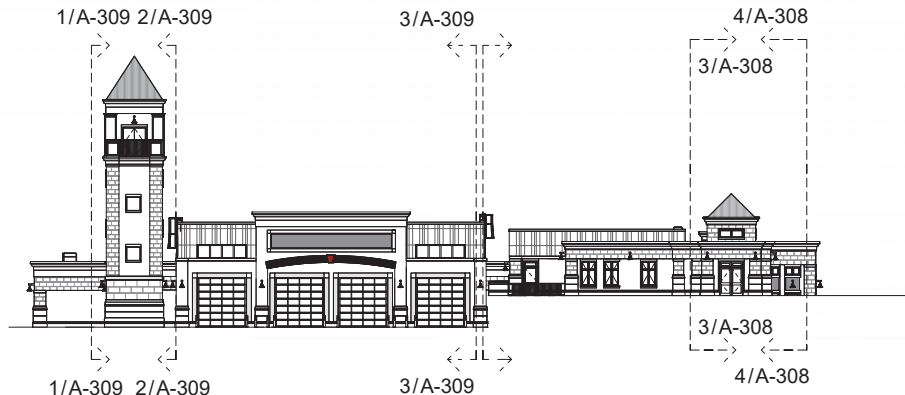
Scale  
As indicated  
F.A. Issued by  
2021-020 File No.  
05.07.2025 Plot Date

A-304



0 SOUTH. ELEVATION ( OVERALL )

A-305 1:200

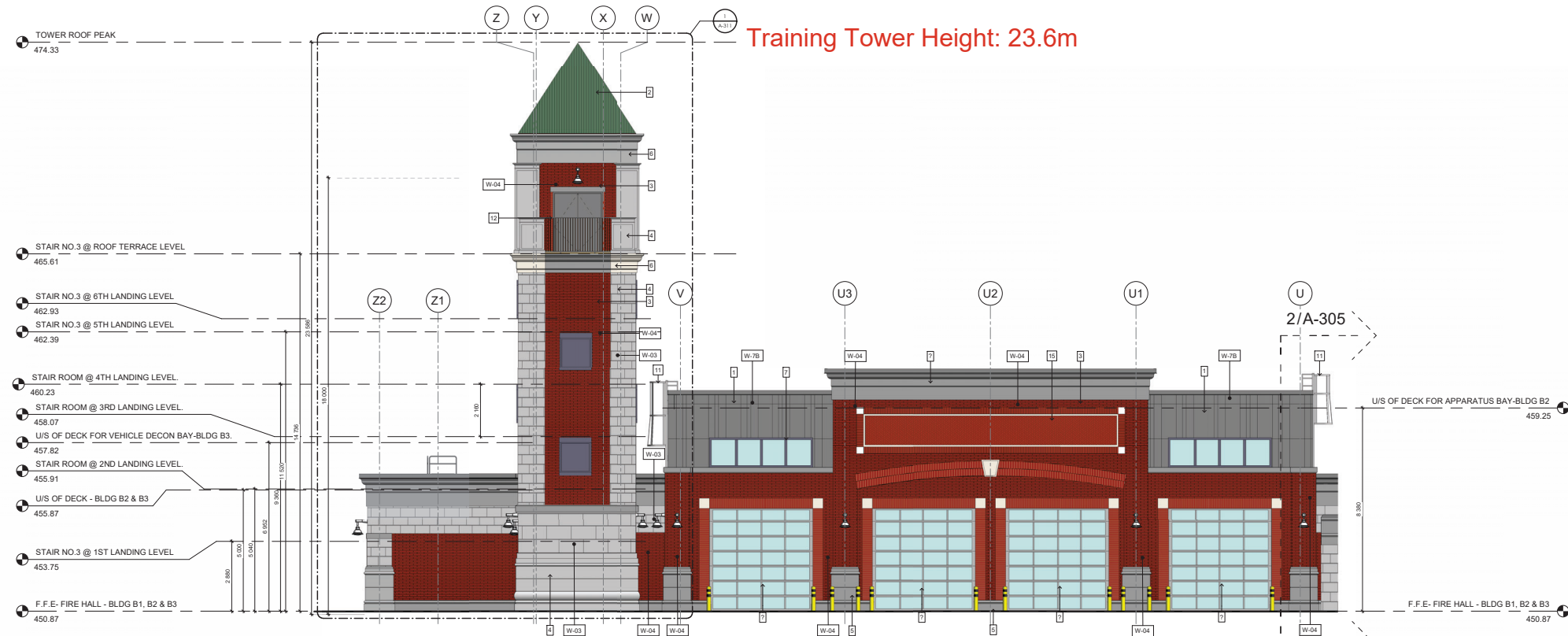


00 PARTIAL ELEVATIONS SOUTH. ( OVERALL )

A-305 1:200

MATERIALS LEGEND		
1	VICWEST CL7018R PREFINISHED METAL PANELS, W/ MATCHING REVEALS EXPOSED FASTENER (WALL)	COLOUR: CARBONE 55441
2	VICWEST CL7018R PREFINISHED METAL PANELS, W/ MATCHING REVEALS EXPOSED FASTENER (ROOF)	COLOUR: PACIFIC TURQUOISE
3	INSULATED ARCHITECTURAL PRECAST CONCRETE - W/ BRICK PATTERN	COLOUR: BURGUNDY SANDS
4	INSULATED ARCHITECTURAL PRECAST CONCRETE - W/ MATCHING REVEALS	COLOUR: GPM LIGHT GREY FINISH - ACID ETCH ALL
5	INSULATED ARCHITECTURAL PRECAST CONCRETE - W/ MATCHING REVEALS	COLOUR: GPM DARK GREY FINISH - MEDIUM SAND BLASTING THEN ACID ETCH ALL
6	ARCHITECTURAL CORNICE TRIM	COLOUR: MEDIUM GREY FINISH - SAND TEXTURE
7	INSULATED WINDOW FRAMES	COLOUR: KAVNEER MEDIUM BRONZE #28
8	HEAVY DUTY SAFETY BOLLARD	COLOUR: SAFETY YELLOW
9	ALUMINUM ROLLING GARAGE DOOR	COLOUR: BRONZE
10	PREFABRICATED BRICK ACCESS LADDER	COLOUR: MATT BLACK
11	HEAVY DUTY GALVALUME STEEL PAINTED WITH EPOXY FINISH	COLOUR: DARK GREY
12	INSULATED STEEL DOOR & FRAME	COLOUR: DARK GREY
13	EXTENSION LIGHT FIXTURE	COLOUR: TEXTURED BRONZE
14	HERRING BONE BRICK PATTERN	COLOUR: BURGUNDY SANDS
15	FOUR FOLD DOORS APPARATUS BAY	COLOUR: RED EPOXY PRIMER AND POLY COAT

The Design, including, but not limited to: Spatial Relationships, Orientation & General configuration of the project are the Copyright of the Architect.  
Do Not Scale The Drawings.  
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.  
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.  
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.



1 SOUTH. ELEVATION ( BLDG B2, B3 )

A-305 1:75



2 SOUTH. ELEVATION ( BLDG A )

A-305 1:75

LEGEND:	
W-#	WALL TYPES - REFER TO G002
#	MATERIALS - REFER TO MATERIAL LEGEND

FOR GENERAL INFO	REFER TO G001
FOR WALL, FLOOR & ROOF TYPES	REFER TO G002
FOR WINDOW SCHEDULE	REFER TO G003
FOR DOOR SCHEDULE	REFER TO G003 & G004
FOR SCREEN ELEVATIONS	REFER TO G003

\* FOR ALL PRECAST DETAILING & DIMENSIONS (INCLUDING PRECAST CROWN Moulding DETAILS A, B, C, D & E) SEE DWG A-311 THROUGH TO A-315



Development File Number  
D 00-000

alaimo architecture inc.

202-8551 Weston Road  
Woodbridge, ON L4L 9R4  
P: (905) 856-2840  
F: (905) 856-4912  
info@alaimoarchitecture.com

Drawing Title  
**BUILDING ELEVATIONS-  
SOUTH**

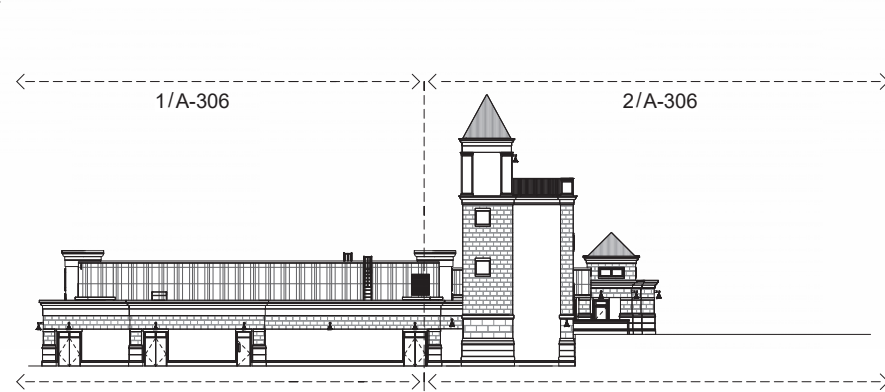
Project  
**TOWN OF ORANGEVILLE  
FIRE STATION PROJECT**

**10 COMMERCE ROAD  
ORANGEVILLE, ON L9W 1P8**

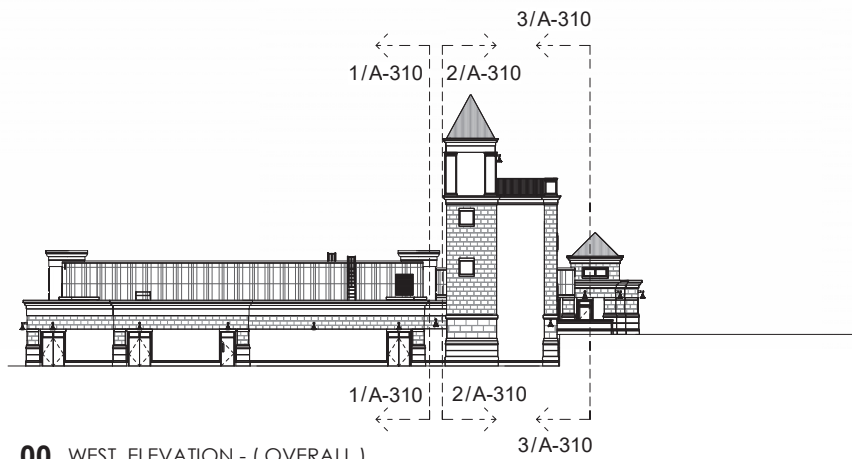
Scale  
As indicated  
Issued by  
F.A.  
2021-020  
05.07.2025

A-305



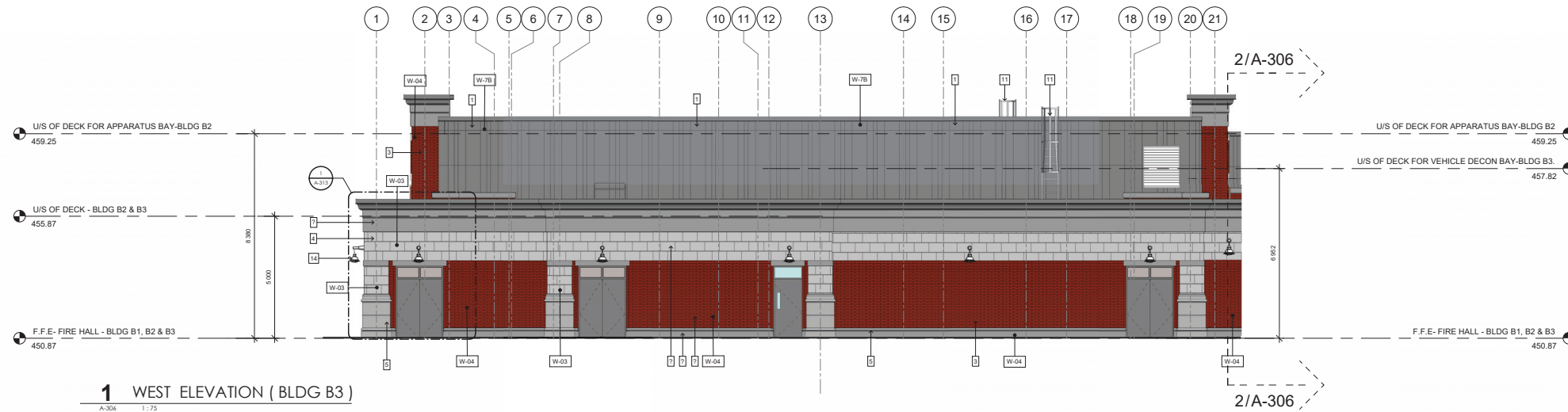


**0** WEST ELEVATION ( OVERALL )  
A-306 1 : 200

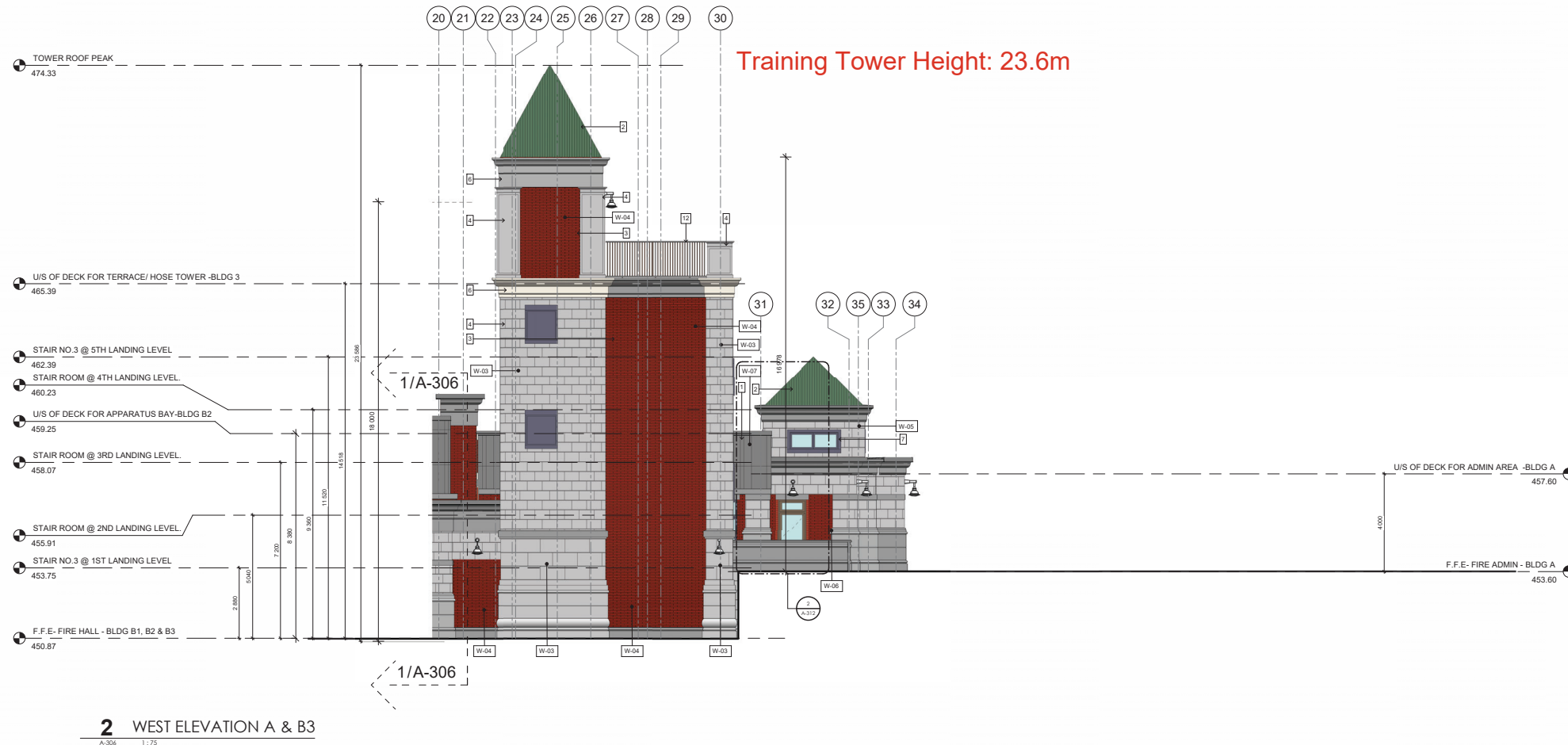


**00** WEST ELEVATION - ( OVERALL ).  
A-306 1 : 200

MATERIALS LEGEND		
1	VICWEST CL7018R PREFINISHED METAL PANELS, W/ MATCHING REVEALS EXPOSED FASTENER (WALL)	COLOUR : CARBONE 55411
2	VICWEST CL7018R PREFINISHED METAL PANELS, W/ MATCHING REVEALS EXPOSED FASTENER (ROOF)	COLOUR : PACIFIC TURQUOISE
3	INSULATED ARCHITECTURAL PRECAST CONCRETE - W/ BRICK PATTERN	COLOUR : BURGUNDY SANDS
4	INSULATED ARCHITECTURAL PRECAST CONCRETE - W/ MATCHING REVEALS	COLOUR : GRM LIGHT GREY FINISH : ACID ETCH ALL
5	INSULATED ARCHITECTURAL PRECAST CONCRETE - W/ MATCHING REVEALS	COLOUR : GPR1 DARK GREY FINISH : MEDIUM SAND BLASTING THEN ACID ETCH ALL
6	ARCHITECTURAL CORNICE TRIM	COLOUR : MEDIUM GREY FINISH : SAND TEXTURE
7	INSULATED WINDOW FRAMES	COLOUR : KAWNEER MEDIUM BRONZE #28
9	HEAVY DUTY SAFETY BOLLARD	COLOUR : SAFETY YELLOW
10	ALUMINUM ROLLING GARAGE DOOR	COLOUR : BRONZE
11	PREFABRICATED 688118 ACCESS LADDER	COLOUR : MATT BLACK
12	HEAVY DUTY GALVALUME STEEL, PAINTED WITH EPOXY FINISH	COLOUR : DARK GREY
13	INSULATED STEEL DOOR & FRAME	COLOUR : DARK GREY
14	EXTERIOR LIGHT FIXTURE	COLOUR : TEXTURED BRONZE
15	HERRING BONE BRICK PATTERN	COLOUR : BURGUNDY SANDS
16	FOUR FOLD DOORS APPARATUS BAY	COLOUR : RED EPOXY PRIMER AND POLY COAT



**1** WEST ELEVATION ( BLDG B3 )  
A-306 1 : 75



**2** WEST ELEVATION A & B3  
A-306 1 : 75

LEGEND:	
W#	WALL TYPES - REFER TO G002
#	MATERIALS - REFER TO MATERIAL LEGEND
FOR GENERAL INFO:	
FOR WALL FLOOR & ROOF TYPES	REFER TO G001
FOR WINDOW SCHEDULE	REFER TO G002
FOR DOOR SCHEDULE	REFER TO G003
FOR SCREEN ELEVATIONS	REFER TO G003 & G004
* FOR ALL PRECAST DETAILING & DIMENSIONS (INCLUDING PRECAST CROWN MOULDING DETAILS A, B, C, D & E) SEE DWG A-311 THROUGH TO A-315	

The Design, including, but not limited to: Spatial Relationships, Orientation & General configuration of the project are the Copyright of the Architect.  
Do Not Scale The Drawings.  
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.  
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.  
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

No.	Issued For	Date
1	Issued for COA	07 May 2025



alaimo architecture inc.  
202-8551 Weston Road  
Woodbridge, ON L4L 9R4  
P: (905) 856-2840  
F: (905) 856-4912  
info@alaimoarchitecture.com

Drawing Title  
**BUILDING ELEVATIONS- WEST**  
Project  
**TOWN OF ORANGEVILLE  
FIRE STATION PROJECT**

**10 COMMERCE ROAD  
ORANGEVILLE, ON L9W 1P8**  
Scale  
As indicated  
Issued by  
F.A.  
2021-020  
05.07.2025

A-306

**Subject: Planning Report – B01-25 – 15 C Line**

**Department: Infrastructure Services**

**Division: Committee of Adjustment**

**Meeting Date: 2025-06-04**

---

### **Recommendations**

**That Planning Report – B01-25 – 15 C Line be received;**

**And that Consent Application (File No. B01-25) to sever a parcel of land at the rear of the property to form a lot addition on the adjoining lands municipally known as 340 Broadway, 31 C Line and 47 C Line, be approved, subject to the following conditions:**

- 1. That the owner shall register an Application to Consolidate Parcels in order to include the severed parcel with the abutting lands known as 340 Broadway, 31 C Line and 47 C Line. In fulfillment of this condition, the Town will accept an Undertaking from a solicitor to effect this registration.**
- 2. That the applicant/owner submit a digital version of a draft Reference Plan to the satisfaction of the Secretary-Treasurer, Committee of Adjustment.**
- 3. That any outstanding municipal taxes, fees or charges be paid in full.**
- 4. That the owner demonstrates that the private septic system and associated piping and works associated with the retained lot be permanently disconnected, and the plumbing done in such a way that it cannot be reinstated. All work will be inspected by Infrastructure Services and be completed to the satisfaction of the Town.**
- 5. That all above conditions be fulfilled within two (2) years of the date of the Notice of Decision, so that the Town is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.**

## Introduction

Legal Description:	Part of Lot 92, RCP 335, Part 3 on Reference Plan 7R-4639
Municipal Address:	15 C Line
Applicant(s):	Mark Stevenson and Danielle Lee McGraw c/o Hamount Investments Ltd.
Official Plan Designation:	Residential (Schedule “A”), Low Density Residential (Schedule “C”)
Zoning (By-law 22-90):	Residential Third Density (R3)
Purpose (B-06/23):	<p>The applicant is applying for a consent to sever a parcel of land at the rear of the property to form a lot addition on the adjoining lands municipally known as 340 Broadway, 31 C Line and 47 C Line.</p> <p>The purpose of the lot addition is to accommodate a proposed development on the adjoining lands.</p>

## Background

Mark Stevenson and Danielle Lee McGraw (the “owners”) own lands located on the west side of Blaine Line, south of Broadway, municipally known as 15 C Line and legally referred to as Part of Lot 92, Plan 335 (the “subject lands”), as shown on Attachment 1. The subject lands comprise an area of approximately 3,306.0 square metres (0.33 ha), with a frontage of 33.53 m along C Line. The subject lands currently contain a single-storey detached dwelling serviced by municipal water and a private septic system.

In September 2018, the owners entered into an Agreement of Purchase and Sale to acquire the subject lands from their former owner, Venta Investment Limited. The agreement included conditions allowing the applicant to sever 125 ft (38.1 m) from the rear yard as shown on Attachment 2. As part of the agreement, Venta Investment Ltd. agreed to provide a sanitary sewer connection to replace the existing septic system for the single detached dwelling and install a privacy fence along the lot line separating the newly established parcels.

Hamount Investments Ltd. (the “applicant”), a subsidiary of Venta Investment Limited, owns adjacent lands south and east of the subject lands, municipally referred to as 340 Broadway, 31 C Line and 47 C Line (the “surrounding lands”). On the surrounding lands and the rear portion of the subject lands, the applicant is proposing to construct a 67-unit townhouse development as shown on Attachment 3. The development is accessed from C Line and contains a total of 151 parking spaces. The development proposal is currently being processed by the Town of Orangeville via Draft Plan of



Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications (File Nos. SUB-2023-01 & OPZ-2021-02).

Having received written authorization from the owner, the applicant has submitted this Consent Application to sever 1,347 square metres with the owner retaining the remaining 1,959 square metres of the subject lands. The severed and retained portions are identified on the enclosed Draft Reference Plan (Attachment 2) as “Part 2” and “Part 1”, respectively. The proposed consent will enable the severed lands to merge on-title with the surrounding lands, facilitating the development of the proposed 67-unit townhouse project. This parcel will subsequently be incorporated into the draft plan of subdivision, with individual unit delineation and freehold ownership proceeding at a future time in the planning process through Part Lot Control exemption.

The proposed Consent Application is technical in nature and serves as a procedural step to consolidate the lands for development purposes.

## **Planning Analysis**

Section 51(24) of the Planning Act, R.S.O. 1990, as amended, provides a list of matters to be regarded in relation to the division of land. Staff has reviewed the two consent applications in light of the Planning Act criteria and is satisfied that the consents can meet all applicable criteria in Section 51(24).

### **1. Provincial Planning Statement, 2024 (PPS)**

The current Provincial Planning Statement (PPS) came into effect on October 20, 2024. All planning decisions made as of this point forward must be consistent with the 2024 PPS. PPS policies pertaining to development within Settlement Areas prescribe that land use patterns shall be based on a mix of land uses and densities which support the efficient use of resources; are appropriate for the efficient use of infrastructure and public service facilities; minimize impacts to air quality and climate change; support active transportation; and are transit-supportive. Land use patterns which provide for a range of uses and opportunities for intensification and redevelopment are also supported by the policies of the PPS within 'Settlement Areas'.

The consent application is consistent with the policies of the PPS (2024), and will help facilitate intensification of an underused property, which more efficiently utilizes existing services and adds to housing options.

### **2. Town of Orangeville Official Plan**

The Town's Official Plan (OP) designates the subject property as 'Residential' (Schedule 'A': Land Use Plan) and 'Low-Density' (Schedule 'C': Residential Density Plan). The proposed consent is required to facilitate a larger development as part Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications (File Nos. SUB-2023-01 & OPZ-2021-02) as showing on Attachment 3.

The proposed development will conform with the Official Plan, and the proposed consents will not affect this conformity.

The general policies for Consents are outlined in Section 17 of the OP, which includes criteria for where land division through consent is appropriate. The proposed consent applications satisfy all these criteria based on the following:

- The subject lands are currently serviced with full municipal infrastructure (i.e. water, sanitary and stormwater).
- The lands front on to a public road of a reasonable standard of construction (C Line).
- The size of the lot addition created through the consent are appropriate for the use proposed, as it allow for a more efficient site plan layout.

The proposed consent is consistent with, and has regard for matters of provincial interest and conforms with the policies in the Town's Official Plan. The consent applications meets all other criteria outlined in the Planning Act.

#### **Infrastructure Services – Transportation & Development Comments:**

It is our understanding that the retained parcel of land and existing residence will be connected to the municipal sanitary collection system and will require permitting to do so. Approval from Transportation & Development is contingent upon the Applicant, removing and decommissioning the works associated with the existing septic system located on private property and the retained parcel of land. The decommissioning shall be done in compliance with the Ontario Building Code, local by-laws and to the satisfaction of the Town of Orangeville and Credit Valley Conservation as may be required.

---

#### **Strategic Plan**

Strategic Goal: Economic Resilience

Objective: Ensure availability and affordability of employment lands and housing

#### **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

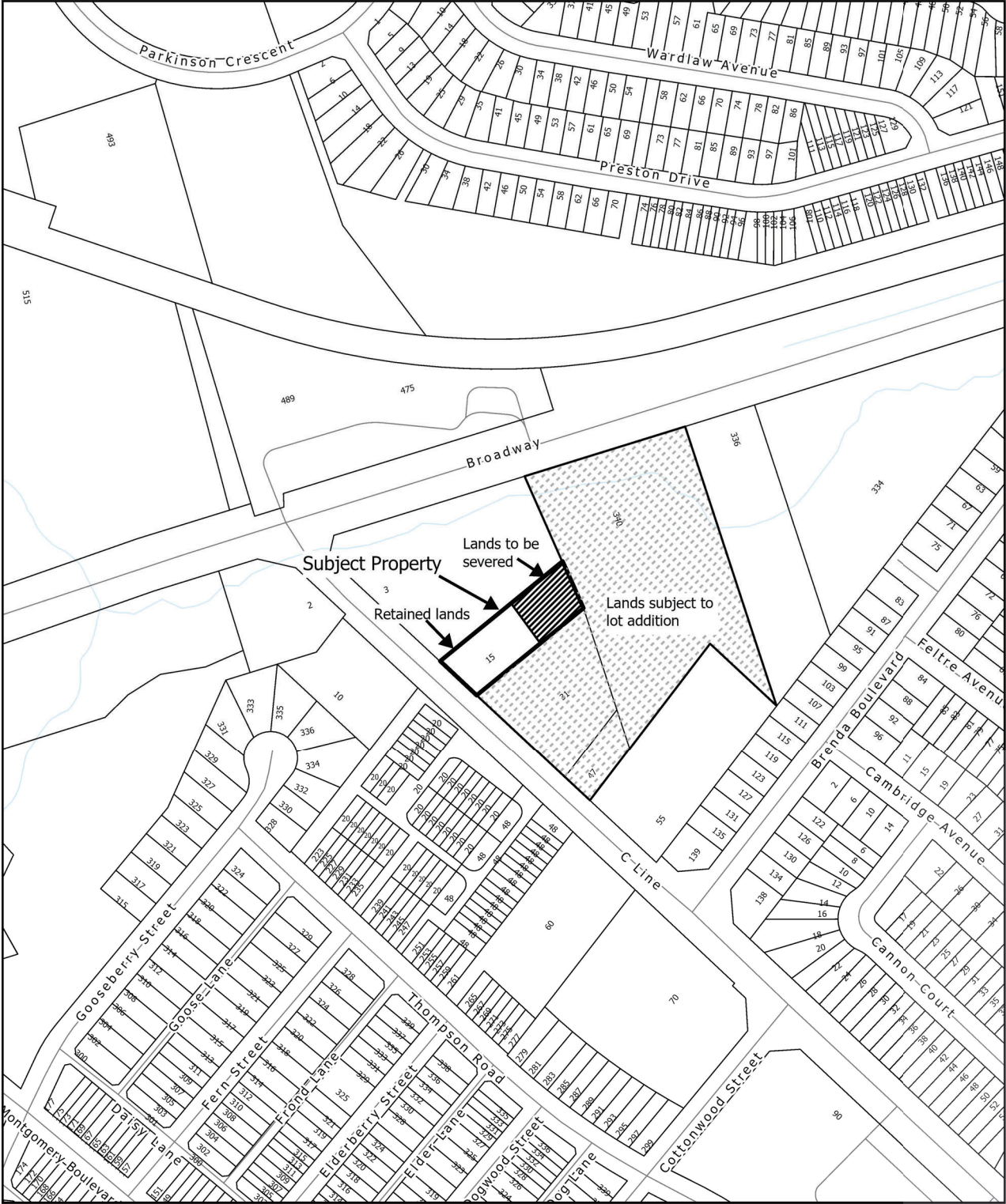
Reviewed by

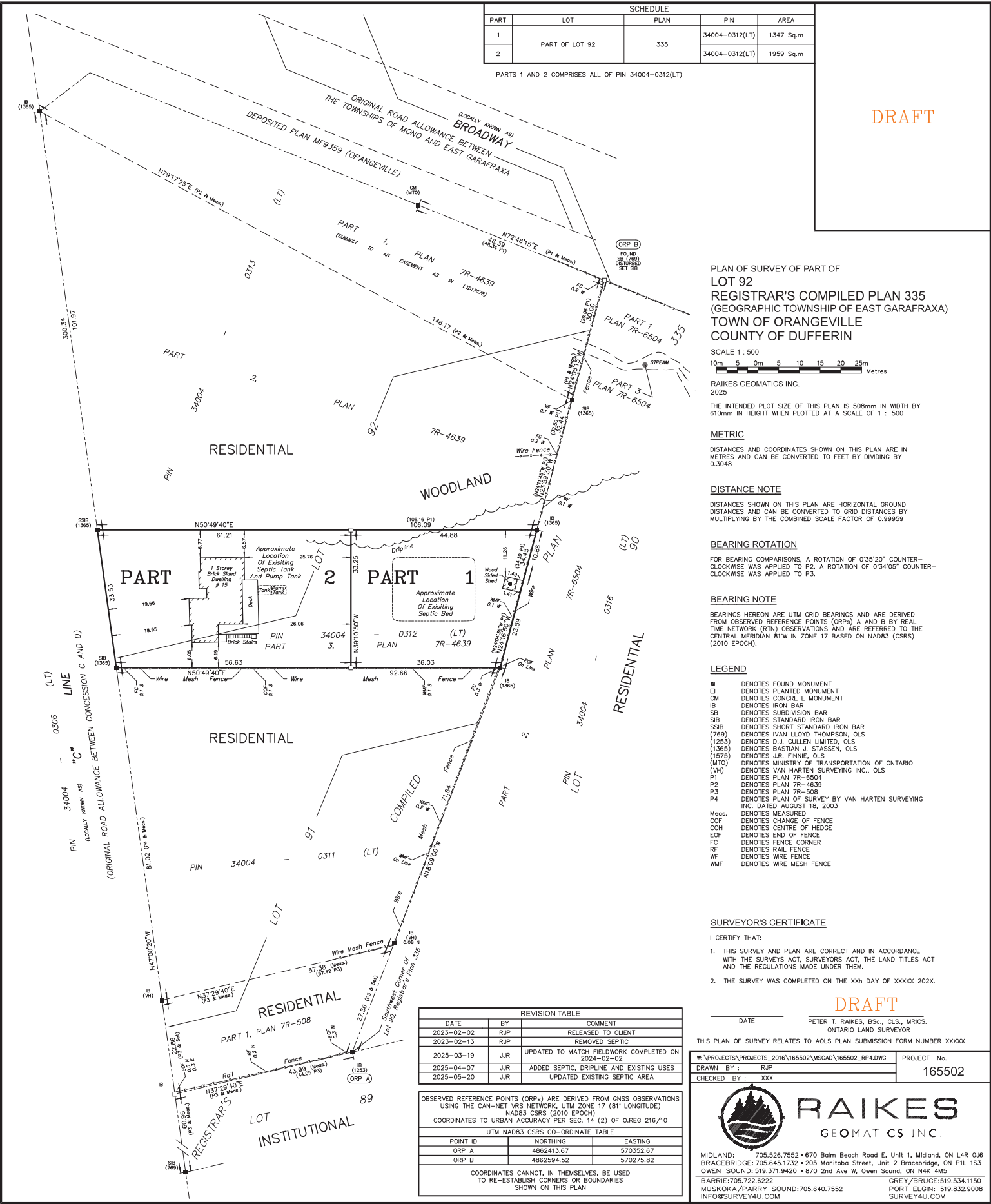
Brandon Ward, MCIP, RPP  
Planning Manager, Infrastructure Services

Attachments:

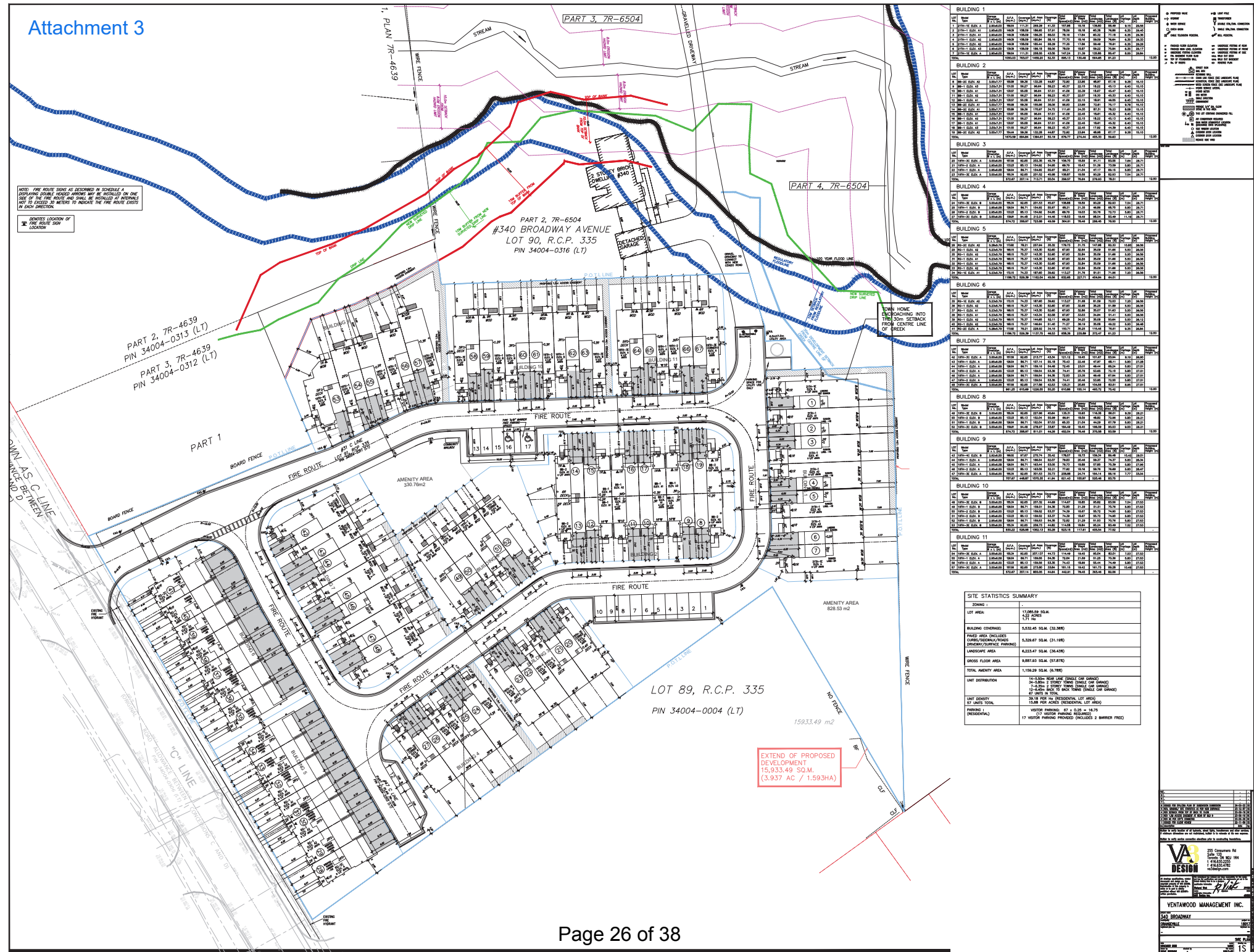
1. Location Map
2. Draft Reference Plan
3. Proposed Site Plan

Location Map  
File: B-01/25 15 C Line  
Applicant: Mark Stevenson and Danielle Lee McGraw









# 15 C Line Consent to Sever

---

**June 06, 2025**

**Presented by:**

**Vincent Galperin, MES  
Development Project Coordinator  
Ventawood Management Inc.**



# Agenda

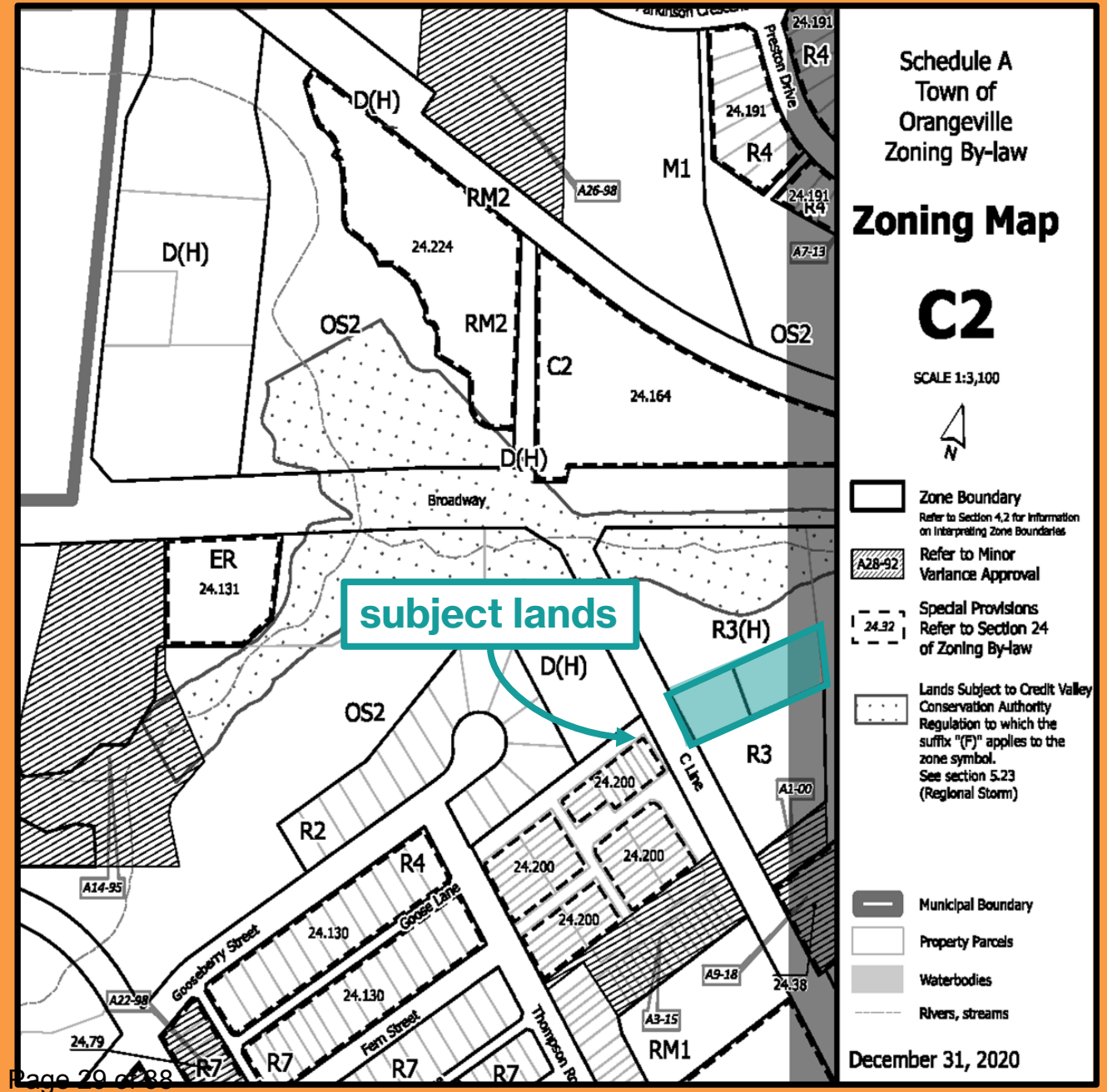
<b>1. Subject Lands</b>	<b>3</b>
<b>2. Proposed Development</b>	<b>4</b>
<b>3. Consent To Sever</b>	<b>5</b>
<b>4. Zoning Review</b>	<b>6</b>
<b>5. Summary</b>	<b>7</b>
<b>6. Conclusions</b>	<b>8</b>





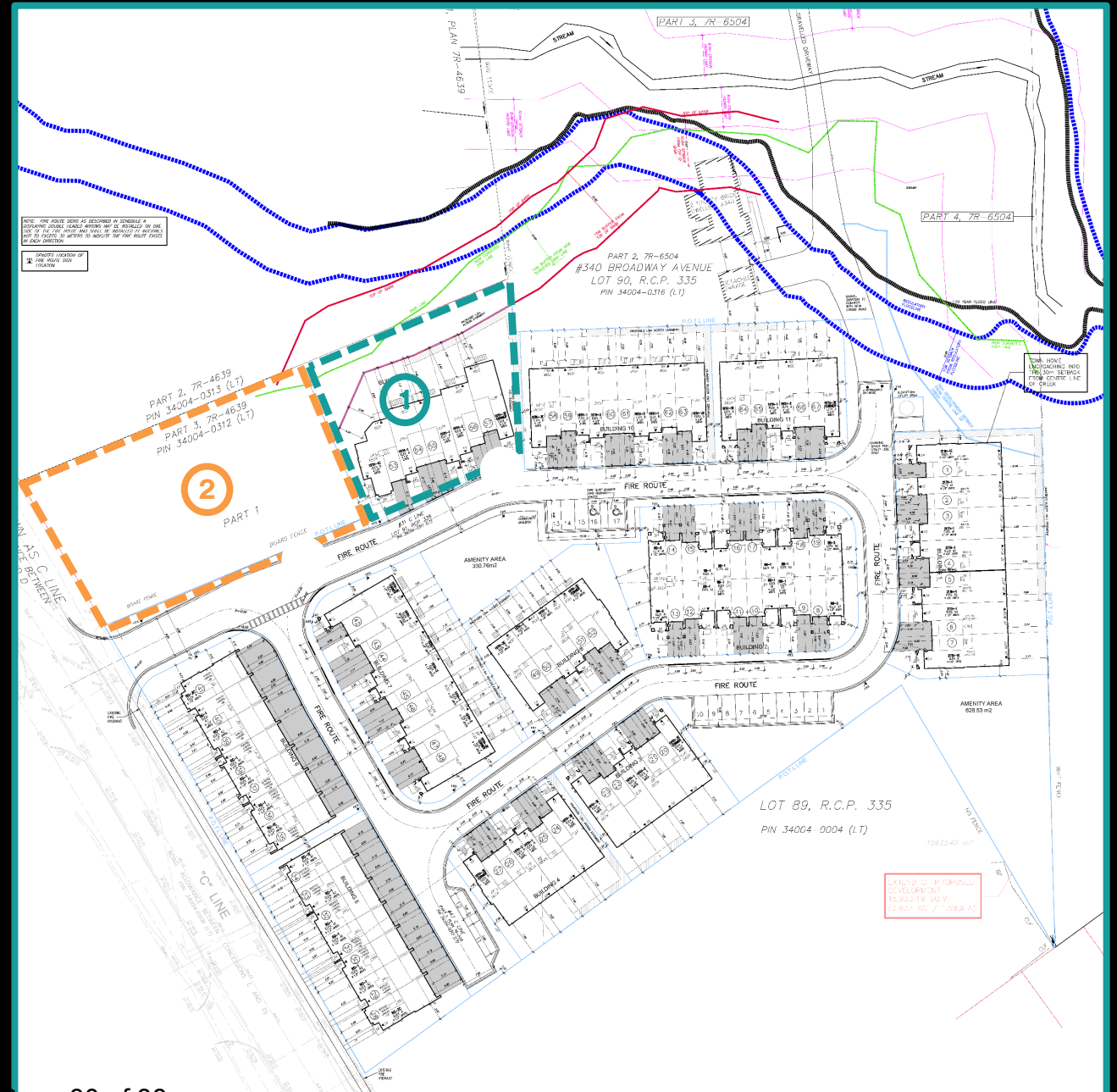
# 1. Subject Lands

<b>Area:</b>	3,306.0 m <sup>2</sup> (0.33 ha)
<b>Frontage:</b>	33.53 m
<b>Land Use:</b>	Low Density Residential
<b>Structures:</b>	Single detached dwelling Wood-sided shed
<b>Servicing:</b>	Municipal water Private septic system
<b>OP:</b>	Low Density Residential
<b>ZBL:</b>	R3 Residential, Third Density R3(H) Residential, Third Density Holding



## 2. Proposed Development

<b>Addresses:</b>	15, 31 & 47 C Line 340 Broadway
<b>Lot Area:</b>	1.71 ha (4.22 acres)
<b>Units (67):</b>	14 rear lane 41 standard 12 back-to-back
<b>Parking:</b>	151 parking spaces
<b>Servicing:</b>	Municipal water Municipal Sanitary services

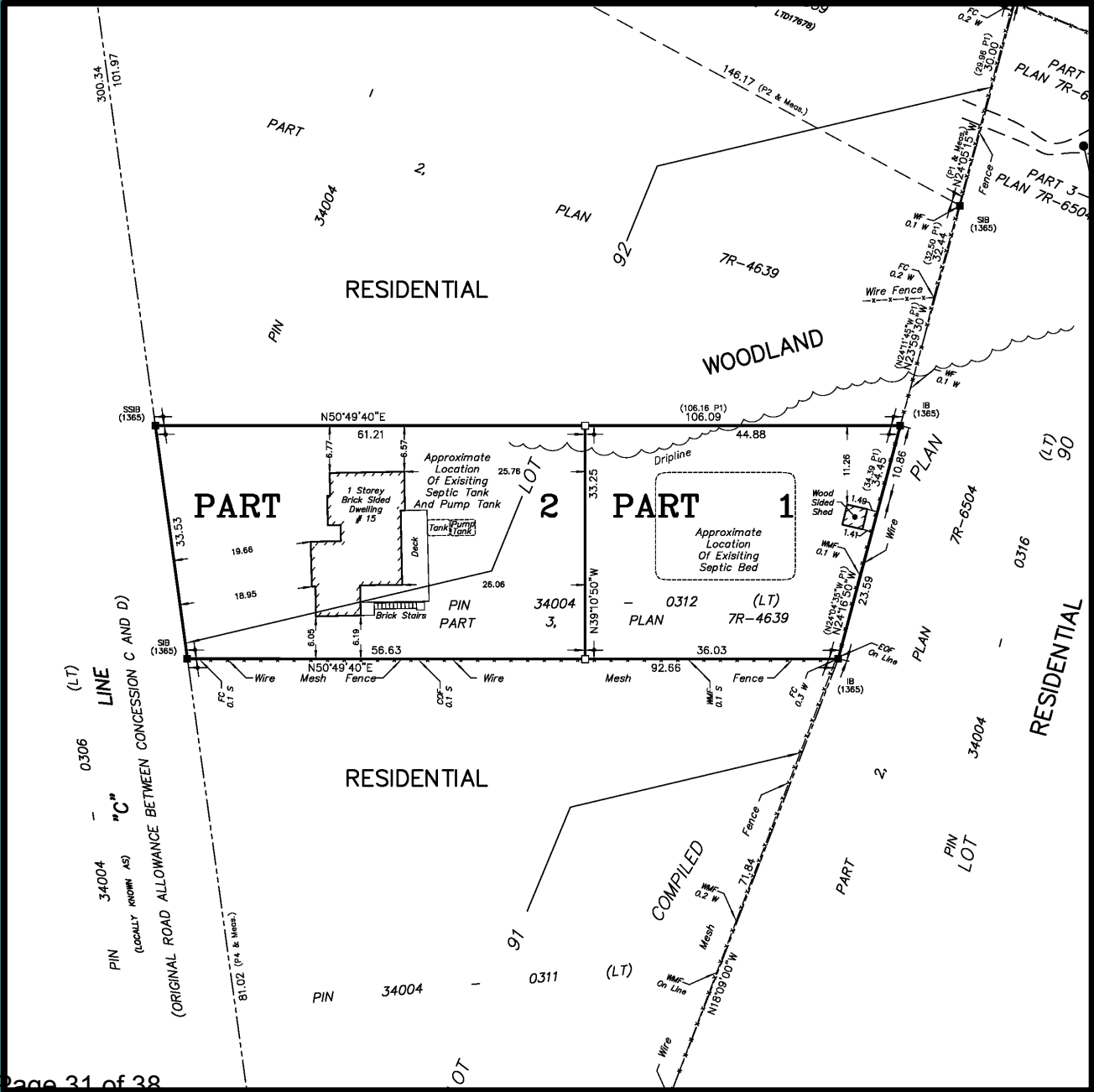


# 3. Consent to Sever

Address: 15 C Line

Part 1: Proposed to be severed  
1,347 m<sup>2</sup>

Part 2: Proposed to be retained  
1,959 m<sup>2</sup>



# 4. Zoning Review

Regulations for Single Detached Dwellings (ZBL 9.2)		Part 1 (proposed severed)	Part 2 (propose retained)
Min. Lot Area	464 m <sup>2</sup>	6,768 m <sup>2</sup>	1,959 m <sup>2</sup>
Min. Lot Frontage (Interior)	15.0 m	81.0 m	33.5 m
Min. Front Yard SB	6.0 m	29.21 m	18.9 m
Min. Exterior Side Yard SB	3.5 m	NA	NA
Min. Interior Side Yard SB	1.2 m	24.9 m	6.1 m
Min. Rear Yard SB	7.0 m	14.5 m	25.8 m
Max. Building Height	9.2 m	approx. 4.5 m (1 storey)	approx. 4.5 m (1 storey)
Max. Lot Coverage	40%	approx. 6%	approx. 12%

## 5. Summary

### **Subject Lands**

3,306.0 m<sup>2</sup> single detached dwelling & shed  
Low Density Residential; R3 & R3(H)  
Municipal water & private septic system

### **Proposed Development**

1.71 ha at 15, 31 & 47 C Line, and 340 Broadway  
67 standard, rear lane & back-to-back towns  
151 parking spaces

### **Consent to Sever**

1,347 m<sup>2</sup> proposed to be severed  
1,959 m<sup>2</sup> proposed to be retained  
Severed portion to be merged on title with 31 C Line

## 6. Conclusion

1. Consent procedurally required to consolidate lands and facilitate OPA, ZBA & DPS.

---

2. Proposed lots are appropriately sized / shaped.

---

3. Proposed lots have frontage & road access.\*

---

4. Municipal road to be maintained year-round.

---

5. Proposed lots have access to municipal servicing.

---

6. No adverse environmental impacts.

---

7. Proposed severance is consistent with applicable planning policy & regulation.

---

8. Proposed severance represents sound planning & serves public interest.



# Thank You!

**Contact:**

**Vincent Galperin, MES**  
**Development Project Coordinator**  
[vincent@developbuildmanage.com](mailto:vincent@developbuildmanage.com)

**Ethan Crowe, MPI, BA Comm**  
**Project Manager**  
[ethan@developbuildmanage.com](mailto:ethan@developbuildmanage.com)

**Ventawood Management Inc.**  
**49-2053 Williams Pkwy, Brampton, ON, L6S 5T4**  
**905-793-2656**







VIA EMAIL

May 27, 2025

Committee of Adjustment  
Town of Orangeville  
87 Broadway  
Orangeville, ON L9W 1K1

**Attention: Mary Adams, Committee Co-ordinator**

**Re: Town File: B-01/25  
CVC File No. B 25/001  
Mark Stevenson and Danielle Lee McGraw  
15 C Line  
Part of Lot 4, Concession D  
Town of Orangeville**

---

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 5.1 and 5.2 of the Provincial Planning Statement (2024);
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act* Section 28 regulation, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the *Clean Water Act*, as applicable.

**Site Characteristics:**

The subject property is located within the CVC Regulated Area as it is adjacent to Mill Creek and its associated flood and slope hazards.

**Ontario Regulation 41/24:**

This property is subject to Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24, the Prohibited Activities, Exemptions, and Permits Regulation. This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit).

**Proposal:**

We understand that the proposal is for a consent to sever a parcel of land at the rear of the property to form a lot addition to the adjoining lands municipally known as 340 Broadway, 31 C Line and 47 C Line. The purpose of the lot addition is to accommodate a proposed townhouse development on the adjoining lands.



May 27, 2025  
Re: Town File No. B-01/25  
CVC File No. B 25/001  
Mark Stevenson and Danielle Lee McGraw  
15 C Line  
Part of Lot 4, Concession D  
Town of Orangeville

---

**Comments:**

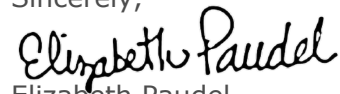
Based on our review of the materials, it is our understanding that the proposal is for a lot line adjustment, to allow a portion of the lands at 15 C Line to be severed and added to the adjoining lands at 340 Broadway, 31 C Line, and 47 C Line. The adjoining lands are subject to a draft plan of subdivision, official plan amendment and zoning by law amendment applications (SUB-2023-01; OPZ-2021-02), of which CVC staff are currently reviewing.

Further to our review, CVC staff note that the floodplain and slope hazards are located off-lot, and that the proposed new lot line does not appear to fragment the hazards on the adjacent property. CVC staff will continue to review and comment on the DPS/OPA/ZBA applications. As such, CVC staff have **no objection** to the requested consent by the Committee at this time.

Please note that both the retained and severed lots are regulated by CVC, and any future development (including grading) in the CVC Regulated Area would require a CVC permit. Please contact CVC staff to discuss any future proposed development on either property.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x 2360).

Sincerely,



Elizabeth Paudel  
Planner

**From:** [Nancy Prendergast](#)  
**To:** [Committee of Adjustment](#)  
**Subject:** [External Email] Application for a Consent  
**Date:** Monday, May 26, 2025 7:03:47 PM

---

Application file number B-01/25  
Subject Property Address 15 C Line  
Legal Description Part of lot 92, RCP 335, Part 3 on reference Plan 7R-4639  
Subject Property Zoning R3 R3(H)

---

From: Nancy Prendergast 3 C Line L9W 6C1

I do not consent to the severance of the property for development at 15 C Line which is located right beside our property.  
You may post my correspondence on the agenda and I will be either in attendance in person or virtually on June 4, 2025 at 6pm.

I am also requesting any additional information regarding this application sent via email when ready on May 30, 2025.

I am requesting that I be notified of the decision with respect to this application and if there will be an appeal process.

Thank you  
Nancy Prendergast  
