



Minutes of a Committee of Adjustment Meeting

Electronic Participation

October 4, 2023, 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
 Rita Baldassara
 Michael Demczur
 Ashley Harris
 B. Wormington

Staff Present: T. MacDonald, Acting Secretary-Treasurer

1. Call to Order

The meeting was called to order at 6:04 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Adoption of Minutes of Previous Meeting

Moved by B. Wormington

That the minutes of the following meeting are approved:

2023-08-02 Committee of Adjustment minutes

Carried

3.1 2023-08-02 Committee of Adjustment Minutes

4. Statutory Public Hearing

4.1 File No. A-08/23 - 40 Cannon Court

The Chair asked if anyone wished to speak in favour of the application. Lea Hooper indicated that she was seeking a minor variance to permit a roof over the entire deck on her property.

David Waters, Senior Planner provided an overview of the specifics of the application and set out the criteria which meets the planning tests.

Brian Wormington asked if there was adverse effects relating to run off from the roof. David Waters indicated it would not impact other properties and that the drawings are engineered drawings.

Michael Demczur asked if there was some type of drainage ditch and the applicant indicated there was.

Alan Howe asked if a building permit has been issued. David Waters indicated for deck but not for roof.

Michael Demczur asked if existing deck at back or side of house and applicant indicated it is at the rear of the house.

The application was approved based on analysis and recommendations of planning staff and that the four tests have been satisfied.

4.1.1 Planning Report - A-08/23 - 40 Cannon Court

4.2 File No. B-05/23 - 20 Stewart Court

Agent for the applicant provided a presentation to the members outlining the specifics of the application.

David Waters, Senior Planner provided an overview of the specifics of the application and set out the criteria which meets the planning tests.

Ashlee Harris was wondering what Part 5 is showing on the sketch. The agent indicated it is a remnant of an old easement and was to connect to the storm easement and will still remain as an easement.

Brian Wormington asked if there is any plan to the widening of Stuart between Centennial and the island. David Waters indicated that he is not able to answer that but can report back and advised that no issues were raised in the traffic impact study.

The application was approved based on analysis and recommendations of planning staff and that the four tests have been satisfied.

4.2.1 Planning Report - B-05/23 - 20 Stewart Court

4.3 File No. A-09/23 - Block 1, Registered Plan 7M-68

Chris Matson, Jonathan Hann, Rod Greer, John Van Beurden were in attendance to speak in favour of the application. Mr. Matson and Mr. Hann provided an overview of all three applications relating to Block 1, Registered Plan 7M-68.

Matthew Mair, Planner, Development & Community Improvement provided an overview of the specifics of the application and set out the criteria which meets the planning tests.

Rita Baldassara asked what the units would be as well as the parking at level 1 and level 2. Matthew Mair indicated mix of one, two, three bedroom units. Jonathan Hann indicated that first floor only is parking in the rear.

Brian Wormington questioned how much parking is required in a high density area. Matthew Mair indicated that the required parking ratios are met which is 1.5 ratio for parking and is in compliance with the zoning by-law.

The application was approved based on analysis and recommendations of planning staff and that the four tests have been satisfied.

4.3.1 Planning Report - A-09/23 - Block 1, Registered Plan 7M-68

4.4 File No. B-06/23 - Block 1, Registered Plan 7M-68

The application was approved based on analysis and recommendations of planning staff and that the four tests have been satisfied.

4.4.1 Planning Report - B-06/23 - Block 1, Registered Plan 7M-68

4.5 File No. B-07/23 - Block 2, Registered Plan 7M-68

The application was approved based on analysis and recommendations of planning staff and that the four tests have been satisfied.

4.5.1 Planning Report - B-07/23 - Block 2, Registered Plan 7M-68

5. Items for Discussion

6. Correspondence

7. New Business

None.

8. Date of Next Meeting

9. Adjournment

The meeting was adjourned at 7:08 p.m.