



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

### **Electronic Participation**

**March 6, 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  
                                 Rita Baldassara  
                                 B. Wormington  
                                 Ashley Harris

Regrets:                 Michael Demczur

Staff Present:           D. Waters, Senior Planner  
                                 T. MacDonald, 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.     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**

Moved by Rita Baldassara

That the minutes of the following meeting are approved:

2023-12-06 Committee of Adjustment Meeting

**Carried**

#### **4.1     2023-12-06 Committee of Adjustment Minutes**

#### **5.     Statutory Public Hearing**

##### **5.1     File No. A-01/24 - 21 Centre Street**

The Chair asked if anyone present wished to speak to the application and the applicant provided an overview of the requested variances. Alan

Howe asked what buildings were surrounding the property. The application indicated that the property is surrounded by apartments. Thomas Kenny, a neighbour, expressed concern with respect to the trees on the property, specifically two maples which cannot be saved. David Waters, Senior Planner advised that buildings of ten units or less are exempt from site plan approval but due to nearness of the creek a site plan review has been requested which will include arborist review including tree conservation review. Rita Baldassara asked about the three metre space between buildings. David Waters indicated that area can be hardscaping or softscaping and that during site plan approval there will be an aim to keep as many trees as possible. Brian Wormington asked about parking. The applicant indicated that once you hit six units you must provide one accessible parking spot. Brian, reduced from 14 - 10. David Waters indicated that additional parking is available off site at the Dufferin County building to accommodate visitor parking. Brian Wormington asked about winter parking, David Waters indicated the renter would need to decide if they want to rent a unit with one parking spot.

The committee recessed from 6:15 to 6:22.

The committee approved the application subject to the following conditions:

1. That a satisfactory Low Impact Development Brief is submitted as part of an application for site plan approval; and,
2. That the minor variances be limited to the extent shown in accordance with the approved site plan drawings for the proposed development at 21 Centre Street.

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

Based on recommendation of planning staff.

**5.1.1 Planning Report - A-01/24 - 21 Centre Street**

**6. Items for Discussion**

The committee appointed Lindsay Raftis and Mary Adams as assistant Secretary-Treasurers of the Committee of Adjustment.

**7. Correspondence**

None.

**8. Announcements**

None.

**9. Date of Next Meeting**

The next meeting is scheduled for April 3, 2024.

**10. Adjournment**

The meeting was adjourned at 6:28 p.m.