



Minutes of a Committee of Adjustment Meeting

Electronic Participation

August 7, 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: A. Howe
R. Baldassara
M. Demczur
A. Harris
B. Wormington

Staff Present: J. Lavecchia-Smith, Deputy Clerk
M. Mair, Development and Community Improvement Planner
L. Raftis, Acting Secretary-Treasurer
B. Ward, Manager of Planning

1. Call to Order

Ashley Harris, Vice-Chair assumed the role of the Chair and called the meeting to order at 6:00 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgement

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 A. Howe

That the minutes of the following meeting are approved:

4.1 2024-06-05 Committee of Adjustment Meeting Minutes

Carried

5. Statutory Public Hearing

5.1 File No. A-06/24 - 448 Jay Crescent

5.1.1 Planning Report – Application No A-06/24 – 448 Jay Crescent, PLA-2024-006

The Vice-Chair asked staff to speak to the application. Brandon Ward, Planning Manager spoke to the application for 448 Jay Crescent and provided the Planning Division's recommendation. The Vice-Chair asked if the applicant wished to speak to the application. Harpreet Kaur identified herself as the applicant and owner of 448 Jay Crescent and provided background information to support the application and staffs recommendation.

Brian Wormington asked if the Town would conduct an inspection after the construction had been completed. Mr. Ward advised that the applicant is in the process of obtaining a building permit and such inspections would happen as part of that process. Michael Demzcur asked if the stairs constructed are currently constructed. Mr. Ward advised that the stairs were constructed prior to submitting a minor variance application. Rita Baldassara expressed concern with the current walkway being constructed as one solid cement pad. Mr. Ward advised that the applicant still has to go through the building permit process and the walkway will have to be modified if not up to appropriate standards. Mr. Demzcur asked about the process to obtain a building permit. Mr. Ward advised that in order to obtain a building permit, the applicant must comply with the Zoning By-law. Alan Howe asked if the current owners constructed the stairs. The applicant confirmed that they constructed the stairs.

Note: The Committee of Adjustment recessed from 6:18 p.m. to 6:25 p.m.

Moved by R. Baldassara

That Planning Report A-06/24 – 448 Jay Crescent be received;

And that the Minor Variance Application (File No. A-06/24) to increase the maximum permitted rear yard encroachment from 0.6 metres to 2.7 metres to bring the existing constructed stairs into conformity with Zoning By-law 22-90, as amended, be approved on the following condition:

- 1. That the comments from Transportation & Development staff outlined in the Planning report are addressed through the Building Permit process to avoid adverse impacts to swales, grades and drainage.**

Carried Unanimously

5.2 File No. B-01/24 - 63 Zina Street

5.2.1 Planning Report – B-01-24 – 63 & 65 Zina Street, PLA-2024-004

The Vice-Chair asked staff to speak to the application. Matthew Mair, Development and Community Improvement Planner spoke to the application and provided the Planning Division's recommendation. The Vice-Chair asked if the applicant or agent would like to speak to the application. Mark Hicks, Agent advised that he is in attendance to answer any questions. Michael Demzcur asked if there will be a driveway added on Clara Street to access the garage on 65 Zina Street. Robert Murray, applicant advised that there will not be a driveway constructed to access the garage at 65

Zina Street as a driveway already exists. Alan Howe asked if the owner is aware that there are four conditions that need to be met. Mr. Murray responded that they are aware of the conditions and have no concerns with them. Rita Baldassara advised that she would like to see a fifth condition added to the recommendation in order to ensure the driveways are constructed. Mr. Murray advised that they are in the process of obtaining a driveway permit through the Town.

Moved by Michael Demczur

That Planning Report – B-01-24 – 63 & 65 Zina Street be received;

And that Consent Application B-01-24, to sever a parcel of land which has an area of approximately 150 square meters from the lot at 63 Zina Street to form a lot addition to the adjacent property at 65 Zina Street, 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 65 Zina Street. 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 (R-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 a driveway permit be obtained for 63 Zina Street and construction be completed satisfactory to Town Staff.**
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.**

Carried Unanimously

6. Items for Discussion

6.1 Appointment of Secretary-Treasurer

Moved by A. Howe

That Mary Adams be appointed as the Secretary-Treasurer to the Committee of Adjustment; and

That Jordyn Lavecchia-Smith be appointed as the Deputy Secretary-Treasurer to the Committee of Adjustment.

Carried Unanimously

6.2 2025 Committee of Adjustment Meeting Schedule

Moved by A. Howe

That the 2025 Committee of Adjustment meeting schedule, be approved.

Carried Unanimously

7. Correspondence

None.

8. Announcements

None.

9. Date of Next Meeting

The next meeting is scheduled for Wednesday, September 4, 2024 at 6:00 p.m.

10. Adjournment

The meeting was adjourned at 6:48 p.m.