



Minutes of a Committee of Adjustment Meeting

Electronic Participation

October 2, 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, Chair
Rita Baldassara
Michael Demczur
B. Wormington

Regrets: Ashley Harris, Vice-Chair

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

1. Call to Order

The Chair called the meeting to order at 6 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:

4.1 2024-09-04 Committee of Adjustment Meeting Minutes

Carried

5. Statutory Public Hearing

5.1 File No. A-10/24 - 324 Perry Road

5.1.1 Planning Report – Application No A-10/24 – 324 Perry Road, PLA-2024-012

Susan Pottle, Planning Technician, provided an overview of the application and explained the rationale for the recommendations. The Chair asked if anyone wished to speak to the application. Davinder Mangat, the property owner, and Sukhdeep Bhangu, the agent, identified themselves and advised they did not have any comments and agreed with staff's report. There was nobody else in attendance in support or in opposition of the application. The Committee asked staff a question on whether a post-construction inspection will be conducted with respect to the grading and drainage on the property and staff provided a response.

Note: The Committee recessed from 6:11 p.m. to 6:12 p.m.

Moved by Rita Baldassara

That Planning Report A-10/24 – 324 Perry Road be received;

And that the Minor Variance Application (File No. A-10/24) to increase the maximum permitted rear yard encroachment from 0.6 metres to 1.57 metres into the required rear yard to permit the construction of below grade entry stairs be approved on the following condition:

- 1. That the following 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

5.2 File No. A-11/24 - 21 Centre Street

5.2.1 Planning Report – Application No. A-11/21 – 21 Centre Street, PLA-2024-013

Larysa Russell, Senior Planner, provided an overview of the application, and the rationale for the recommendations. The Chair asked if anyone wished to speak to the application. Rob Mair, the applicant, said he had nothing further to add. There were three residents: Tom Kenny, Lynne MacLeod, and Kristy Nahirniak of 17 Centre Street in the gallery. Their concerns included tree loss, the inappropriate size of the building, and a tree preservation study. Staff and the applicant provided responses to their concerns. The Committee had questions regarding tree removal, an arborist study, and whether the number of variances being sought were considered minor, and staff provided a response.

Moved by B. Wormington

That Planning Report – A-11/24 – 21 Centre Street be received;

That Minor Variance Application (File No. A11/24) to reduce the minimum rear yard from 10 metres to 6.1 metres be approved 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 variance be limited to the extent shown in accordance with the approved site plan drawings for the proposed development at 21 Centre Street.**

Carried

6. Items for Discussion

None.

7. Correspondence

None.

8. Announcements

None.

9. Date of Next Meeting

The next meeting is scheduled for November 6, 2024 at 6 p.m.

10. Adjournment

The meeting was adjourned at 6:37 p.m.