



Minutes of Committee of Adjustment

Wednesday, March 5, 2025, 6:00 p.m.

In-Person Participation

The Corporation of the Town of Orangeville

Town Hall - 87 Broadway

Orangeville, Ontario

Members Present: Alan Howe, Chair
 Ashley Harris, Vice-Chair
 Rita Baldassara
 Michael Demczur
 Brian Wormington

Staff Present: M. Adams, Secretary-Treasurer
 L. Russell, Senior Planner

1. Call to Order

The Vice-Chair called the meeting to order at 6 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 Alan Howe

That the minutes of the following meeting be approved:

4.1 2025-01-08 Committee of Adjustment Meeting Minutes

Carried

Moved by Rita Baldassara

That the minutes of the following meeting be approved:

4.2 2025-02-05 Committee of Adjustment Meeting Minutes

Carried

5. Statutory Public Hearing

5.1 File No. A-03/25 - 37 Armstrong Street

Larysa Russell, Senior Planner, provided the committee with an overview of the Planning report.

Robbie Mair identified himself as the applicant. He advised the committee that he has secured a 10-year lease with another property on the street for one parking space. This space will provide a parking space for one of the residential units.

Debbie Greer, owner of 72 Broadway, spoke to the committee and shared her concerns which included:

- applicant's contractors parking on her property;
- vehicles blocking the Town-owned laneway leading to her property; and
- damage to the asphalt on her property as described in her submitted correspondence.

Alan Howe advised Ms. Greer that the committee is unable to assist her with her concerns and that she should seek legal advice.

Mr. Howe asked the applicant if he owns the offsite property. Mr. Mair advised that he does not own the property.

Mr. Howe asked if the parking spaces on his property will be designated spaces. Mr. Mair advised they will be designated spaces.

Rita Baldassara asked for clarification on how many parking spaces will be on site. Mr. Mair confirmed there will be three parking spaces on site and one offsite.

She asked if the 10-year lease will be placed on title of the property. Mr. Mair said it will not be on title. She expressed her concerns about the lease not being on title, and the fact that it expires in ten years.

She asked if the offsite property meets the required parking for the uses on site. Ms. Russell said she did not have that information.

Note: The committee recessed from 6:25 p.m. to 6:34 p.m.

Moved by Rita Baldassara

That Planning Report – A03-25 – 37 Armstrong Street be received;

And that the Minor Variance Application (File No. A03-25) to reduce the total parking required from 5 spaces to 4 spaces be refused.

Carried

5.1.1 Correspondence received from the Orangeville Business Improvement Area regarding Minor Variance Application A-03/25 - 37 Armstrong Street

5.1.2 Correspondence received from Debbie Greer regarding Minor Variance Application A-03/25 - 37 Armstrong Street

6. Items for Discussion

None.

7. Correspondence

None.

8. Announcements

None.

9. Date of Next Meeting

The next meeting is scheduled for April 2, 2025.

10. Adjournment

The meeting was adjourned at 6:36 p.m.