



Minutes of Committee of Adjustment

Wednesday, May 7, 2025, 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. Harris, Vice-Chair
 R. Baldassara
 M. Demczur
 B. Wormington

Regrets: A. Howe, Chair

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

1. Call to Order

The Vice-Chair called the meeting to order at 6:00 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 R. Baldassara

That the minutes of the following meeting are approved:

4.1 2025-04-02 Committee of Adjustment Meeting Minutes

Carried

5. Statutory Public Hearing

5.1 File No. A-04/25 - 200 Jull Court

Susan Pottle, Planning Technician, provided an overview of the Planning report and stated that staff are recommending approval of the application.

Mark Jamieson, the applicant, identified himself and was affirmed by the Vice Chair. He addressed the committee and provided his reasons and opinions why the deck should be permitted in the proposed location. He said it will provide access to the side and rear yards and provide amenity space for the upper-level dwelling unit. He agreed with Planning staff's recommendation regarding the construction of a privacy fence and addressed the residents' concerns.

Scott Morrison, owner of 211 Edenwood Crescent, was affirmed by the Vice Chair and provided his reasons and opinions as to why he opposes the construction of the deck. He agreed with Planning's recommendation for a privacy fence along the deck facing Edenwood Crescent, and thought that a privacy fence should be constructed along the deck that abuts his property line. Mr. Morrison also reiterated the concerns he identified in his written comments submitted at the previous hearing.

Member Baldassara asked questions regarding the maximum size of deck that could be constructed without requiring a minor variance, and whether the second access is a requirement of the Building Code. Planning staff and the applicant provided responses.

The committee recessed from 6:31 p.m. to 6:37 p.m.

Moved by R. Baldassara

That correspondence items 5.1.1 to 5.1.3 be received;

That Planning Report A04-25 – 200 Jull Court be received;

And that Minor Variance Application (File No. A04-25) to reduce the rear yard setback required from 7.0 metres to 1.5 metres, be refused.

Carried

Reasons:

The committee refused the application based on the information presented during the meeting from town planning staff and the applicant. It is their opinion that the variance is not considered minor in nature and does not meet the four prescribed tests outlined in section 45(1) of the Planning Act, R.S.O. 1990, as amended. The reduced setback from 7.0 metres to 1.5 metres is not minor, and the general intent of the Zoning By-law is not met due to the impact on the neighbour's privacy.

5.1.1 Correspondence received from Brandi Neil and Troy Brindley regarding Minor Variance Application A-04/25 - 200 Jull Court

5.1.2 Correspondence received from Scott and Amy Morrison regarding Minor Variance Application A-04/25 - 200 Jull Court

5.1.3 Correspondence received from Tim Norman regarding Minor Variance Application A-04/25 - 200 Jull Court

5.2 File No. A-05/25 - 60 & 62 Broadway

Larysa Russell, Senior Planner, provided an overview of the Planning report and stated that staff are recommending approval of the application.

Jim Dymment, the applicant, was affirmed by the Vice Chair and provided a brief presentation which included:

- a colour-coded parking plan showing the location of the commercial and residential parking spaces;
- issues they were facing which prompted the reallocation of parking: security, demand for second parking spaces, cost to acquire additional land, appropriate use of land, and parking demand times; and
- proposed parking signage to be installed on the shared parking spaces.

Alison Scheel, Executive Director, Business Improvement Area, was affirmed by the Vice Chair, and advised she submitted revised correspondence today indicating the Orangeville Business Improvement Area supports the application.

Member Demczur sought clarification if all the residential parking will be underground.

Vice Chair Harris sought clarification on where the commercial units will be located and number of commercial units.

Member Baldassara sought clarification on what type of commercial uses are permitted on the property, the number of underground parking spaces, and the number of residents requesting two parking spaces.

The applicant provided responses to the Members' questions.

Moved by R. Baldassara

That correspondence items 5.2.1 to 5.2.3, including the updated BIA correspondence submitted on May 7, 2025, be received;

That Planning Report – A05-25 – 60-62 Broadway be received;

And that Minor Variance Application (File No. A05-25) permit a minimum combined total of 23 commercial and residential visitor parking spaces on a non-exclusive basis, whereas 16 commercial and 14 residential visitor parking spaces are required, be approved, subject to the following condition:

1. **That the applicant includes provision for appropriate signage for the shared commercial and visitor parking spaces, including but not limited to specific hours, through the Condominium application process to the satisfaction of the Planning Division.**

Carried

Reasons:

The committee conditionally approved the application based on the analysis and recommendation of the town planning staff and the applicant and are confident the four prescribed tests outlined in section 45(1) of the Planning Act, R.S.O. 1990, as amended have been satisfied.

5.2.1 Correspondence received from Heritage Orangeville - A-05/25 - 60 & 62 Broadway

5.2.2 Correspondence received from the Orangeville Business Improvement Area - A-05/25 - 60 & 62 Broadway

**5.2.3 Correspondence received from Denise Beisel - A-05/25 - 60 &
62 Broadway**

6. Items for Discussion

None.

7. Correspondence

None.

8. Announcements

None.

9. Date of Next Meeting

The next meeting is scheduled for June 4, 2025.

10. Adjournment

The meeting was adjourned at 7:03 p.m.