

**Subject: Planning Report – B01-25 – 15 C Line**

**Department: Infrastructure Services**

**Division: Committee of Adjustment**

**Meeting Date: 2025-06-04**

---

### **Recommendations**

**That Planning Report – B01-25 – 15 C Line be received;**

**And that Consent Application (File No. B01-25) to sever a parcel of land at the rear of the property to form a lot addition on the adjoining lands municipally known as 340 Broadway, 31 C Line and 47 C Line, 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 340 Broadway, 31 C Line and 47 C Line. 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 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 the owner demonstrates that the private septic system and associated piping and works associated with the retained lot be permanently disconnected, and the plumbing done in such a way that it cannot be reinstated. All work will be inspected by Infrastructure Services and be completed to the satisfaction of the Town.**
- 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.**

## Introduction

|                            |  |
|----------------------------|--|
| Legal Description:         | Part of Lot 92, RCP 335, Part 3 on Reference Plan 7R-4639  |
| Municipal Address:         | 15 C Line  |
| Applicant(s):              | Mark Stevenson and Danielle Lee McGraw c/o Hamount Investments Ltd.  |
| Official Plan Designation: | Residential (Schedule “A”), Low Density Residential (Schedule “C”)   |
| Zoning (By-law 22-90):     | Residential Third Density (R3)   |
| Purpose (B-06/23):         | <p>The applicant is applying for a consent to sever a parcel of land at the rear of the property to form a lot addition on the adjoining lands municipally known as 340 Broadway, 31 C Line and 47 C Line.</p> <p>The purpose of the lot addition is to accommodate a proposed development on the adjoining lands.</p> |

## Background

Mark Stevenson and Danielle Lee McGraw (the “owners”) own lands located on the west side of Blaine Line, south of Broadway, municipally known as 15 C Line and legally referred to as Part of Lot 92, Plan 335 (the “subject lands”), as shown on Attachment 1. The subject lands comprise an area of approximately 3,306.0 square metres (0.33 ha), with a frontage of 33.53 m along C Line. The subject lands currently contain a single-storey detached dwelling serviced by municipal water and a private septic system.

In September 2018, the owners entered into an Agreement of Purchase and Sale to acquire the subject lands from their former owner, Venta Investment Limited. The agreement included conditions allowing the applicant to sever 125 ft (38.1 m) from the rear yard as shown on Attachment 2. As part of the agreement, Venta Investment Ltd. agreed to provide a sanitary sewer connection to replace the existing septic system for the single detached dwelling and install a privacy fence along the lot line separating the newly established parcels.

Hamount Investments Ltd. (the “applicant”), a subsidiary of Venta Investment Limited, owns adjacent lands south and east of the subject lands, municipally referred to as 340 Broadway, 31 C Line and 47 C Line (the “surrounding lands”). On the surrounding lands and the rear portion of the subject lands, the applicant is proposing to construct a 67-unit townhouse development as shown on Attachment 3. The development is accessed from C Line and contains a total of 151 parking spaces. The development proposal is currently being processed by the Town of Orangeville via Draft Plan of

Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications (File Nos. SUB-2023-01 & OPZ-2021-02).

Having received written authorization from the owner, the applicant has submitted this Consent Application to sever 1,347 square metres with the owner retaining the remaining 1,959 square metres of the subject lands. The severed and retained portions are identified on the enclosed Draft Reference Plan (Attachment 2) as “Part 2” and “Part 1”, respectively. The proposed consent will enable the severed lands to merge on-title with the surrounding lands, facilitating the development of the proposed 67-unit townhouse project. This parcel will subsequently be incorporated into the draft plan of subdivision, with individual unit delineation and freehold ownership proceeding at a future time in the planning process through Part Lot Control exemption.

The proposed Consent Application is technical in nature and serves as a procedural step to consolidate the lands for development purposes.

## **Planning Analysis**

Section 51(24) of the Planning Act, R.S.O. 1990, as amended, provides a list of matters to be regarded in relation to the division of land. Staff has reviewed the two consent applications in light of the Planning Act criteria and is satisfied that the consents can meet all applicable criteria in Section 51(24).

### **1. Provincial Planning Statement, 2024 (PPS)**

The current Provincial Planning Statement (PPS) came into effect on October 20, 2024. All planning decisions made as of this point forward must be consistent with the 2024 PPS. PPS policies pertaining to development within Settlement Areas prescribe that land use patterns shall be based on a mix of land uses and densities which support the efficient use of resources; are appropriate for the efficient use of infrastructure and public service facilities; minimize impacts to air quality and climate change; support active transportation; and are transit-supportive. Land use patterns which provide for a range of uses and opportunities for intensification and redevelopment are also supported by the policies of the PPS within 'Settlement Areas'.

The consent application is consistent with the policies of the PPS (2024), and will help facilitate intensification of an underused property, which more efficiently utilizes existing services and adds to housing options.

### **2. Town of Orangeville Official Plan**

The Town's Official Plan (OP) designates the subject property as 'Residential' (Schedule 'A': Land Use Plan) and 'Low-Density' (Schedule 'C': Residential Density Plan). The proposed consent is required to facilitate a larger development as part Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications (File Nos. SUB-2023-01 & OPZ-2021-02) as showing on Attachment 3.

The proposed development will conform with the Official Plan, and the proposed consents will not affect this conformity.

The general policies for Consents are outlined in Section 17 of the OP, which includes criteria for where land division through consent is appropriate. The proposed consent applications satisfy all these criteria based on the following:

- The subject lands are currently serviced with full municipal infrastructure (i.e. water, sanitary and stormwater).
- The lands front on to a public road of a reasonable standard of construction (C Line).
- The size of the lot addition created through the consent are appropriate for the use proposed, as it allow for a more efficient site plan layout.

The proposed consent is consistent with, and has regard for matters of provincial interest and conforms with the policies in the Town's Official Plan. The consent applications meets all other criteria outlined in the Planning Act.

#### **Infrastructure Services – Transportation & Development Comments:**

It is our understanding that the retained parcel of land and existing residence will be connected to the municipal sanitary collection system and will require permitting to do so. Approval from Transportation & Development is contingent upon the Applicant, removing and decommissioning the works associated with the existing septic system located on private property and the retained parcel of land. The decommissioning shall be done in compliance with the Ontario Building Code, local by-laws and to the satisfaction of the Town of Orangeville and Credit Valley Conservation as may be required.

---

#### **Strategic Plan**

Strategic Goal: Economic Resilience

Objective: Ensure availability and affordability of employment lands and housing

#### **Sustainable Neighbourhood Action Plan**

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities

---

Prepared by

Larysa Russell, MCIP, RPP  
Senior Planner, Infrastructure Services

Reviewed by

Brandon Ward, MCIP, RPP  
Planning Manager, Infrastructure Services

Attachments:

1. Location Map
2. Draft Reference Plan
3. Proposed Site Plan