

Karey Shinn and Zoë Shinn

Orangeville &

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Dear Mayor Post, Members of Council, and Planning Staff,

RE: Files OPZ-2023-01 and INS-2025-020
ITEM 10 - AGENDA DATE 09 JUNE 2025

We are writing to express serious concerns and formally submit public comments regarding the proposed zoning change for 11 York Street (**Files OPZ-2023-01 and INS-2025-020**). We believe the request is premature and ill-conceived.

We recognize and appreciate the dedication of Mayor Post, Members of Council, and Planning Staff in managing the complex challenges of growth and infrastructure in Orangeville. While the balancing act of development with community needs is not always evident, we sincerely hope that this commitment is deeply valued by all staff as it is highly valued by residents.

This land has been untouched forever (see attached 1860 Survey) and forms an integral part of the mature tree canopy and natural area of KayCee Gardens Park and Mill Creek. Preserving this natural heritage is essential to maintaining the environmental and mental health and character of our community.

With hundreds of new homes already approved or underway in nearby subdivisions, we understand that the town faces significant pressure to accommodate growth. However, it is essential that any new development, especially one as dense as this proposed 12-unit townhouse project, is supported by clear, transparent, and comprehensive infrastructure planning.

Without such clarity, we believe approving this proposal risks overburdening Orangeville's infrastructure, threatening environmental integrity, and negatively impacting residents' quality of life.

We trust in Council's thoughtful stewardship and urge you to prioritize sustainable, responsible, efficient development that truly serves the best continued interests of our community.

Our Request

We are not opposed to responsible housing growth. However, this proposal is too dense and a short-sighted, inappropriate use of this special historic land.

We ask Council to:

- Defer or reject
 - 1. A By-law to adopt Official Plan Amendment No. 132, and,

- 2. A By-law to Amend Zoning By-law 22-90 as described in the above mentioned files and instruments
- Require full servicing and engineering reports be completed; the current environmental report and plans are insufficient.
- Require a realistic plan for 4–5 units with compliant:
 - Lot and road set-backs,
 - lot coverage ratios,
 - flood zone regulation limits,
 - Safety and emergency road and fire access,
 - On-site garbage, recycling and compost waste storage and management,
 - Landscaping consistent with the area
 - stormwater management, and
 - infrastructure including sewage, water and stormwater engineering.
- Insist the development be scaled back to a size that can be safely and sustainably supported by existing or reasonably expandable services, without unloading significant costs onto the town, degrading the environment, historic street, traffic and pedestrian safety, historic landscapes, parkland and residents' quality of life.

Infrastructure and Servicing: No Clear Plan or Capacity

- **Sewage and Water Capacity:**
Where is the funding for the existing proposed plans for the town to expand sewage capacity and build a new municipal well? If the Province wants more houses faster, infrastructure expansion must precede approvals, not follow. Orangeville is not connected to the Great Lakes but depends on a shared aquifer with neighbouring towns competing for limited water.
- **Engineering and Pumping Concerns:**
There is currently no space on the plans for any stormwater or sanitary sewage management. Where is the comprehensive engineering report clarifying if there would need to be a raw sewage pumping station/lift and would there need to also be a holding tank for daily peak flows, or continuous pumping, to prevent backups affecting the 12 townhouses and existing homes on the south side of York Street? Peak household water and sewage demands occur twice daily—from 7 to 11 a.m. and 5 to 7 p.m. With 4 to 5 people per home, this equates to upwards of 36 to 60 new residents, not including any visitors also using these services.

- **Plan Omissions:**

The architectural plans provide NO space or consideration for:

- Raw sanitary sewage pumping/lift facility
- Safe emergency vehicle access (no turnaround space)
- Waste storage area for bins - see rendering (12 units x 3 bins each = 36 outdoor bins)
- Landscaping to replace old growth trees removed for development and maintain the character of the neighbourhood (trees shown in renderings are placed over driveways and will be paved)

- **Setbacks:**

- neighbouring housing structures, (current zoning would provide for a 3.2m/ 10.5 foot set-back from private road to neighbouring residential dwellings; the current proposed plan provides none - road usage risks devastating damage to neighbouring house foundations and livability)
- floodplain, and creek bed (see attached map image showing 5 proposed homes within flood zone regulation limits).

Transparency and Developer Accountability

- **Unknown Developer Experience:**

We do not know who the developer is or if they have experience managing developments requiring pumping stations or sewage lift infrastructure. This appears to be an inefficient, problematic, and expensive proposal that does not conform to existing zoning or bylaws and lacks justification for an R5 zoning change.

- **Stormwater and Cost Responsibility:**

How will stormwater be managed on the current site plan, especially runoff during and after construction? How will these costs avoid being downloaded onto the town's budget? Who will maintain the new private street accessing the proposed dwellings?

- **Zoning Precedent:**

Approving this zoning change sets a dangerous precedent for other sites, disregarding zoning and floodplain protections designed to safeguard the community.

Infrastructure Limits and System Impact

- What is the maximum number of residential units that can be added before a sewage holding tank and/or pump becomes necessary? Could three townhouses instead of 12 connect without triggering major taxpayer-funded upgrades? Not to mention the town just spent a lot of money renovating the street.

- York Street's drinking water pressure is already low; adding 12 three-bedroom units will likely worsen pressure for neighbours.
- The Town seems unaware of the pumping and ongoing maintenance this project demands. This plan is inefficient, costly, and not in the Town's or residents' best interest. It is poor planning and bad development.

Oversized Proposal and Infrastructure Deficiencies

- The plan squeezes 12-family size homes and 27 parking spaces onto a lot with a maximum frontage width area on York Street of only 40-feet. Essentially 100% lot coverage. It just doesn't fit on this site and the lots orientation.
- No clear solutions exist for garbage storage, emergency vehicle access, or snow storage or removal.

A Scaled-Back, Responsible Alternative

- A development less than half the current size would be a better idea in all regards

Our Request

We are not opposed to responsible housing growth. However, this proposal is egregious and undermines the towns authority to uphold it's by-laws, zoning, budget, safety and standards.

We ask Council to:

- Defer or reject
 - 1. A By-law to adopt Official Plan Amendment No. 132, and,
 - 2. A By-law to Amend Zoning By-law 22-90 as described in the above mentioned files and instruments

Adding this development without proper waste disposal, water management, and infrastructure plans should never have been considered and has already cost taxpayers and town staff resources, time and money. This plan represents the private interests of an unknown 3rd party developer, investors and property owners who are not local. This in no way represents the public interest in Orangeville and is an example of bad planning which should not be entertained. Thank you for your attention to these critical issues.

Respectfully submitted,

Karey Shinn & Zoë Shinn

IMAGE 1 - 1860 SURVEY OF LAND

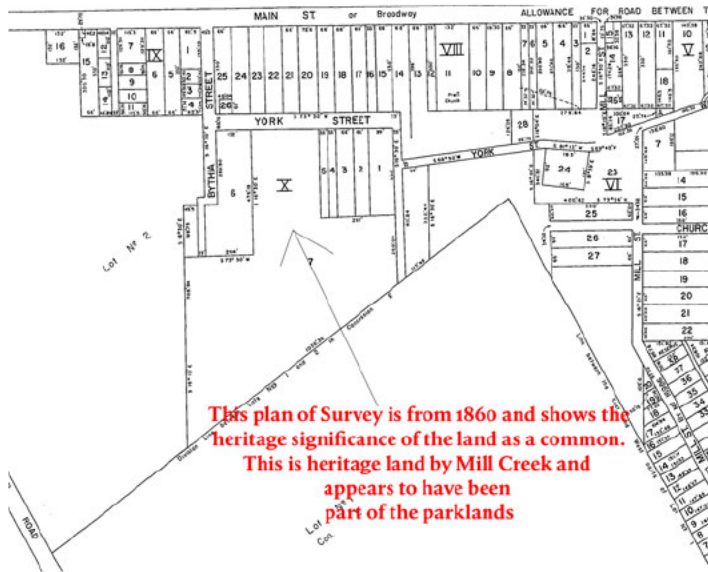


IMAGE 2 - FLOOD ZONE MAP WITH PROPOSED HOUSES

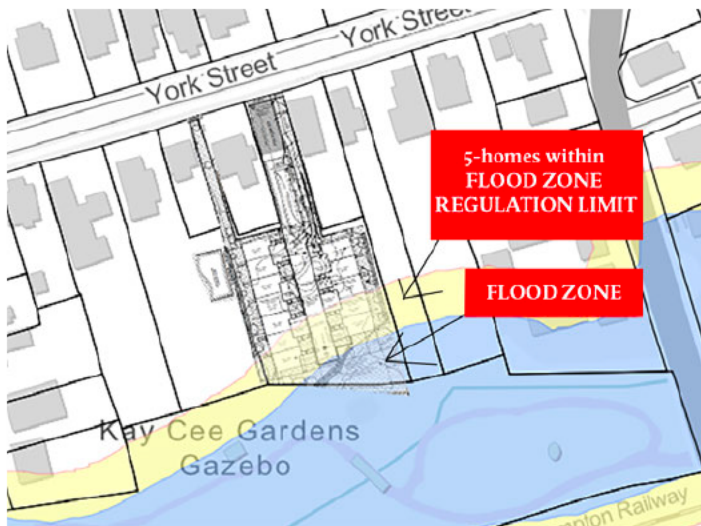


IMAGE 3
11A YORK STREET RENDERING

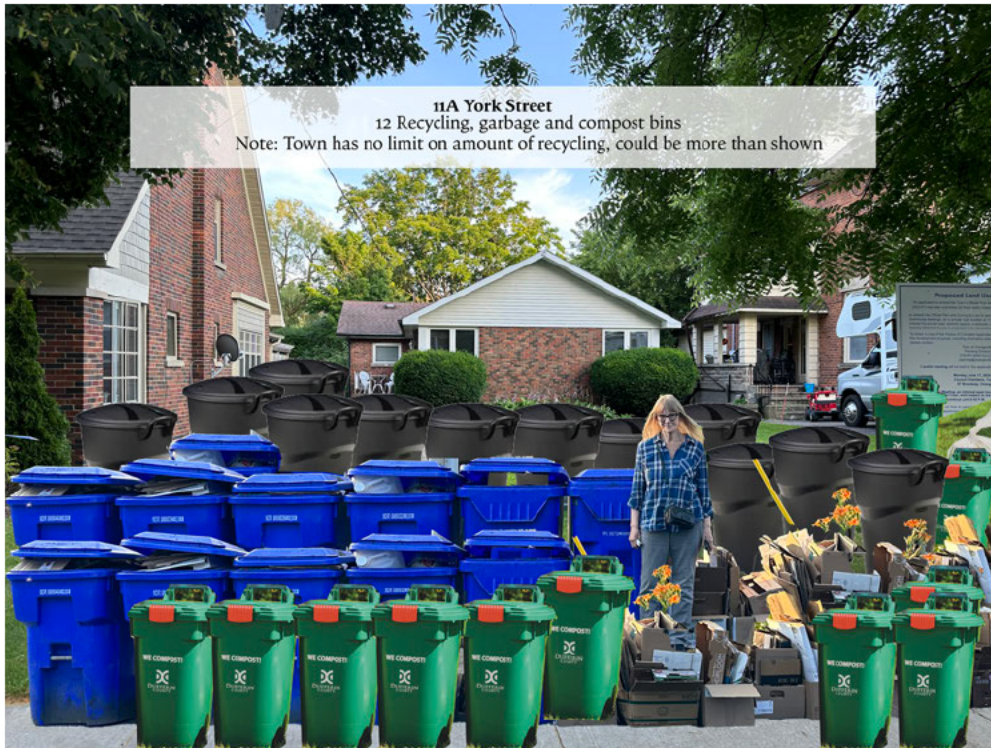


IMAGE 4 - KAREY IN FRONT OF 6-PLEX ON RECYCLING DAY

