



Minutes of Committee of Adjustment

Wednesday, June 4, 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. Howe, Chair
 A. Harris, Vice-Chair
 R. Baldassara
 M. Demczur (arrived at 6:02 p.m.)
 B. Wormington

Staff Present: M. Adams, Secretary-Treasurer
 S. Pottle, Planning Technician
 L. Russell, Senior Planner
 H. Savage, General Manager, Community Services
 J. Snider, Fire Chief, Community Services

1. Call to Order

The Chair called the meeting to order at 6:00 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgment

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 B. Wormington

That the minutes of the following meeting be approved:

4.1 2025-05-07 Committee of Adjustment Meeting Minutes

Carried

5. Statutory Public Hearing

5.1 File No. A-06/25 - Vacant land at the southwest corner of Centennial Road and Commerce Road (no formal municipal address issued)

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

There were no questions from the committee.

Moved by R. Baldassara

That Planning Report A-06/25 – Vacant land, southwest corner of Centennial Road and Commerce Road be received;

And that the Minor Variance Application (File No. A-06/25) to permit the construction of a fire training tower with a building height maximum of 24.0 metres, whereas Zoning By-law No 22-90, as amended, permits a maximum building height of 18.0 metres be approved.

Carried

Reasons: The committee supports the recommendations in the Planning report.

5.2 File No. B-01/25 - 15 C Line

Larysa Russell, Senior Planner, was affirmed and provided an overview of the application and noted that Planning staff are recommending approval.

Vincent Galperin and Ethan Crowe, representing Ventawood Management Inc., who are the agents for the application were in attendance to respond to any questions. Mr. Galperin was affirmed and delivered a presentation to the committee, and advised the septic system on the property will be decommissioned, and the existing home will be connected to municipal services.

The Committee sought clarification regarding whether the severed property will merge on title with the three other properties. The applicant provided a response.

Nancy Prendergast, 3 C Line, called in to express her objections to the severance. Her concerns included issues related to fencing and her interest in selling her property to the developer. The Chair recommended she discuss these matters directly with the developer. Additionally, she raised concerns about potential changes to by-laws and possible increased density on the developer's property, and she was advised to consult with Planning staff as the development is under a separate Planning application.

Moved by A. Harris

That Items 5.2.1, 5.2.2 and 5.2.3 be received;

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.**

Carried

Reasons: The Committee supports the recommendations in the Planning report.

5.2.1 Presentation received from Ventawood Management Inc. regarding Consent Application B-01/25 - 15 C Line

5.2.2 Correspondence received from Credit Valley Conservation regarding Consent Application B-01/25 - 15 C Line

5.2.3 Correspondence received from Nancy Prendergast regarding Consent Application B-01/25 - 15 C Line

6. Items for Discussion

None.

7. Correspondence

None.

8. Announcements

Member Demczur advised he will not be attending the July 2, 2025 meeting.

9. Date of Next Meeting

The next meeting is scheduled for July 2, 2025.

10. Adjournment

The meeting was adjourned at 6:46 p.m.