

## DELEGATION BEFORE ORANGEVILLE TOWN COUNCIL

Residents at 139,135 & 131 Brenda Blvd & the Orangeville Canadian Reformed Church

Date of Council Meeting: September 13, 2021 at 7:00pm

### Issue

Town authorized placement of a large Industrial HVAC Unit less than 3 feet from the property line of adjacent residential neighbours at 139 Brenda Blvd. and approximately 6 feet from the property line of 135 Brenda Blvd. by the Orangeville Canadian Reformed Church (55 C-Line, Orangeville)

### Background

- My name is John Lefebvre and I am speaking this evening on my own behalf (135 Brenda Blvd.) and on behalf of my neighbours [REDACTED] (139 Brenda Blvd.) and [REDACTED] (131 Brenda Blvd.) In the early Spring months, we three adjacent southern neighbours to the church were surprised and concerned to see a large HVAC Unit being installed less than 3 feet from 139 Brenda's property line & approximately 6 feet my 135 Brenda's property line.
- On June 22, on my behalf and that of the affected neighbours, I wrote to Doug Jones, in his role as General Manager of Infrastructure Services regarding two issues. Firstly, about how was the church able to contravene the bylaw requirement of a building having a minimum interior side yard of 2 metres from an adjoining property line and, secondly, was a variation or change from the original Site Plan obtained from your office by the Church regarding the placement of the HVAC Unit? The original Site Plan and the one sent to me by the Town shows the HVAC Unit installed in an inset in the roof.
- (Town's Response) On June 29, Bruce Ewald responded on behalf of Doug Jones that, based on the relevant by-law, air conditioners are not considered part of the building and as such, there are no setback requirements for this item. He also wrote the original Site Plan did show this equipment on the roof of the building, however, a "change order" was requested in January, 2020 and as the proposed location did not contravene the Town's Zoning Bylaw, the change was allowed.
- (Residents' Position) I wrote back saying, it would appear that by-law Section 5.2.2.c is drafted to apply to residential properties, and not between residential properties and institutional properties, which of necessity, should be very different. For example, residential "air conditioners or heat pumps" would be quite different from an HVAC Unit servicing the church's 1,642 square metre institutional building. The HVAC unit in question is 10 – 15 times the size of a typical cylindrical residential air conditioning unit.
- (Town's Response) Further correspondence between the Town now included comments from Brandon Ward from the Planning Department, (all correspondence with the Town is found in the Appendix). Brandon essentially reiterated the fact that since there is no by-law specific for HVAC Units, they have to use that which **most closely resembles the subject matter in question** and

since there are no other provisions or standards in the by-law that more closely, or directly, apply to this issue, these units are permitted **in all institutionally zoned yards, right up to the neighbour's property line**. Therefore, this matter does not contravene the Zoning By-law.

- (Residents' Position) If the Town has to rely on the referenced bylaw related to residential air conditioners, heat pumps, etc., which **most closely resembles the subject matter in question**, the Town obviously has "discretion" in their interpretation to determine that which **most closely resembles the subject matter in question**. Given that latitude, I have to ask why the Town never raised the "view" and "noise" issues that would be associated with an HVAC Unit of that size being placed 3 & 6 feet from the church's residential neighbours' property lines? It begs the question, did Town staff make a site visit in January, 2020 before it approved the Site Plan change and, if so, can they document the details of that visit?

It only stands to reason that when there is no hearing or information provided to adjacent residents regarding a Site Plan change of this magnitude by an institutionally-designated property running alongside residential properties, we ratepayers have to rely on the Town representatives, to represent us in these decisions. It appears Town staff never even gave us a second thought.

- (Town's response) Brandon Ward also put forward that utility/service functions need not to be so broadly regulated or restricted by the Zoning By-law. It recognizes that there are other more appropriate processes to regulate the placement of such elements, including Building Permit and Site Plan approvals, which can better adapt to site-specific conditions.
- (Residents' position) If that's the case how did these more appropriate processes to regulate the placement of such elements including Building Permit, Site Plan and **subsequent Site Plan approvals** result in such a colossal failure to adapt to the "site-specific conditions" of the impact of such a large unit on the three adjacent residential property line neighbours?

## Summary

Infrastructure Services and Planning Services staff's position is that since there is no specific by-law regarding HVAC Units, this large and noisy machinery can be placed right alongside residential property lines because there is nothing in the regulations that prevents this action, regardless of the long-standing, rate-paying property owners "rights" to the previous peaceful enjoyment of their house and land.

(For a complete version of my correspondence with Town staff, please see attached Appendix)

## HVAC Noise Levels and Frequency

The current noise level is significant and I suggest it violates current Public Health and Municipal noise regulations in place. When the HVAC Unit is running and the windows or sliding doors to my deck are open, I can hear the noise in every room on the rear (northern) side of my house. Windows tend to be open in summer and I can hear the "hum and buzzes" of the unit in my second-floor main bedroom, my second bedroom, my

bathroom and my hallway (through the west-facing hall window). Downstairs, I hear it in my main floor bathroom, kitchen, and in the dining room through the sliding doors and screen that lead out on to my deck.

For many years, my wife and I have enjoyed our back deck with family and friends. We regularly eat dinner under the patio umbrella, but now we have to contend with an on-going HVAC “hum” that is substantial and, on typical warm summer days and evenings, the unit runs for periods of 5 – 7 minutes, turning off and on 5 – 6 times per hour.

The noise situation for my neighbours at 139 Brenda, [REDACTED] [REDACTED] and [REDACTED] must be even graver, as [REDACTED] house is at least 20 – 25 feet closer to the property line and the HVAC Unit. [REDACTED] [REDACTED] has recently moved in with the family and before the HVAC Unit was placed right up against [REDACTED] fence, [REDACTED] had decided not to move but instead started construction on good size “Granny” addition for [REDACTED]. The other neighbours at 131 Brenda are less affected due to distance but when they are outside in their yard or on their back deck, they also hear the drone of the HVAC fans spinning.

#### **Other Orangeville Churches:**

I recently visited all of the Orangeville churches that are located beside residential properties to determine to what extent any of them have placed substantial HVAC equipment alongside their residential neighbours’ properties. The attached photos (see Appendix) demonstrate that none of them have done so. St. Mark’s and St. Timothy’s appropriately placed their HVAC Units on the roof.

#### **Conclusion and Resolution**

We contend that **the HVAC Unit needs to be placed on the north side of the building**. The fact that the Town’s Infrastructure & Planning Services staff did not represent our concerns does not make it an appropriate and fair decision. With the current location of the Unit, we face an on-going impact on the warm weather peace and enjoyment of our adjacent properties, **as well as devaluing our property values**, unless this is rectified.

We also believe that any municipal Administrative Board or Ontario Court of Law would find this targeted and discriminatory interpretation of a non-specific by-law to be unacceptable.

We also feel that in the “Court of Public Opinion” the media would find the actions of the church, supported by Town Staff, to be a media-worthy story. Perhaps with the headline: **Orangeville Canadian Reformed Church and Town of Orangeville staff seem to have lost the meaning of “Love Thy Neighbour”**.

John Lefebvre  
135 Brenda Blvd.  
Orangeville, ON L9W 3L5

## APPENDIX

### DELEGATION BEFORE ORANGEVILLE TOWN COUNCIL

Residents at 139,135 & 131 Brenda Blvd & the Orangeville Canadian Reformed Church

Date of Council Meeting: September 13, 2021 at 7:00pm

Item 1: Correspondence with Town of Orangeville Staff (Infrastructure Services & Planning Services) in Chronological Order

Item 2: Zoning By-law Section 5.2.2(C)

Item 3: Orangeville Churches in Residential Settings

#### **1. Correspondence with Town of Orangeville Staff (Infrastructure Services & Planning Services) in Chronological Order:**

**From:** John Lefebvre [REDACTED] >  
**Sent:** Tuesday, June 22, 2021 1:30 PM  
**To:** Doug Jones <[djones@orangeville.ca](mailto:djones@orangeville.ca)>  
**Cc:** Mary Adams <[madams@orangeville.ca](mailto:madams@orangeville.ca)>  
**Subject:** Re: Orangeville Canadian Reformed Church - 55 C Line

Hello Doug Jones.

I am writing to you today in your role as General Manager of Infrastructure Services. As you can see from below, I have been corresponding with Mary Adams regarding the recent new build of the Canadian Reformed Church at 55 C-Line. My neighbour (139 Brenda Blvd.) and I (135 Brenda Blvd.) live directly south of the Church along both our property lines.

Firstly, let me say that Mary Adams has been very helpful and professional in her correspondence and responses to my requests for information related to the new church building. What I am hoping to achieve today by writing to you is clarification regarding what was approved by the Town in the attached Site Plan and what was constructed by the church.

The main issue of concern is the placement of a large HVAC Unit that extends right up to less than 3-feet from my neighbour's property line and the unit is also very close to my property (see attached photo). The first part of the HVAC issue is the fact that, in my opinion, the HVAC Unit is attached to the building which makes it an integral part of the building and actually a part of the building structure. It is, therefore, contrary to the by-law provided by your office which requires the "building" to be 2 metres from the property line. Unless there is a body of case law that dictates that an HVAC Unit is not part of the building, I believe the Church has contravened the zoning regulations for 55 C-Line, which requires the minimum interior side yard being 2 metres from the property line.

The second part of the HVAC issue is the actual placement of the unit in the interior side yard. In the Town approved Site Plan (attached), one can see that the HVAC Unit was to be installed in an inset in their roof, and not on the side yard. Can you tell me if a "Variation" from the original Site Plan was obtained from your office by the Church regarding the placement of the HVAC Unit? Mary indicated in her April 19<sup>th</sup> email below that the Site Plan drawing "would have been reviewed and there are no variances to permit the building to be any closer to the property line."

I must say, that when the fans of the HVAC Unit kick in, it sounds like an old DC-3 twin propeller aircraft taking off. What I basically don't understand is, if your office did approve the placement of the HVAC Unit in the Church's side yard bordering two residential houses, why did you not suggest they put the Unit on the other side of the building that faces nothing but a large parking lot and would have had no impact on the peace and enjoyment of what used to be our quiet backyards? If your office did not approve the placement of the HVAC Unit in the interior side yard running along both our properties, is it not the Church's responsibility to remedy this unauthorized placement to another location, such as the one shown in the original Site Plan or to the other side of the building?

I would sincerely appreciate your consideration and review of these issues and let me know where things stand in their regard.

Best Regards,  
John Lefebvre  
135 Brenda Blvd.,  
Orangeville, ON L9W 3L5

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**From:** [Bruce Ewald](#)  
**Sent:** June 29, 2021 1:01 PM  
**To:** [REDACTED]  
**Cc:** [Doug Jones](#)  
**Subject:** Orangeville Canadian Reformed Church - 55 C Line

Good afternoon John,

Doug Jones has requested that I reach out to you in order to keep you apprised of what actions the town is taking in this matter. I have spoken to the Planning Department with regards to the proximity of this equipment to the property line and was provided the following:

"Section 5.2.2.c of the Town's Zoning By-law states: "Notwithstanding the provisions of this by-law, drop awnings, canopies, flag poles, garden trellises, fences, retaining walls, signs, air conditioners, heat pumps, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar accessory uses lawfully erected, shall be permitted in all yards." Further, there are no setback requirements to such items as they are not considered part of the building. As such, the HVAC unit does not contravene the Zoning By-law." For clarity the original Site Plan did show this equipment on the roof of the building however a change order was requested in January of 2020. As the proposed location did not contravene our Zoning Bylaw the change was allowed.

My Department has reached out to the Project Manager and the Architect to relay the concerns that have been brought forward and requested a proposal that would help to mitigate both the appearance and noise generated by this equipment. We will contact you again once we have heard back from them. Should you have additional concerns please reach out to me.

**Bruce Ewald, CBCO, BCIN 15003 | Manager of Building, Chief Building Official | Infrastructure Services**

**Town of Orangeville** | 87 Broadway | Orangeville, ON L9W 1K1S1Y-941-0440 Ext. 2225 | Toll Free 1-866-941-0440 Ext. 2225 | Mobile 519-942-7273

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**From:** [REDACTED]

**Sent:** Monday, July 5, 2021 4:02 PM

**To:** Bruce Ewald <[bewald@orangeville.ca](mailto:bewald@orangeville.ca)>

**Cc:** Doug Jones <[djones@orangeville.ca](mailto:djones@orangeville.ca)>

**Subject:** RE: Orangeville Canadian Reformed Church - 55 C Line

Good afternoon Bruce. Thanks very much for your June 29<sup>th</sup> response to my letter regarding the concerns that exist between the Orangeville Canadian Reformed Church and the two residential property holders at 135 & 139 Brenda Blvd.

You wrote that:

“Section 5.2.2.c of the Town’s Zoning By-law states: “Notwithstanding the provisions of this by-law, drop awnings, canopies, flag poles, garden trellises, fences, retaining walls, signs, air conditioners, heat pumps, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar accessory uses lawfully erected, shall be permitted in all yards.” Further, there are no setback requirements to such items as they are not considered part of the building. As such, the HVAC unit does not contravene the Zoning By-law.”

I’m afraid I’ve tried in vain to find Section 5.2.2.c of the Town’s By-laws at:

[Town of Orangeville Zoning By-law 22-90 updated December 2020](#)

But, I could not locate the by-law Section 5.2.2.c you quoted. I can’t know what the “Notwithstanding the provisions of this by-law,.....etc.” means without seeing the actual by-law. Would you please be so kind as to provide me with a proper link to the relevant by-law or attach a PDF file of the page(s) upon which it is found?

I must say, the way the above section above is written, it looks like a by-law that applies between residential properties, and not one between residential properties and an institutional property, which I imagine would be different. For example, residential “air conditioners or heat pumps” would be quite different from an HVAC Unit servicing a 1,642 square metre institutional building. I would sincerely appreciate understanding the full context of your conclusion that “there are no setback requirements to such items as they are not considered part of the building. As such, the HVAC unit does not contravene the Zoning By-law.”

You also wrote that: “For clarity the original Site Plan did show this equipment on the roof of the building however a change order was requested in January of 2020. As the proposed location did not contravene our Zoning Bylaw the change was allowed.”

If the by-law you quoted is accurate and it is for that reason the Town granted the change order requested in January, 2020 to allow the HVAC Unit to be placed 3 feet from the residential property line, did the Town, or the Church, never consider the impact (noise, view, etc.) on the two residential

properties affected? I asked you in my original correspondence “why did you not suggest they put the Unit on the other side of the building that faces nothing but a large parking lot and would have had no impact on the peace and enjoyment of what used to be our quiet backyards?” You never responded.

Why, in fact, did the Town never put forward the alternative placement on the other side of the church where no-one lives? My neighbour and I pay not an unsubstantial amount of property taxes to the Town each year, yet the Orangeville Canadian Reform Church **pays no taxes to the Town each year**. I would also estimate that likely more than half the congregation do not even live in the Town of Orangeville.

Again, my question is, why did the Town not take into consideration the impact of placing the HVAC Unit 3 feet away from the property of one resident and in extremely close proximity to the other resident? There are no “residences” on the other side of the church, why didn’t you require the church to place the unit there? Why didn’t you put us first, the difference for the church would have been minimal?

I also wonder if the “sound level” of the HVAC Unit is above what is permitted by the Town when adjacent to residential properties? Could this be tested?

Thank-you for helping me understand how this unfortunate situation came about and, I hope, finding an appropriate solution to the enunciated concerns.

John Lefebvre  
135 Brenda Blvd.,  
Orangeville, ON L9W 3L5

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**From:** [Bruce Ewald](#)  
**Sent:** July 7, 2021 11:04 AM  
**To:** [REDACTED]  
**Cc:** [Doug Jones](#); [Brandon Ward](#)  
**Subject:** RE: Orangeville Canadian Reformed Church - 55 C Line

Hello John, I have included comments from Brandon Ward the Town’s Manager of Planning in response to any of your zoning related inquiries. These comments are located below the new link to the Town’s Zoning Bylaw and are in red. I have also included him in this response should you require additional information from the Planning Department.

In response to your inquiry regarding the placement of the HVAC unit, it was placed on that side of the building as the mechanical room is in that location and when the location change from the roof to the ground was proposed the construction had already started so design changes to the interior of the building were no longer possible. I cannot speak to the design teams thought process when choosing this location however the original building did have three HVAC units on this side of the property although they were smaller (and apparently noisier) and located further from the property line.

Town staff have met with the Church and we are currently awaiting their proposal for methods to mitigate the noise from the equipment.

<https://www.orangeville.ca/en/doing-business/resources/Documents/Zoning%20By-law%2022-90%20updated%20December%202020-acc-web.pdf>

Section 5.2.2C) is the correct reference to the subject matter. It is found under the General Provisions Section 5 of the By-law (page 23).

When interpreting the Zoning By-law, the standard approach taken is that the provision and/or definition that most closely resembles the subject matter is applied to the matter in question. This is

consistent with how all municipalities interpret and administer their Zoning By-laws. In this instance, HVAC equipment is not defined by our By-law. The By-law contains no provisions or restrictions specific to HVAC equipment. The By-law does however, contain the above-referenced provision related to air conditioners, heat pumps, etc., which **most closely resembles the subject matter** in question. There are no other provisions or standards in the By-law that more closely, or directly apply this issue. According to Section 5.2 2C), they are permitted in all yards. This matter does not contravene the Zoning By-law

Furthermore, this provision has been purposely included in the By-law (and upheld through several housekeeping reviews and updates to the By-law) to recognize that utility/service functions such as this ought not to be so broadly regulated or restricted by the Zoning By-law. It recognizes that there are other more appropriate processes to regulate the placement of such elements, including Building Permit and Site Plan approvals, which can better adapt to site-specific conditions.

**Bruce Ewald, CBCO, BCIN 15003 | Manager of Building, Chief Building Official | Infrastructure Services**

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July 26, 2021

RE: Orangeville Canadian Reformed Church - 55 C Line

John Lefebvre [REDACTED]

10:55 AM

To: Brandon Ward <bward@orangeville.ca>; Bruce Ewald Cc: Doug Jones

**Hello Bruce and Brandon, please see my comments below in blue.**

Allow me to try to understand your rationale. I find it difficult to comprehend that a significant mechanical room was established in January, 2020 when the location change for the HVAC Unit was proposed from the roof to the ground and “design changes to the Interior of the building were no longer possible”. Those two large external ducts from the HVAC Unit that extend 23 feet up the southern wall into the building don’t look like they connect to a “mechanical room” but connect directly to the interior heating/cooling ducts at that roof level.

Your reference to “design teams” leads me to believe that “Town” engineers and the “Church’s” architect and engineers worked together to achieve appropriate outcomes and solutions. In my view, the placement of the large HVAC Unit and ductwork is far from appropriate. With regard to your reference to the previous three HVAC Units, I assure you, they were not “noisier” and if they were, don’t you think the three adjacent neighbours would have complained long ago. Contrary to today’s extreme situation, none of us even noticed or commented to each other on any sounds from the previous units. Once again, the church is “diminishing” any impacts, as suits their needs. The old units were quite small, located much further away, as you noted, and there was shrubbery, trees and natural habitat between the properties.

Once again, I ask you why did the Town representatives not raise to the church the potential “view” and “noise” impacts on the neighbours directly opposite? From what I understand, with no specific bylaw, the Town has the responsibility to consider specific safeguards and requirements in these areas in order



to make the change, and, to my knowledge, you did not raise any concerns regarding adjacent neighbours with the church.

Prior to construction, when the church wanted to maintain the size of their parking lot, they applied for a variance to the bylaw that sets out how many parking spaces are required based on the number of potential people who could be seated in the new church design. A hearing was held on Nov. 21, 2018 and the local public was invited to attend. The three adjacent neighbours attended the hearing and were provided with the proposed Site Plan. At that time, church members also had early designs for the space opposite our backyards. They emphasized how nicely it would be landscaped and how they thought it would be even better than the space was before. Well, that sure didn't happen.

Comments by Brandon Ward (in red):

Section 5.2.2C) is the correct reference to the subject matter. It is found under the General Provisions Section 5 of the By-law (page 23).

When interpreting the Zoning By-law, the standard approach taken is that the provision and/or definition that most closely resembles the subject matter is applied to the matter in question. This is consistent with how all municipalities interpret and administer their Zoning By-laws. In this instance, HVAC equipment is not defined by our By-law. The By-law contains no provisions or restrictions specific to HVAC equipment. The By-law does however, contain the above-referenced provision related to air conditioners, heat pumps, etc., which **most closely resembles the subject matter** in question. There are no other provisions or standards in the By-law that more closely, or directly apply this issue. According to Section 5.2 2C), they are permitted in all yards. This matter does not contravene the Zoning By-law.

Thank-you Brandon for your explanation regarding your standard approach when a specific by-law does not exist regarding HVAC Units and how the Town has to rely on the referenced provision related to air conditioners, heat pumps, etc., which **most closely resembles the subject matter** in question. As such, the Town obviously has "discretion" in their interpretation to determine that which **most closely resembles the subject matter**. Again, given that latitude, I have to ask why the Town never raised the "view" and "noise" issues that would be associated with an HVAC Unit of that size being placed 3 feet from the church's residential neighbours' property line? The HVAC Unit in no way "resembles" a typical circular residential air conditioner or heat pump. It is 10 to 15 times the size of such a unit. You must understand that when there is no hearing or information provided to adjacent residents regarding a Site Plan change of this magnitude by an institutionally-designated property running alongside residential properties, we ratepayers have to rely on you, the Town representatives, to represent us in these decisions. It appears you never even gave us a second thought.

Furthermore, this provision has been purposely included in the By-law (and upheld through several housekeeping reviews and updates to the By-law) to recognize that utility/service functions such as this ought not to be so broadly regulated or restricted by the Zoning By-law. It recognizes that there are other more appropriate processes to regulate the placement of such elements, including Building Permit and Site Plan approvals, which can better adapt to site-specific conditions.

If, as you indicate, it is the Town's preference for "utility/service functions such as this ought not to be so broadly regulated or restricted by the Zoning By-law." and "there are other more appropriate processes to regulate the placement of such elements, including Building Permit and Site Plan approvals, which can better adapt to site-specific conditions.", how did these Building Permit, Site Plan and **subsequent Site Plan approvals** result in such a colossal failure to adapt to the "site-specific conditions" of the impact on three adjacent property line neighbours?

## Noise Level and Frequency

The noise level is significant and I'm sure it violates current noise regulations in place. When the HVAC Unit is running and the windows or sliding doors to my deck are open, I can hear the noise in every room on the rear (northern) side of my house. Windows tend to be open in summer and I can hear the "hum" in my second-floor main bedroom, my second bedroom, my bathroom and my hallway (through the west-facing hall window). Downstairs, I hear it in my main floor bathroom, kitchen, and in the dining room through the sliding doors and screen that lead out on to my deck. My wife and I, for years, have enjoyed BBQ and dinners on the back deck. Now, we have to contend with an on-going HVAC "hum" that is substantial and, on a typical warm summer day and evening, the unit runs for periods of 5 – 7 minutes, turning off and on 5 – 6 times per hour. The situation for my neighbour on the west side of my house must be even graver, as his house is at least 20 – 25 feet closer to the property line and the HVAC Unit. Your decision has ruined any peace and enjoyment that we had in our backyards and houses.

I don't see how you can just dismiss this situation by stating that, and I paraphrase here,....."there was nothing that said the church couldn't put the Unit there, so we let them go ahead and place it right up along the property line of the church's adjacent neighbours". Can you not look at this from a personal perspective and imagine how you would react if your neighbour placed such a unit right up along your backyard? I believe you would react negatively. There was an opportunity to avoid this situation but the Town services responsible for this decision chose not to recognize the adverse impact of their arbitrary, discriminatory and ill-considered decision.

In addition, please don't dismiss these concerns by stating that we should have known better to buy a house beside an "institutionally-zoned" property. The church building and land are encompassed on all sides by residential properties (condos, townhouses and single-dwelling homes). It is the church that should be required to adjust accordingly to this pre-dominantly residential area, not the other way around.

The "view" and "noise" issues remain significant and will continue to have an on-going impact on the peace and enjoyment of all three adjacent properties, as well as devaluing our property values unless they are rectified. **The HVAC Unit needs to be placed on the north side of the building.** I intend to contact Public Health regarding the noise levels to determine the decibel level and impact on those affected.

Please advise what actions the Town's Infrastructure Services and Planning Services are prepared to take to rectify this blatant disregard of the site-specific conditions at the time of your approval to the existing Site Plan variance?

I have included a short video demonstrating the view and noise impact of the HVAC Unit. I realize the sound is better with earphones and the video does not accurately depict the true intensity of the noise, but at least you get some idea of what we neighbours are now subject to.

John Lefebvre  
135 Brenda Blvd.  
Orangeville, ON L9W 3L5

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## **2. Zoning By-law Section 5.2.2(C)**

### **5.2 Accessory Buildings and Accessory Structures in all Zones except the M1 Zone**

## **SECTION 5 GENERAL PROVISIONS**

Unless specifically exempted or regulated elsewhere in this By-law, the following regulations shall apply to all lands covered by this By-law:

### **5.1 Application of By-law**

No person shall use land or erect, alter or use any *building* or other *structure* or any part thereof within the *Corporation* except in accordance with this By-law.

Except as otherwise provided in the By-law.

- 1) Where this By-law provides that land may be used or a *building* or other *structure* may be erected, altered or used for a use, that use shall include any *accessory building* or *accessory use* incidental thereto, and
- 2) Any *accessory building* or other *structure*, other than a *ground-oriented amenity area*, which is not part of the main *building* shall be erected to the rear of the front line of the main *building*, and shall not occupy more than 10 percent of the *lot*, exceed 4.3 metres in *height*, nor be closer than 1.2 metres to a *side* or *rear lot line*.

By-laws 62-95; 44-2006

- 2B) Notwithstanding the provisions of this by-law, *accessory buildings*, *play structures*, and playhouses, shall be permitted in the *yard* located between the *rear lot line* and the main *building*, provided they are less than 10 square metres in area and less than 2.1 metres in *height*.

By-law 48-96

- 2C) Notwithstanding the provisions of this by-law, drop awnings, *canopies*, flag poles, garden trellises, fences, retaining walls, signs, air conditioners, heat pumps, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar *accessory uses* lawfully erected, shall be permitted in all *yards*.

By-laws 48-96; 16-2006; 2020-047

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### **3. Orangeville Churches in Residential Settings**



Christian Reformed - Blind Line



Covenant Alliance Church – Zina St.



St Marks Anglican Church - First Ave.



St Timothy's Catholic Church - Dawson Ave.



Tweedsmuir Memorial Presbyterian Church- Broadway

Westminster United Church - Broadway