

Committee of Adjustment Dec.1, 2021
Re: Request to sever 5 Henry Street
Hi Tracy,

Our family lives at 42 John Street, at the corner of John and Henry. Our property abutts 5 Henry at our rear fence.

- It is unclear from the sign posted at 5 Henry what will be built on this proposed tiny severed lot near our back fence.

The sign says '2 Units' Does this mean one house with a basement apartment or a semi-detached dwelling??

- Our main concern has to do with the infrastructure required to service the proposed severed lot fronting on Henry.

Henry is a narrow side-street with no watermains, sewers, no storm sewers, no sidewalk and no streetlights.

- Although there may be capacity at the sewage plant, there is no available sewer infrastructure along Henry.

Will the severed property require the Town to build and pay for a sewer the length of Henry Street, down-hill to John Street to service this tiny severance, OR,

Can it be a condition of the severance that the water and sewage must be connected through the original property fronting on William.

The severed lot across the street at 8 Henry acquired what had been some of the width of Henry street at the time the William St. sewers were replaced/rebuilt, in 2009.

This is not available for a new severed lot.

Nobody around here wants Henry dug up!

- There are at least 7 mature trees on our side of Henry down to John that would be threatened by any unnecessary sewer.

Car access to the other properties along Henry are from Henry St. including those fronting on John Street.

Rebuilding Henry Street, which I understand is a recently paved street would be another waste of tax dollars.

- Nobody wants to see the fabulous big maples on the proposed severed lot removed.

The 'old town', lane or side-street aspect of Henry St. provides a popular dog walking space and route for children walking to schools along Townline.

The two mature trees and the country town ambience of our side-streets is being lost to all the severances, that seem to be increasing on every corner! All lots are not created equal and these two proposed severed properties are 30% short of the smallest regulation size by severance.

- What about safety?

Henry is a side-street.

Being narrower than a regular street, and without a sidewalk and streetlights Henry remains a relatively quiet street. Imposing 4 units where there has historically only been one will create new safety concerns for both drivers and pedestrians.

With the sheer number of massive new multi-residential buildings coming into use in Orangeville, maybe this severance isn't necessary for the 'build-out'. Since the Covid pandemic there is a growing need for slightly larger properties to accommodate people working at home and spaces on property for the family to be outdoors in a safe environment.

To this end, a larger new house on the original property, with a garage would probably fetch more money, less cost to the Town and create a home for people who live and work here, which is better for the local economy and the environment.

Outdoor space and the 5% parkland contribution:

That will do nothing to help this immediate neighbourhood. There is very little open space or parkland for children to play nearby. Henry is providing some respite as a quiet side-street.

Thank you for your work in this matter and I look forward to your reply.

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