

Secretary- Treasurer of the Committee of Adjustment
committeeofadjustment@orangeville.ca

Pertaining to File No. B-04/21, File No. A-15/21 and File No. A16/21

I am in **Opposition** to the consent to sever the parcel of land (Lot 1 and Part of Lot 2, Block 3, Registered Plan 216, municipally known as 5 Henry Street in the Town of Orangeville, in the County of Dufferin) for the following reasons:

File No. B-04/21 (Severance in general)

1. TRAFFIC

Excessive intensification of traffic and the increasing the number of driveway entrances from 6 to 7 (of which most are double driveways), on an already narrow street measuring just 18.5 feet wide will:

- Impact the passing of two vehicles (especially in the winter)
- Impact snow removal and placement of snow, causing a safety issue with foot and vehicle traffic
- Impact parking on Henry street as the south part of the street is already a no parking zone
- The lot being severed will increase the number of families from potentially 2 (as a rebuild of the current home can have a secondary dwelling) to 4 families (as both units have applied to have secondary units). Most modern family units have more than one car (although only 1 extra parking spot is required of a secondary unit), hence potentially causing excessive on street parking on a daily basis.

2. MINIMUM LOT SIZE NOTE

Decreasing of the minimum lot size from from 464 square meters to 327 square meters is quite a decrease. No other homes in the immediate vicinity or neighbourhood have lot sizes that are this small

- As in 19 William Street (PLAN 216 BLK 2 PT LOTS 9 AND;10 RP 7R5838 PART 1). The lot is *368.4 square meters and also has a side yard easement allowing for the appearance of a larger lot. This also allows for a "nice sized" site triangle at the corner of Henry and William St.
- As in 8 Henry St (PLAN 216 BLK 2 PT LOTS 9 AND;10 RP 7R5838 PART 2), it has a lot size of *350.3 square meters and also has a front yard easement allowing for the appearance of a larger lot, better sight lines for foot traffic and additional visitor spaces on the surface of their own driveway without congesting the street.

* taken from Dufferin GIS map

3. STREETSCAPE

- On such reduced lot sizes (327 sq meters) including reduced setbacks and reduced tree canopy the proposal of 2 new lots will impact the streetscape of this neighbourhood. The original home (on the non-designated municipal registry) on a larger lot adds to the historical streetscape of this neighbourhood. Although the original home is in need of a new building, the front facade of a new built dwelling could be aligned with the existing heritage building, the larger lot also gives a consistent streetscape. Upon the creation of 2 smaller lots, the historical streetscape would be compromised as a larger lot is part of the streetscape

4. INFRASTRUCTURE

- Does the town already service the proposed new lot on Henry St as it pertains to water, sanitary and storm sewer?
- Garbage pick up is already an issue with 8 Henry Street, as they have to walk their garbage to William Street, is this because GFL cannot turn the corner? Now add more driveways and cars on the street, will this make garbage pick-up difficult?

File No A-15/21 (1st new lot with variances on existing home approximate footprint)


The applicant is applying for the lot size to be decreased from 464 sq. meters to 327 sq. meters, minimum lot frontage of 17 meters to be reduced to 16.3 meters, the minimum front yard reduced from 6 meters to 1.3 meters and exterior side yard from 3.5 meters to 3.3 meters.

1. There are no lots in the vicinity of this neighbourhood that are this small. See Minimum Lot Size Note above
2. This is a corner lot, the existing home right now causes concern for **site lines** for driving and foot traffic with the sidewalk present on William and no sidewalk on Henry St) and a high density apartment across the street.
3. Although the present historical home sits close to the road, **traffic** has become more dense in the neighbourhood since this home was built. If a new build containing a secondary suite (as allowed per zoning) is built (on a new significantly smaller lot on the same footprint as the current home now), you are adding 2 driveways where there was 1 as well as 2 families where there was 1.
4. Due to the nature of the property being a corner lot I believe the integrity of the minimum lot area, lot frontage, front yard and exterior yard that the Town of Orangeville has set previously out should be maintained **at all costs** as a secondary suite is allowed on this R2 zoned property and **this alone intensifies the current lot in its present lot size**

File No A-16/21 (2nd new lot with variances)

The applicant is applying for the lot size to be decreased from 464 sq. meters to 327, the minimum front yard reduced from 6 meters to 3.2 meters and reduce the minimum rear yard from 7 meters to 4.5 meters.

1. There are no lots in the vicinity of this neighbourhood that would be this small. See Minimum Lot Size note above
2. Reducing these required minimum lot dimensions, for a new build that will contain a secondary suite, leaves a very minimal outside space surrounding the home. Allowing this intensification, increased density and **ALSO** decreasing the minimum lot size, front yard and rear yard will decrease the **greenspace** of this neighbourhood. Every tree on this current lot will have to be removed to allow for this build, decreasing the street's **tree canopy**.

 In conclusion, I am not opposed to intensification with the **current lot size**. Rebuilding the current home and adding a **secondary suite** is still within the scope of the present neighbourhood. *The streetscape, historical facade, vehicular and pedestrian traffic, increased rental housing and accommodating aging in place would all be satisfied by leaving the present lot intact and rebuilding with a secondary suite.* This would eliminate the need for increased infrastructure of the water and sanitary sewer systems and may keep some space available for the street's tree canopy to remain intact or be replanted.

Name: Grant Beitel

Date: Nov 29 2021

E-mail: 

Address: 14 William St 