



Minutes of a Committee of Adjustment Meeting
Electronic Participation

November 2, 2022, 6:00 p.m.
Chair and Secretary-Treasurer Participating Remotely
The Corporation of the Town of Orangeville

Members Present: Alan Howe
 Rita Baldassara
 S. Wilson

Regrets: Todd Taylor

Staff Present: L. Russell, Senior Planner
 T. MacDonald, Acting Secretary-Treasurer

1. Call to Order

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Adoption of Minutes of Previous Meeting

Moved by Rita Baldassara

That the minutes of the following meeting are approved:

2022-10-05 Committee of Adjustment Minutes

Carried

3.1 2022-10-05 Committee of Adjustment

4. Statutory Public Hearing

4.1 File No. A13-22 - 30 William Street

4.1.1 Planning Report - A13-22 - 30 William Street

The Chair asked if there was anyone in attendance who wished to speak in support of the application and there were none.

The Chair asked if there was anyone in attendance who wished to speak in opposition to the application and there were none.

Moved by Alan Howe

That Planning Report – A13-22 – 30 William Street be received;

And that the Minor Variance Application (File No. A13-22) to permit an accessory dwelling unit only within the accessory structure of a detached dwelling, and to increase the maximum

height of an accessory building from 4.3 metres to 5 metres, be approved, generally in accordance with the submitted Site Plan;

And that correspondence from Orangeville Hydro, dated October 16, 2022, be received.

Carried

4.1.2 Report from Orangeville Hydro dated October 16, 2022

4.2 File No. A14-22 - Armstrong Street

Ms. Macdonald read correspondence from Joe Sammut who is in opposition to the application.

The Chair asked if anyone wished to speak in support of the application.

Robert Mair, the applicant spoke in support of the application and indicated that he has met with neighbors in the area and that a heritage consultation has been completed which addresses what needs to be done during construction to protect 35 Armstrong.

The Chair asked if there was anyone else who wished to speak in support of the application and there were none.

That Chair asked if there was anyone who wished to speak in opposition to the application and there were none.

Mr. Wilson noted that staff and the heritage committee are supportive of the application and noted that the train station is new to the location.

Ms. Baldassara indicated that reducing the side yard setback is too close and will block the sunshine and views from the patio at the restaurant. Ms. Baldassara indicated concerns with respect to where the buildup of snow will go and concerns regarding future repairs to the property and lack of room to complete those. Ms. Baldassara also commented that personally she would like some continuity on the outside of the building to keep up with the old town character.

Mr. Howe asked if any letters were received from the owners of the neighbouring property and Ms. Macdonald indicated that the only correspondence received was from Orangeville Hydro and from Mr. Sammut. Mr. Howe indicated he would support the application.

Ms. Russell advised that Heritage Orangeville have reviewed the application and are supportive of the application.

Mr. Mair indicated that a live mural is planned for the exterior wall using pre cast and will fit in with the heritage feel of the area. Mr. Mair indicated that current views are of an overgrown parking lot and that this development will be an improvement.

Moved by Rita Baldassara

That Planning Report – A14-22 – Armstrong Street be received;

And that the Minor Variance Application (File No. A14-22) to increase the maximum permitted building height from 12 metres to 13.5 metres; to reduce the minimum required landscape strip adjacent to

the street line from 3 metres to 1.5 metres; and to reduce the minimum required rear yard setback from 7.5 metres to 0.30 metres; be approved, subject to the following condition:

1. That the variances be limited to the extent shown in accordance with the approved Site Plan (File No. SPA-2022-04);

And that correspondence from Orangeville Hydro dated October 16, 2022, be received;

And that correspondence from Joe Sammut, dated November 1, 2022, be received.

Carried

4.2.1 Planning Report - A14-22 - Armstrong Street

4.2.2 Report from Orangeville Hydro dated October 16, 2022

5. Items for Discussion

None.

6. Correspondence

None.

7. New Business

None.

8. Date of Next Meeting

December 7, 2022

9. Adjournment

The meeting was adjourned at 6:20 p.m.