



Report

Subject: 515 Broadway, Recommendation Report, RZ-2022-02 and SUB-2018-03

Department: Infrastructure Services

Division: Planning

Report #: INS-2024-020

Meeting Date: 2024-04-29

Recommendations

That report INS-2024-020, 515 Broadway, Recommendation Report, RZ-2022-02 and SUB 2018-03 be received;

And that the Zoning By-law Amendment Application (File No. RZ-2022-02) attached here to as Attachment 5 be approved;

And that Council pass a By-law included as Attachment No. 5 to this report, to amend Zoning By-law 22-90, as amended, to revise Special Provision 24.224 in order to permit the development of 57 townhouse dwelling units on an internal private road on the subject property.

And that the Draft Plan of Subdivision included as Attachment 2 to this report, be approved, subject to the conditions of draft approval included as Attachment 6 to this report.

Background

The subject property is known municipally as 515 Broadway and is located on the north side of Broadway, east of Veterans' Way (County Road No. 16) and south of the former Orangeville-Brampton Railway line. Adjacent land uses include an existing detached dwelling to the west; commercial development to the east; and, an existing detached dwelling, institutional (i.e. Broadway Pentecostal Church) and open space land uses to the south. The land is approximately 3.65 hectares (9.04 acres) in size and has approximately 182.14 metres (597 feet) of frontage on Broadway. A location map of the subject land is attached to this report as Attachment 1.

The subject property was rezoned in 2020 to permit a "Home for Special Care" (i.e. retirement home, long term care facility). A Holding Symbol was applied with this rezoning, which specified criteria to be addressed before any development can proceed. This including the environmental restoration of an artificial pond feature by converting it to a naturalized channel and confirming development limits for the subject lands.

A two-storey detached dwelling and two auxiliary sheds were recently removed from the subject lands following Council's issuance of a demolition permit in October 2023. The Town issued a Site Alteration Permit to facilitate tree removal (in accordance with a Tree Inventory & Assessment Plan), to strip the development area of the site and ultimately generate the fill material required to fill the existing online pond and to construct the naturalized channel. The entire site is a "cut" and the existing dwelling compromises opening sufficient land area to generate the fill as required. In February 2024, CVC issued Permit 23/145 for removing the online pond and reconstructing the natural channel and associated restoration of a tributary of Mill Creek.

Proposed Development

In 2018, an Official Plan, Zoning By-Law Amendment and Plan of Subdivision were previously submitted for the property located at 515 Broadway. The Official Plan and Zoning Amendments was approved in 2020 to permit row/townhouses and a senior's residence. The 2018 plan of subdivision application proposed to create four (4) separate Blocks to permit the future development of a six (6) storey, 161-unit retirement home and 18 two (2) storey townhouse dwellings on two (2) separate Blocks. The remaining two (2) Blocks were proposed as an Open Space Block and a Stormwater Management Block.

The Owner has since chosen to revise the proposed development to permit eight blocks of three-storey townhouse dwellings on a common elements condominium road. In November 2022, MHBC Planning submitted a Zoning By-law Amendment and Draft Plan of Subdivision applications on behalf of the property owner, 2857802 Ontario Inc. It was deemed incomplete by the Town on November 29, 2022. Additional materials were received on December 22, 2022 and the application was deemed complete by the Town on January 11, 2023.

The planning application proposes to amend the Town's Zoning By-law in order to permit the development of 57 townhouse dwellings on an internal private road. Parking is proposed at a rate of 2 spaces per unit, with an additional 16 visitor parking spaces, for a total of 130 parking spaces. Vehicular access is proposed via the signalized intersection at Broadway and C Line. A 1,246 square metre private amenity feature is also proposed to serve the residents of the development.

To permit the proposed development, the planning application seeks to amend the Special Provision 24.224' approved in 2020 by adding special zone standards to reflect the new development proposal. The 'Residential High Density (RM2) Zone and Holding (H) Symbol would remain applied to the property.

The plan of subdivision was revised to reflect the current development proposal by creating three separate blocks as follows: a block to permit 57 townhouse units, an open space conservation block and a site access block (see Attachment 2).

The zoning by-law amendment application to permit the 57-unit townhouse development was presented at a statutory public meeting held in February 2023. In response to the comments received and discussions with Town staff and Credit Valley Conservation, the concept site plan has been revised to reflect that the development limits have now been confirmed, which represents the most restrictive setback from the natural heritage features and flood hazard including an appropriate buffer block. The concept site plan illustrating the physical layout of the development, as well as preliminary building elevations are included as Attachments 3 and 4 respectively.

Additional Applications Required

In addition to the current application, the following planning approvals are also required to facilitate the proposed development:

1. **Site Plan Control** will address the physical elements of the development in detail, including site servicing, drainage and stormwater management, architectural design, lighting, and landscaping, as applicable. These site design measures can also be used to mitigate any potential impacts and assist in ensuring compatibility with surrounding uses. An executed Site Plan Agreement between the Town and the applicant will be required prior to the commencement of construction.
2. Lifting of the **Holding (H) Symbol** that was placed on the land as part of the previous Zoning By-law Amendment.
3. **Plan of Condominium** (exemption) to establish any common elements (i.e. internal roadway, parking and landscaping areas, etc.) that will form part of a condominium.
4. **Part Lot Control Exemption** to establish the parcel boundaries for any individual townhouse units as discussed as part of the first concept under consideration.

Planning Analysis

Subsection 3(5) of the Planning Act states that where a municipality is exercising its decision-making authority affecting a planning matter, such decisions “shall be consistent with” policy statements issued under the Act and “shall conform to”, or “shall not conflict with” the Provincial plans that are in effect on that date. The following sections provide an analysis of the proposal’s adherence to Provincial, County and Town planning policy in support of the recommendation for Council to adopt the implementing zoning by-law amendment.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The current 2020 PPS came into effect on May 1, 2020. PPS policies require municipalities to facilitate the development of compact, complete communities in a manner that encourages efficient use of existing infrastructure and public service facilities while protecting public health and safety and the natural environment. The PPS also supports intensification, infill and redevelopment where appropriate in order to promote the efficient use of land where infrastructure and public services are available.

The Zoning By-law amendment and Plan of Subdivision applications are consistent with the policy statements of the PPS because the approval of these two applications would assist in:

- promoting efficient development and land use patterns, avoiding development patterns which may cause environmental or public health safety concerns, and promoting cost-effective development to minimize land consumption and servicing costs (Section 1.1.1a)).
- focusing growth and development within the Settlement Areas (Section 1.1.3.1)
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (Section 1.4.3).
- protecting natural features and areas for the long term (Section 2.1.1).

Growth Plan for the Greater Golden Horseshoe (2019)

The current Provincial Growth Plan (A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019) came into effect on May 16, 2019, and was most recently updated in August 2020.

The Growth Plan provides direction on the development and growth of communities within the Greater Golden Horseshoe region. The Growth Plan provides a framework to create compact, vibrant and complete communities by directing new growth and development (i.e., residential and employment) to occur within settlement areas, with a focus on providing a diverse range of housing and employment, high quality public open spaces, easy access to local amenities and protection of cultural heritage resources.

The Zoning By-law amendment application conforms to the Growth Plan because this application supports the following policy objectives:

- directing growth within settlement areas focused on delineated built-up areas with existing or planned municipal services and can support the achievement of complete communities (Section 2.2.1.2).
- supporting the achievement of complete communities by planning to accommodate forecasted growth to the horizon of the Growth Plan (Section 2.2.6.2a)).
- planning, designating, and zoning new development taking place in designated greenfield areas will be designed to support the achievement of complete communities (Section 2.2.7.1).

County of Dufferin Official Plan

The subject land is designated within an 'Urban Settlement Area' on Schedule 'B1' in the County of Dufferin Official Plan.

The County Official Plan identifies urban settlement areas as focal points for growth, which are intended to accommodate a broad range of uses. These areas are comprised of lands that provide full municipal services (i.e. sewage, water and stormwater management) and support a broad range of land uses and densities, including a mix of housing types, affordable housing options and alternative housing forms for special needs groups. Urban settlement areas are to be designed to support walkable communities with opportunities for public transit use.

The Zoning By-law amendment application conforms to the policy statements of the County Official Plan because this application supports the following policy objectives:

- Direct the majority of population and employment growth to the settlement areas to preserve and protect agricultural areas and the rural and natural character of the County and make efficient use of existing and planned infrastructure (Section 1.1.5 (b)).
- Opportunities for redevelopment, revitalization and intensification in appropriate locations and of a scale and character of development that is compatible with the community. (Section 3.1 (e)).
- Development and site alteration will not be permitted within or adjacent to significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an EIS (Section 5.3.4).
- Prior to the approval of development applications within designated vulnerable areas, the proponents shall demonstrate to the satisfaction of the County, local municipality, Conservation Authority and Province, where necessary, that the quality and quantity of municipal drinking water sources will not be negatively impacted (Section 5.4.2 (c)).

Town of Orangeville Official Plan

The Town's Official Plan (OP) designates the subject property as 'Residential' (Schedule 'A': Land Use Plan) and 'High-Density' (Schedule 'C': Residential Density Plan). Site-Specific Official Plan Policy E8.80 was added to the subject lands through the 2020 application approvals and added townhomes as a permitted use, subject to a maximum density of 124 units per net developable hectare. Policy E8.80 increased the permitted density to 148 units per hectare, specifically for a seniors' residence.

The density of this proposed development is 43 units per net hectare, which is well within the density target of the High Density Residential designation and Special Policy E8.80 of the Official Plan.

The Zoning By-law amendment application conforms to the policy statements of the Town Official Plan because this application will contribute to:

- providing an adequate supply of good quality living accommodation with a full range of sizes, types, densities, architectural forms, ownership, rental options, and prices in order to ensure that all members of the community are able to find suitable and affordable accommodation regardless of their age, household composition or income (Section E1.1).

- increasing the supply of housing units to help moderate housing prices (Section E1.11.6a)).
- new development taking place in “greenfield areas”, as defined on Schedule “B1” to this Plan, will be planned, designated, and zoned in a manner that contributes to creating complete communities (Section E1.11.7a)).
- directing development generally away from lands that are impacted by flooding and/or erosion hazards (Section B2.7(b)).
- directing development generally away from ecologically significant or sensitive lands that support natural features and functions (Section B2.7(c)).

Town of Orangeville Zoning By-law No. 22-90

The subject property is zoned ‘Multiple Residential High Density (RM2) with Holding (H) Symbol and Special Provision (24.224)’ and ‘Open Space Conservation (OS2) Zone’ on Schedule ‘A’ to Zoning By-law No. 22-90, as amended. The ‘RM2’ Zone permits townhouses at a maximum density of 124 units per net residential hectare and up to 148 units per net residential hectare for seniors’ developments.

To permit common elements condominium units as proposed, a Zoning By-law amendment application is required to amend the ‘Multiple Residential High Density (RM2) with Holding (H) Symbol and Special Provision 24.224’ and ‘Open Space Conservation (OS2) Zone’. Special Provision 24.224 will be amended to include site specific regulations for permitting the proposed townhouse development on a private road and adjust the boundaries of the RM2 and OS2 zones.

The table below lists the site-specific regulations to be added to Section 24.224 in comparison to the “Multiple Residential High Density” (Section 13) standards of the by-law. The Zoning By-law Amendment is attached to this report as Attachment 5.

Standard	RM2 Zone Provision	Site Specific Provision (SP 24.224)
Lot Area (minimum)	180 sq. m.	137 m
Lot Frontage (minimum)	5.5 m	5.5 m

Front Yard (minimum)	6.0 m	4.5 m
Exterior Side Yard (minimum)	3.5 m	1.5 m
Interior Side Yard (minimum)	1.2 m – 1 storey 1.5 m – 2+ storey	-
Rear Yard (minimum)	Rear yard (min) 7.0 m	7.0 m
Building Height (maximum)	9.2 m	12.0 m
Ground Floor Area (minimum)	-	65 sq.m.

Plan of Subdivision

The December 2020 draft plan of subdivision is included as Attachment 2. Many of the design items found in the conceptual site plan described herein are not illustrated on the draft plan. These items would be subject to further refinement and implementation as part of the site plan control process that would follow the issuance of draft plan approval.

Typically, the detailed design process is administered through the conditions of draft plan approval, whereby the fulfillment of all such conditions by the owner must be completed to the satisfaction of the Town and other public agencies before final approval of the subdivision can be granted. With regards to the proposed development, the draft plan conditions associated with detailed review of engineering matters will be addressed as part of the site plan process as enabled by Section 42(2) of the Planning Act.

Therefore, the review of the draft plan of subdivision application determines whether draft approval can be contemplated, and specifically considers whether the block configuration illustrated on the plan has been appropriately sized and oriented to accommodate the proposed development. The review of the zoning by-law application has determined the developable limits of development and the configuration of the townhouse blocks that are reflected in the draft plan and zoning by-law amendment,

respectively. The proposed conditions of draft plan approval are included as Attachment 6.

Review and Consultation

Internal Departments and External Agencies

The applications and supporting documentation were circulated to internal departments, Committees and external agencies for comment, pursuant to the mandate and technical area of expertise of each reviewing stakeholder.

Comments from the following agencies, Committees, and Town departments have expressed no concerns or issued comments on the rezoning application:

- Infrastructure Services: Building, Planning and Transportation & Development Divisions
- Dufferin-Peel Catholic District School Board
- Bell Canada
- Rogers
- Upper Grand District School Board
- Enbridge Gas Distribution Inc
- Canada Post
- Orangeville BIA
- Conseil Scolaire Viamonde
- Access Orangeville
- Community Services, Fire
- Dufferin County
- Orangeville Hydro

In response to the application review process, several iterations of the development proposal have evolved from its original form. This is discussed in further detail in the as follows.

Density and Compatibility

The High Density Residential designation of the Official Plan permits apartments to a maximum density of 124 units per net residential hectare. Official Plan Amendment 126 states that “Notwithstanding the High Density Residential designation, permitted uses include row/townhouses and a seniors’ residence. In addition to Policy E1.4.5, the maximum density for a development including a seniors’ residence is 148 units per net residential hectare.” The RM2 zone in Zoning By-law 22-90 also permits a maximum density of 124 units per hectare.

The proposed development has a density of 36 units per net residential hectare. This density is within the permitted maximum density of 124 units per net residential hectare,

and as such, is appropriate for the subject lands. Therefore, an Official Plan Amendment is not required to permit the density of this development.

The massing and scale of the proposed townhouses are appropriate to the existing and planned context and will compliment future development of the area. The proposed development provides appropriate built form that achieves a compatible relationship with the existing buildings of the surrounding area.

Built Form and Architectural Design

The initial submission proposed a 4.8 metre wide townhouse lot. All lots have been revised to a minimum width of 5.5 metres, to reduce the prominence of garages and their effect on the streetscape, including massing and tree planting as well as utility conflicts and snow storage. Rear yard setbacks have been increased from 6.05 metres to 7 metres.

Water and Wastewater Servicing

A Functional Servicing Report was submitted with the applications and provides preliminary infrastructure servicing design information in support of the proposed plan of subdivision. The report confirms there is sufficient sanitary servicing capacity, water supply and appropriate servicing infrastructure in place to support the proposed development. The report also describes how site grading details can be accommodated within the subdivision layout and demonstrates how storm drainage will be addressed through a preliminary design of the stormwater management block. This design and analysis demonstrate consistency with the Town's engineering design criteria and the Credit Valley Conservation (CVC) environmental standards.

The Functional Servicing Report was reviewed by CVC as well as Infrastructure Services' staff. During the course of review, technical comments were provided to the applicant's consultant, who provided responses in the form of additional information, revisions and/or updates as necessary, which have been further reviewed by staff to determine if their comments have been addressed. This review process has progressed to a point where all review comments have been satisfied. Staff have confirmed that the current submission information is satisfactory, the conclusions and recommendations contained in this report are acceptable and draft approval of the applications can be supported, with any further design and construction details to be determined through the site plan approval process.

Storm Water Management

Due to the subject property being in a Wellhead Protection Area (WHPA-Q1/Q2) for quantity vulnerability as well as being located within an Ecologically Significant

Groundwater Recharge Area, the water balance storm water management criteria should maintain pre-development groundwater recharge rates and ensure appropriate protection of related hydrologic and ecologic functions.

Additionally, due to the property being located within the mapped Wellhead Protection Area (WHPA-A/B/E) for quality vulnerability, only clean sources of runoff may be infiltrated, such as rooftop runoff. The infiltration strategy proposed for this townhouse development has been updated to infiltrate clean runoff only, from the rooftops of Buildings 1 to 3.

Groundwater Infiltration

A Hydrogeological Assessment submitted by the applicants evaluated groundwater conditions for the overall area, as well as surface water level and stream flow information for the section of Mill Creek that traverses the subject property.

The Hydrogeological Assessment evaluates the potential for impacts to these attributes that may result from the proposed development. Included with the overall hydrogeological analysis is a water balance assessment, which examines pre-development groundwater infiltration relative to post-development infiltration and whether groundwater and surface water features, as well as natural heritage attributes (i.e. wetlands) may experience infiltration-related impacts resulting from the proposed development.

The Hydrogeological Assessment indicated that based on the proposed subdivision plan, impervious (hard) surfaces would comprise roughly 44% of the overall site area. The assessment recommends the incorporation of low impact development (LID) measures as part of the functional servicing and stormwater management design for the site plan. The proposed LID practices include infiltration trenches/soak-away pits in the front and rear yards of lots, as well as other measures that would collectively direct stormwater drainage from hard surfaces to pervious areas to enhance infiltration. These LID measures have been assessed to confirm that they will enable post-development infiltration to remain equal to pre-development infiltration conditions (or within 5%, consistent with CVC's development standards). Maintaining post-development infiltration at pre-development levels has demonstrated that there will be no negative impacts to existing groundwater conditions resulting from the proposed development.

Groundwater quality impacts potentially resulting from the proposed development were also assessed in the Hydrogeological Assessment, which demonstrated that the proposed development would have very limited sources of potential contaminants that would have no impacts relative to the entire watershed area.

In addition, all the townhouse lot frontages were increased in the zoning by-law amendment to a minimum of 5.5 metres to increase infiltration and ground water recharge to reduce the burden on surface drainage and potential flooding.

Traffic Impact

Triton Engineering Services Limited submitted a Letter of Opinion to advise whether the findings and recommendations of 2017/2018 Traffic Impact Study for a 6-storey senior's apartment and 20 townhouse unit development was still valid now that the original proposal has changed to permit 57 townhouse dwellings.

The proposed access will remain the same, which is to the north leg of the signalized intersection of Broadway and C Line. The access will be shared with the Shoppers Drug Mart Plaza.

The Triton Letter of Opinion found that the volume of traffic generated by the revised development proposal is less than the original proposal. The impact of the proposed development will be less overall than the original proposal.

While traffic volumes may increase over the next few years, Triton concluded that there is a significant amount of reserve capacity to handle future traffic growth. In addition, the planned completion of Hansen Boulevard will alleviate traffic volumes on Broadway. The proposed development can be accommodated on the existing road network without adversely affecting the existing operating conditions.

The proposed access to this development, which is identified as Block 3 on the plan of subdivision, will cross the driveway to Kurtz Millworks that runs parallel to the entrance to the commercial shopping plaza, starting at Broadway. This driveway is within an easement, and the owner wishes to retain it. The easement should be clearly signed adjacent to the new development entrance so that traffic from the development does not use it. Restrictive signage will be a condition of the site plan agreement.

Protection of Natural Features

The hazard lands and development limits have been finalized with the removal of an existing artificial pond feature (known as the "Monk's Pond") and replacing it with a natural channel design. As such, CVC's hazard limit comments for the channel works have been satisfactorily addressed and a permit was issued (No. 23/145) earlier this year for the natural channel construction and associated restoration of the Mill Creek tributary.

A trail system was initially proposed through the middle of the Open Space Block (towards and through the wetlands). Comments from the review advised that trails should be kept peripheral to the natural hazards system; at the outer edge of all buffers and linked to sidewalk systems (and not redundant to). The proposed trail was revised accordingly.

The subject property contains regulated features, including woodlots and wetlands. The final development limit illustrated on the conceptual site plan are identified on the plan of subdivision that establishes the Residential and Open space blocks. These limits represent the most restrictive setback requirements for the natural heritage features and the flood hazard, including an appropriate buffer area.

Public Comments

A statutory public meeting was held in February 2023, in accordance with the Planning Act requirements. The purpose of this public meeting was to provide an opportunity for the applicant to present their proposal to the public and Council, to receive comments, and answer any questions raised about the proposed development.

Limited comment was received at the statutory public meeting other than a written submission from Mr. Larry Kurtz, the owner of Kurtz Millworks at 493 Broadway. Mr. Kurtz owns the property abutting 515 Broadway with a private driveway access to Broadway that is shared with the abutting commercial plaza.

The following table list the concerns raised by Mr. Kurtz in his written submission and a staff response to each item.

Comment	Staff Response
<p>We continue to be concerned with our driveway, which is lined with old pine trees. These trees must not be touched They form a boundary on our shared property line with 515 Broadway.</p> <p>We do not want the developers to dig or disturb the roots or dripline of these trees during the construction process.</p>	<p>The trees that line the private driveway are outside the property line of 515 Broadway. As part of the site plan process, an arborist report and tree protection plan will be required for the trees on the subject property and those that line the private driveway.</p>
<p>The driveway entrance for 515 Broadway, which is a right of way across our driveway from Shopper's</p>	<p>A block has been added to the plan of subdivision to</p>

<p>Drugmart, was given by us to the previous owner for the purpose of entrance, and maintenance of pipe infrastructure, was not supposed to be an entrance for a townhouse development of 60 units. It is for one lane entry only, not a 2 lane situation which a development of this size would require. We have safety concerns for our own entry and exit, with this many people using this entrance. At the very least, a stop sign for 515 Broadway before they enter the right of way would be absolutely necessary.</p>	<p>accommodate the entranceway to the new townhouse development.</p> <p>As recommended by the Triton Letter of Opinion, the private driveway will be clearly signed adjacent to the new development entrance so that traffic from the development does not use it. Signage will be a condition of the site plan agreement.</p>
<p>Last summer, the owners of 515 Broadway began dumping landfill on their property, using multiple dump trucks to do so, while using the bottom of our private driveway from Broadway as staging area and entrance, which they do not have any right to enter from. They had a flag person directing traffic onto our private driveway from Broadway. They did not ask permission to use our driveway that day, and when we got a response from the head of their construction they finally did stop and began to use the Shopper's entrance. By that time, they had put ruts and deposited lots of mud in our gravel driveway which made the driveway unusable until it dried out over the course of one week. Once they were forced to use the right of way from Shopper's to enter 515 Broadway, there were multiple dump trucks backed up in the parking lot of Shopper's waiting to enter the right of way. I believe they received complaints from Shopper's about their trucks using the parking lot as a staging area. This is just a preview of what is going to happen when construction begins to take place in full swing.</p>	<p>As a condition of the site plan agreement, a Construction Management Plan (CMP) is required. The CMP is a living document that outlines the overall proposed building works to be undertaken and how the constructor intends to manage the project to minimize the impact during construction and meet the requirements of the Town.</p> <p>The private driveway will be clearly signed adjacent to the new development entrance prior to construction so that construction traffic doesn't use it.</p>
<p>With such an inadequate entry ability, how is the development of 515 Broadway possible? The future residents would likely try to use the bottom of our private driveway to turn right on a daily basis which they do not have the right to do, and we will not agree to this.</p>	<p>An easement has been granted to 515 Broadway to use the private driveway to access the future development of the subject lands.</p>

	Block 3 of the plan of subdivision identifies an access block from the private driveway to the subject property. As a condition of site plan approval, the access will be clearly signed so that traffic from the development does not use it.
Winter snow removal brings another big problem. Shoppers dumps all their snow onto what will be 515 Broadway right of way. There is literally a mountain of snow with room for a one lane entry for us to enter our property by the end of the winter. To ensure the entry was viable, and no large snow ridge was left over from the snowplow, the previous owner of 515 would always clear the snow from our shared entrance and push it up the length of our driveway. The bottom of our private driveway entrance onto Broadway was often blocked by snow by winter's end. There would have to be a solution for the snow removal situation.	As a condition of site plan approval, a Risk Management Plan (RMP) is required to identify the approach for removing snow from the new development including locations for snow storage and the clearing of the access to the private driveway from Broadway.

Strategic Alignment

Strategic Plan

Strategic Goal: Economic Resilience

Objective: Ensure availability and affordability of employment lands and housing

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities

Notice Provisions

The Zoning By-Law and Plan of Subdivision applications were received on November 4, 2022 and deemed complete by the Planning Division on January 11, 2023. In accordance with the requirements of the Planning Act, on January 19, 2023, a Notice of Complete Application was:

- i. circulated to all property owners within 120 metres of the subject property;
- ii. advertised in the Orangeville Citizen;
- iii. published to the Town website; and
- iv. posted via signage on the subject property.

A public information meeting was held in accordance with the Planning Act on February 13, 2023. The notice for this public meeting was circulated and advertised on January 19, 2023, in the same manner as described under Notice Provisions.

Financial Impact

The Zoning By-Law Amendment and Plan of Subdivision application fees are collected at the time of filing the applications and included within the operating revenues of the Planning Division of Infrastructure Services.

Respectfully submitted

Tim Kocialek, P.Eng, PMP
General Manager, Infrastructure Services

Reviewed by

Brandon Ward, MCIP, RPP
Manager, Planning

Prepared by

David Waters, MCIP, RPP, PLE
Senior Planner, Planning

Attachments:

1. Location Map
2. Draft Plan of Subdivision
3. Concept Site Plan
4. Preliminary Building Elevations
5. Zoning By-Law Amendment
6. Draft Plan Conditions