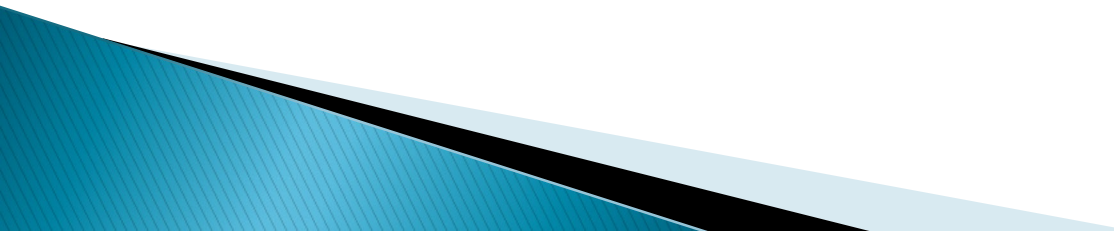


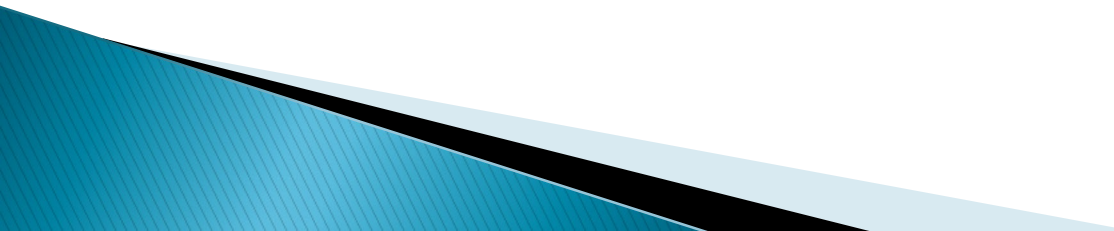
Public Meeting

99 Mill – OPA and OPZ 2/20

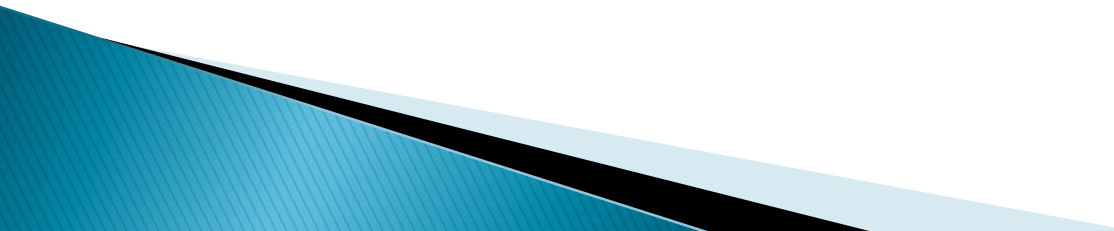
99 Mill – OPA and OPZ 2/20

- ▶ This application is to bring to compliance the existing development located in the Town of Orangeville, 99 Mill St.
 - ▶ According to existing OP, Zoning By-law 22-90 and Special Provision 24.58, for this lot residential use is only allowed on the second floor, and a convenience store on the ground floor.
 - ▶ Mr Clover Tuah bough the property in 2016, it was already being used as a fully residential property on both floors. Presently, it has 4 residential units.
- 

99 Mill – OPA and OPZ 2/20

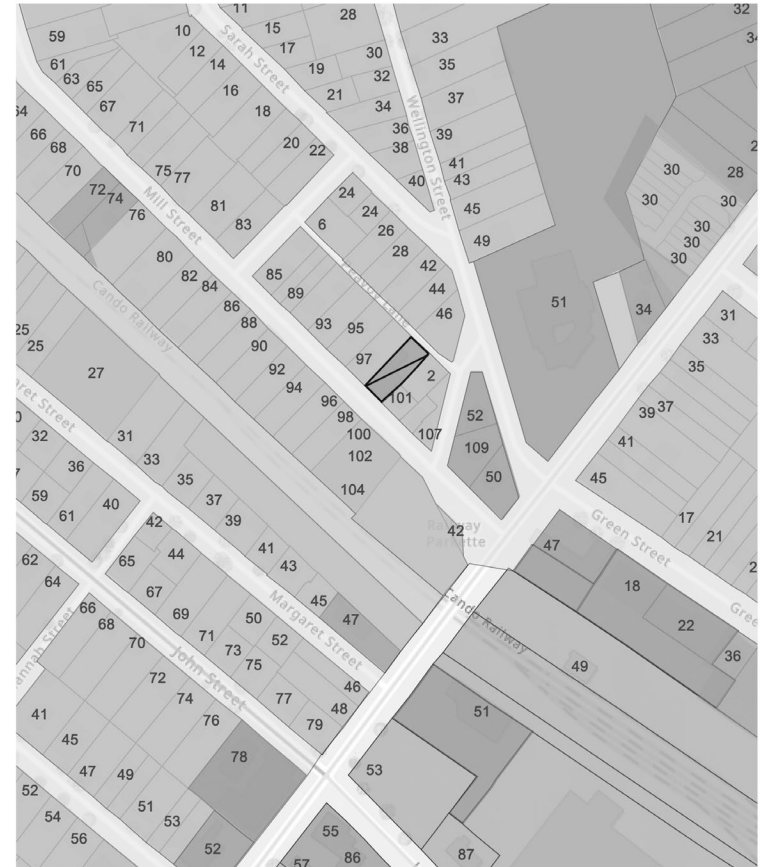
- ▶ The owner wants to maintain the existing use and the existing building.
 - ▶ Therefore, an OPA and a minor ZBA are required by The Town of Orangeville, to change the lot from “Neighbourhood Commercial” to “Residential”, to permit residential use on the ground floor.
 - ▶ A planning analysis of the latest Provincial Policy Statement, The Growth Plan for the Greater Golden Horseshoe, Dufferin County Official Plan and Town of Orangeville Official Plan was done to see if the proposed change is supported by the policies of the plans.
- 

99 Mill – OPA and OPZ 2/20

- ▶ The planning analysis concluded that this application conforms to the goals and objectives of all the above mentioned Plans.
 - ▶ They support the increase of housing units in developed areas where infrastructure exists.
 - ▶ They support the increase of mixed housing units if they do not compromise the enjoyment and compatibility of the area.
- 

99 Mill – OPA and OPZ 2/20

- ▶ This application increases the permitted use from two to the existing four mixed residential units;
- ▶ In a developed area with existing infrastructure, surrounded by other compatible residential areas.



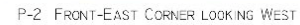
 Subject lot

Schedule "A" - 99 Mills Street, Lot 23, Block 7, Registered Plan 138, Town of Orangeville, County of Dufferin

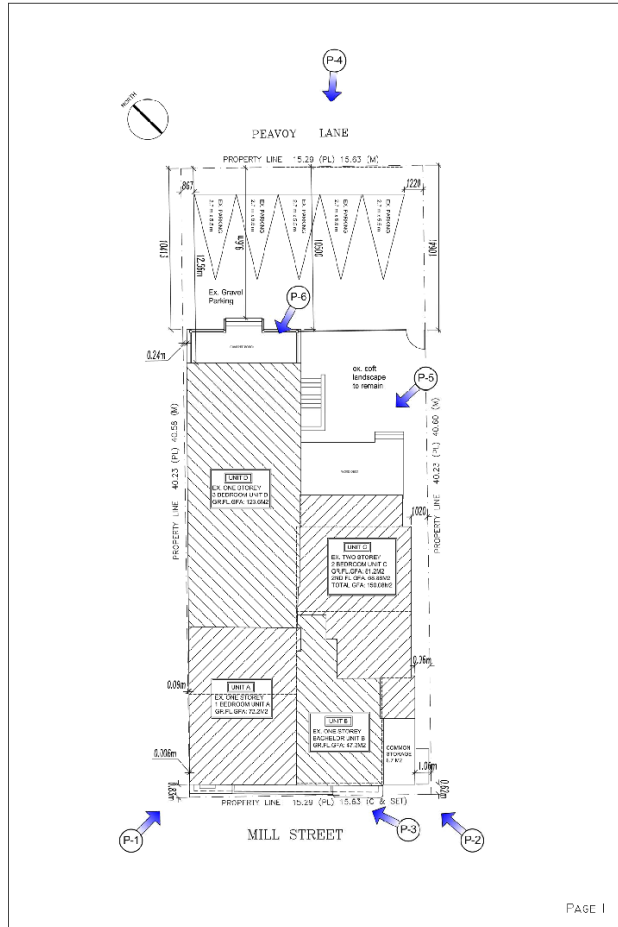
- ▶ The Town of Orangeville also requested that the development be Building Code compliant.
- ▶ Therefore, a Site Plan Analysis and Architectural Drawings of the existing building were made, and changes, if any, will be made to bring the building to compliance.



99 Mill – OPA and OPZ 2 / 20



99 Mill – OPA and OPZ 2/20



PAGE 1



P-4 REAR LOOKING SOUTH



P-5 REAR EAST END LOOKING SOUTH



P-6 REAR WEST END LOOKING SOUTH

PAGE 3

[illegible]

STATISTICS:

UNIT	DESCRIPTION	GFA
UNIT A	GR. FLOOR	72.2 M ²
UNIT B	GR. FLOOR	47.3 M ²
UNIT C	GR. FLOOR	81.2 M ²
UNIT D	GR. FLOOR	123.6 M ²
UNIT E	EX. STORAGE RM.	8.7 M ²
TOTAL GFA:		333 M²

[illegible]

A horizontal bar chart with a scale from 0 to 5000. The scale has major markings at 0, 1000, 2000, and 5000. There are four bars of varying lengths, alternating between black and white. The first bar (black) extends to approximately 1000. The second bar (white) extends to approximately 2000. The third bar (black) extends to approximately 3000. The fourth bar (white) extends to approximately 4000.

NOTES:

1. NOT TO BE ISSUED
U.S.G. IN THE CONTRACT

CONTRACTOR SHALL COORDINATE WITH PROPERTY CONSULTANTS FOR ALL INSTALLATION PROCEDURES

CONTRACTOR TO VERIFY ALL
HANDOVERS ON SITE AND
REPORT ALL DISCREPANCIES
BEFORE PROCEEDING WITH WORK

SET NUMBER

1 OF 1

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	04/01/2020
2	ISSUED TO CLIENT/CONSULTANT	04/01/2020
3	1 SITE MEASURED ON SITE	04/01/2020

By: *[Signature]* Date: *[Date]*

DATE 1 : 50 metric

Job M&L, 2020

Drawn D

Checked P

1 ISSUED FOR PUBLIC MEETING 04/01/2020

2 ISSUED SITE PLAN FOR PLANNER 04/01/2020

3 ISSUED TO CLIENT/CONSULTANT 04/01/2020

1 SITE MEASURED ON SITE 04/01/2020

By: *[Signature]* Date: *[Date]*

**MAINTAIN EXISTING FOUR
RESIDENTIAL UNITS +
EX. COMMON STORAGE
AT EXISTING 6 STORY
MASONRY/SIDING BUILDING**

90 MILL STREET, CHAMBERSBURG, ONTARIO

FRONT ELEVATION

**PERDO
PIMENTAL
ARCHITECT INC.**

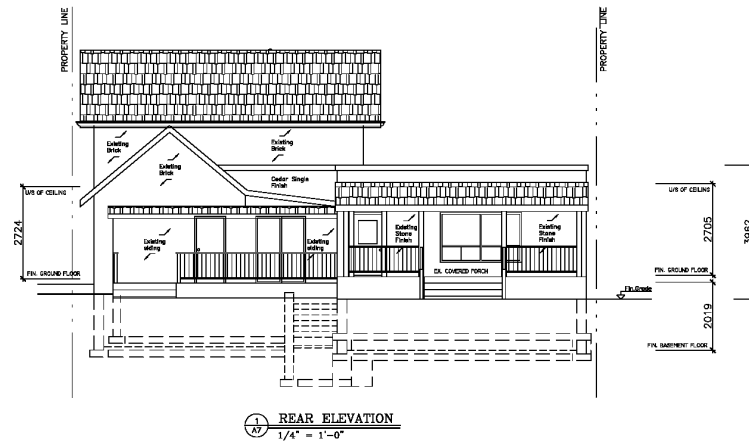
111 FARMERS WALK, WOODBINE, ONTARIO
TEL: (905) 327-8834 CELL: (416) 404-9873

Project Ref: **202011**

A5

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99 Mill – OPA and OPZ 2/20



NOTES:
N.B.C. - NOT BOLDED
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CONTRACTOR SHALL COORDINATE
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99 Mill – OPA and OPZ 2/20

- ▶ The application for the OPA and OPZ 2/20 was circulated to several departments;
 - ▶ So far, there are no concerns to the proposed changes only some conditions to be followed.
 - ▶ We are working with the Town of Orangeville Departments to address all the conditions requested to bring the development to compliance.
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