



# Public Meeting Presentation

**Applications by Clover Tuah c/o Pedro Pimentel Architect Inc.**

99 Mill Street

Town File No. OPZ 2/20

Wednesday September 23, 2020

7:00 pm

# Summary of Applications

**Applications:** Official Plan Amendment and Zoning By-law Amendment

**Submitted by:** Clover Tuah c/o Pedro Pimentel Architect Inc.

**Location:** 99 Mill Street

**File Number:** OPZ 2/20

**Received on:** April 15, 2020

**Deemed complete on:** May 8, 2020

**Proposal:**

To legalize the conversion of the existing building from a mixed-use commercial and residential building, to a multiple-residential building containing four (4) units.

# SITE LOCATION

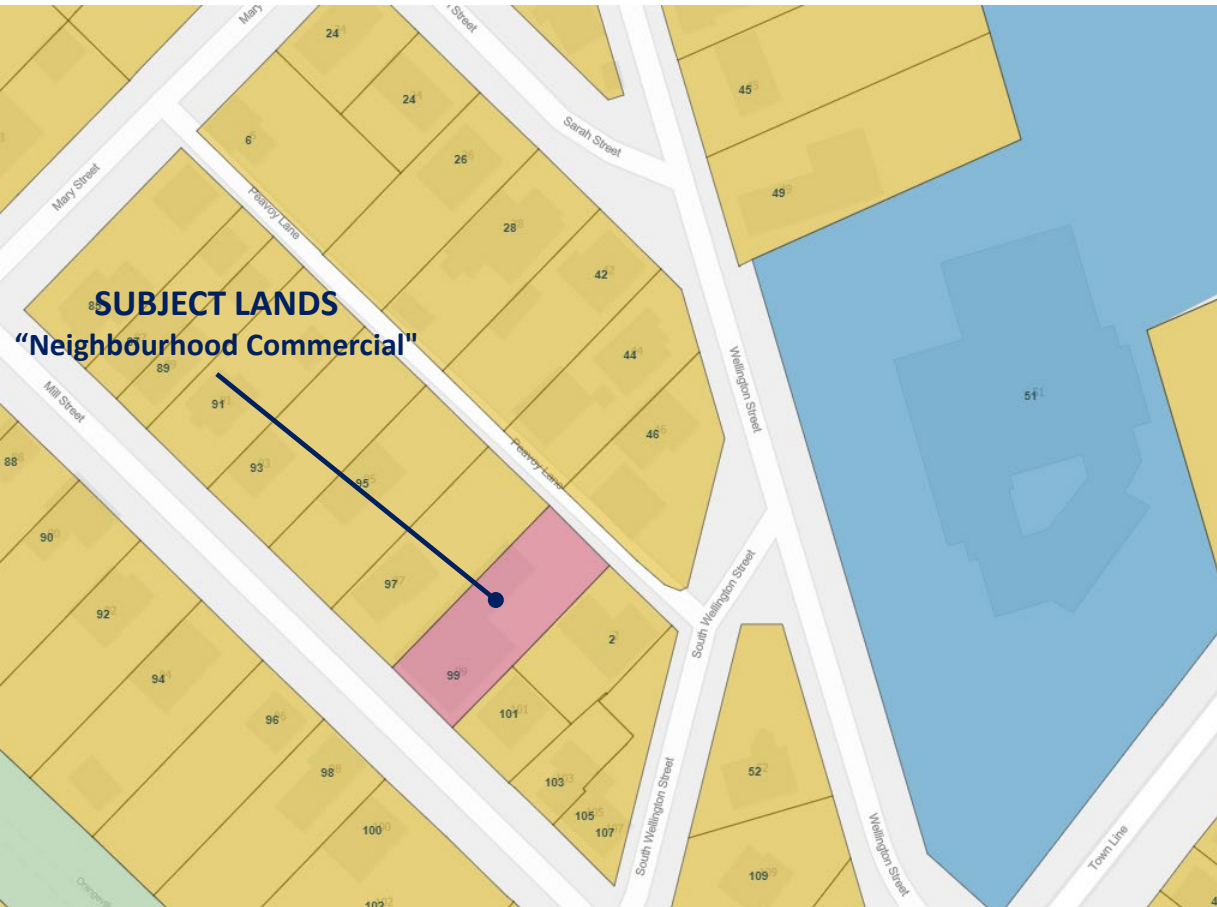




# OFFICIAL PLAN

## “Neighbourhood Commercial” (Schedule ‘A’)

- Distributed in various areas around Town, near residential
- Permitted uses:
  - Supermarket
  - Drug store
  - Hardware store
  - Service establishments
  - Retail outlets
  - Recreational establishments
  - Nursery school
  - Offices
  - Veterinarian clinic
  - Residential uses on upper floors



Residential

Neighbourhood Commercial

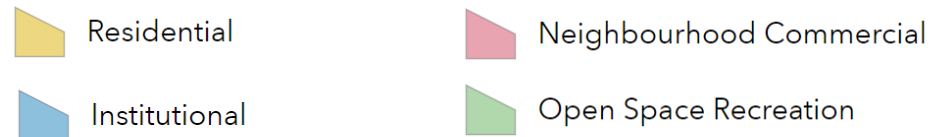
Institutional

Open Space Recreation

# PROPOSED OFFICIAL PLAN AMENDMENT

Re-designate to “Residential -  
Low Density Multiple”  
(Schedule ‘A’ and Schedule ‘C’)

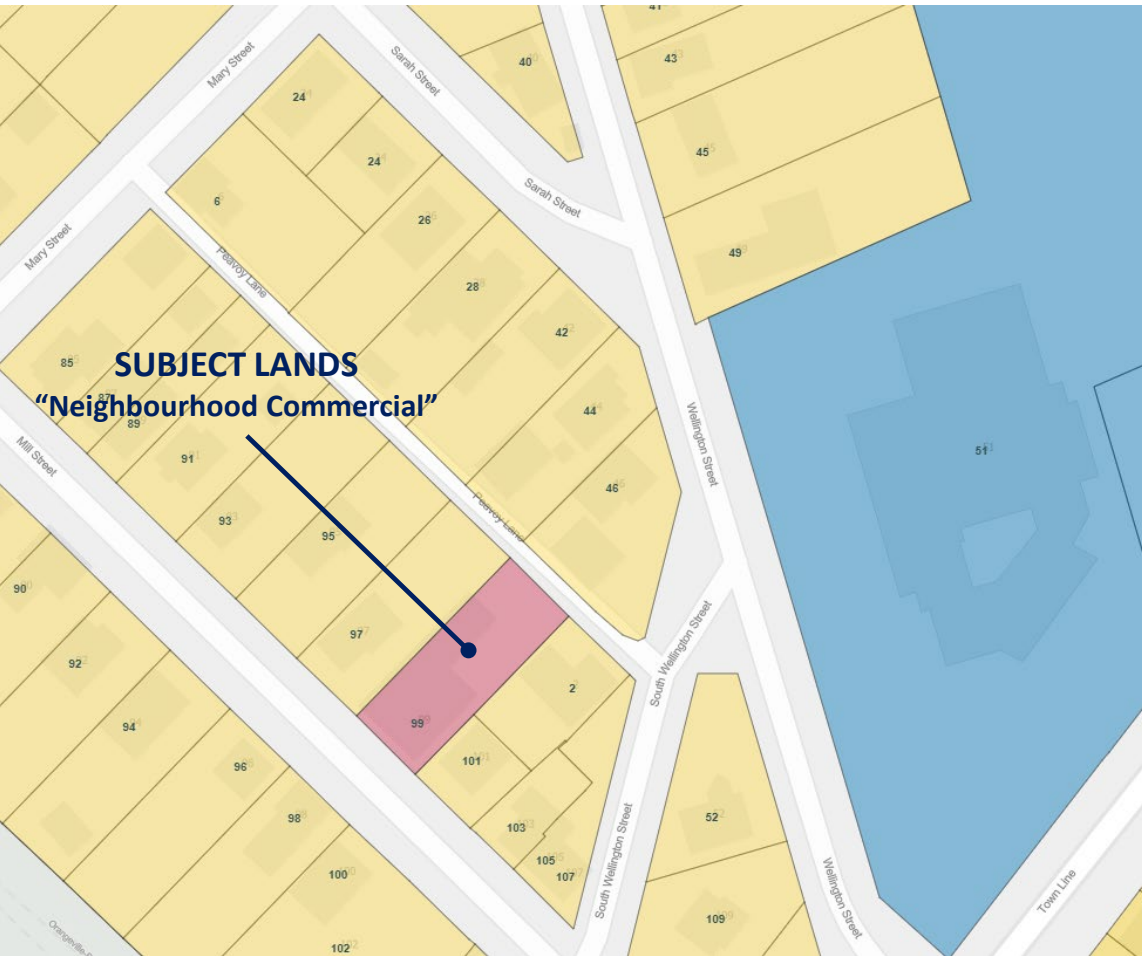
- Permitted uses:
  - Single detached
  - 2 to 4 unit dwellings
  - Row/townhouses
  - Maximum density of 49 units per net hectare



# ZONING BY-LAW

## “Neighbourhood Commercial” (C2)

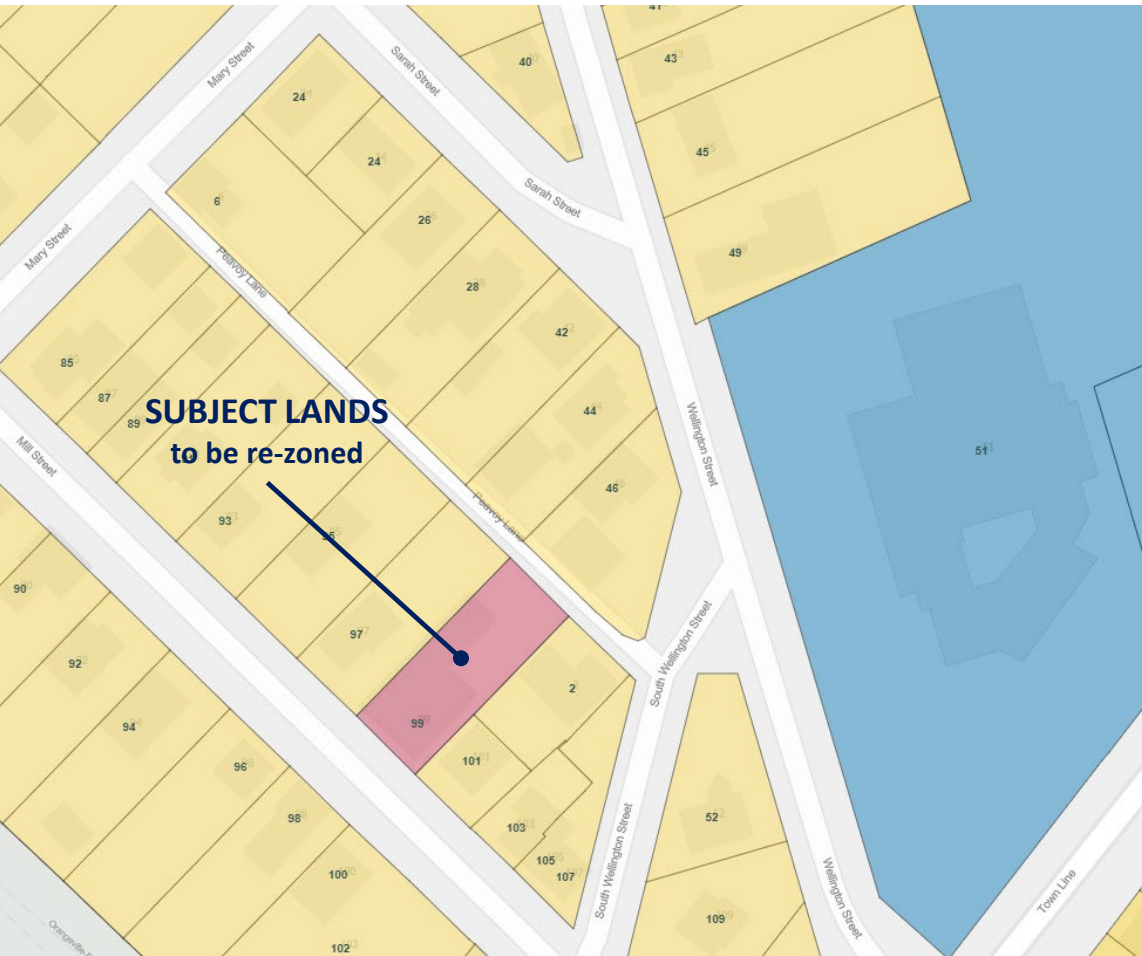
- Permitted uses:
  - Dwelling unit or units on upper floors
  - Automobile service station
  - Business or professional office
  - Financial establishment
  - Home occupation
  - Medical laboratory
  - Nursery school
  - Personal service shop
  - Recreational establishment
  - Restaurant
  - Retail store
  - Repair, service or rental establishment
  - Veterinarian clinic



# PROPOSED ZONING BY-LAW AMENDMENT

## Re-zone to “Multiple Residential Medium Density” (RM1 Zone)

- Permitted uses:
  - Converted dwelling house
  - Multiple dwelling
  - Townhouse dwelling
  - Home occupation
  - Public park or playground
  - Crisis care facility
  - Group home
  - Nursing home
  - Retirement home



# Comments Received

## Agency and Department Circulation:

No concerns expressed by:

- Fire Department
- Heritage Orangeville
- Canada Post
- Dufferin County - Planning

Specific comments received from:

- Infrastructure Services, Environment Division – noted that that no source protection requirements need to be met.
- Infrastructure Services, Building Division – noted that a significant amount of internal work has been completed without permits, and building permits will be required.
- Infrastructure Services, Transportation and Development – noted no concerns, and will complete a detailed review through the Site Plan.
- Infrastructure Services, Zoning – requested updates to the Zoning By-law Amendment and Planning Rationale Report to accurately represent the proposed development.

**Public Comments:** none received

# Next Steps

1. Statutory public meeting & information report to Council (Today)
2. Planning Division staff review of comments received through public consultation and circulation review - for applicant response
3. Planning Division staff to prepare a recommendation report for a Council decision
4. Applicant to pursue further required planning approvals, pending a decision on the Official Plan and Zoning By-law Amendments

# Thank You

For further information, please contact:

**Larysa Russell, MCIP, RPP**

Senior Planner, Planning, Infrastructure Services

519-941-0440 Ext. 2254

[lrussell@orangeville.ca](mailto:lrussell@orangeville.ca)

