



# Public Meeting Presentation

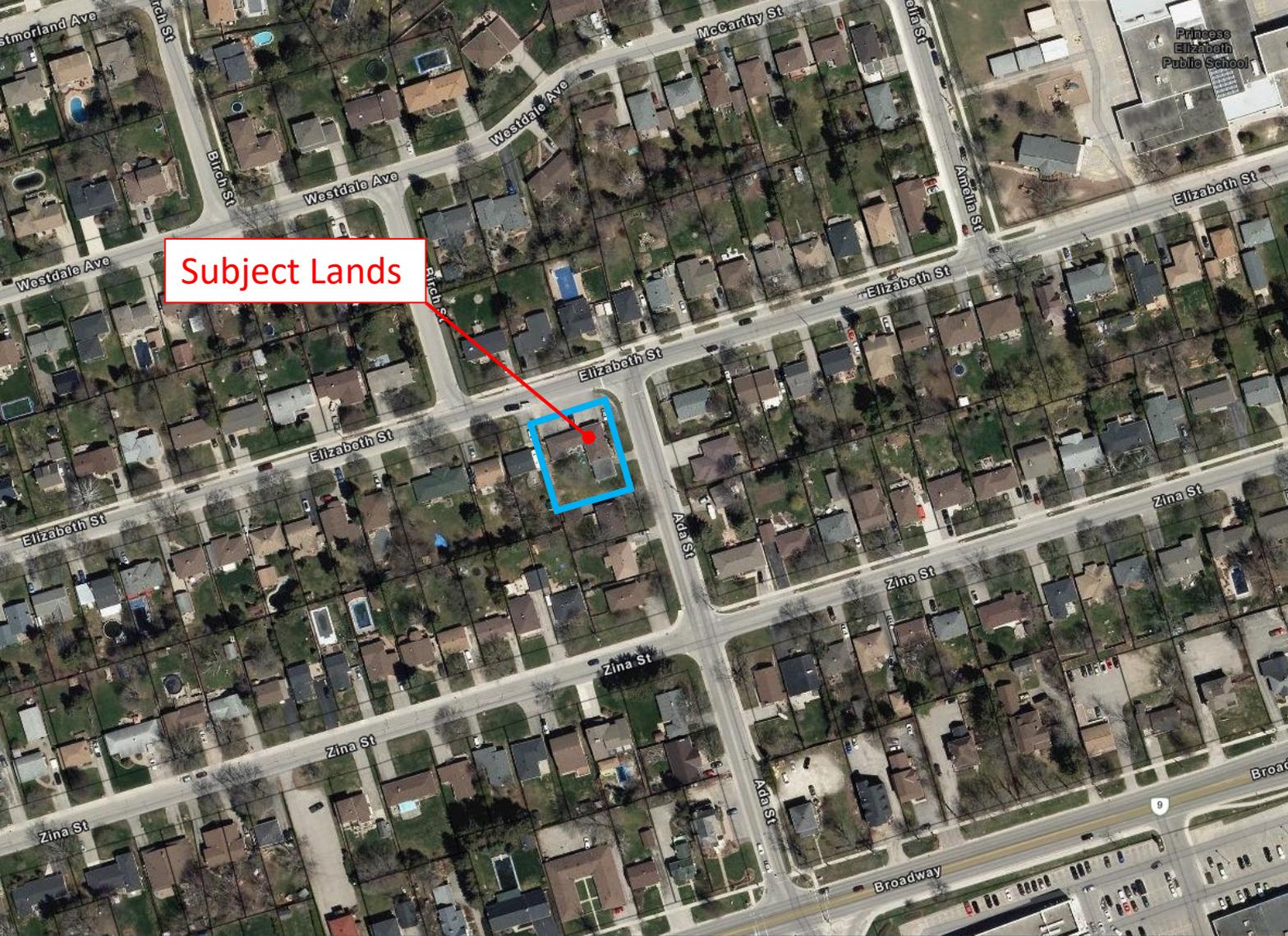
**Applications by 1705381 Ontario Ltd. c/o Glen Schnarr and Associates**  
200 Elizabeth Street  
Town File No. RZ-2020-02

Monday April 19, 2021  
7:00 pm

# Summary of Applications

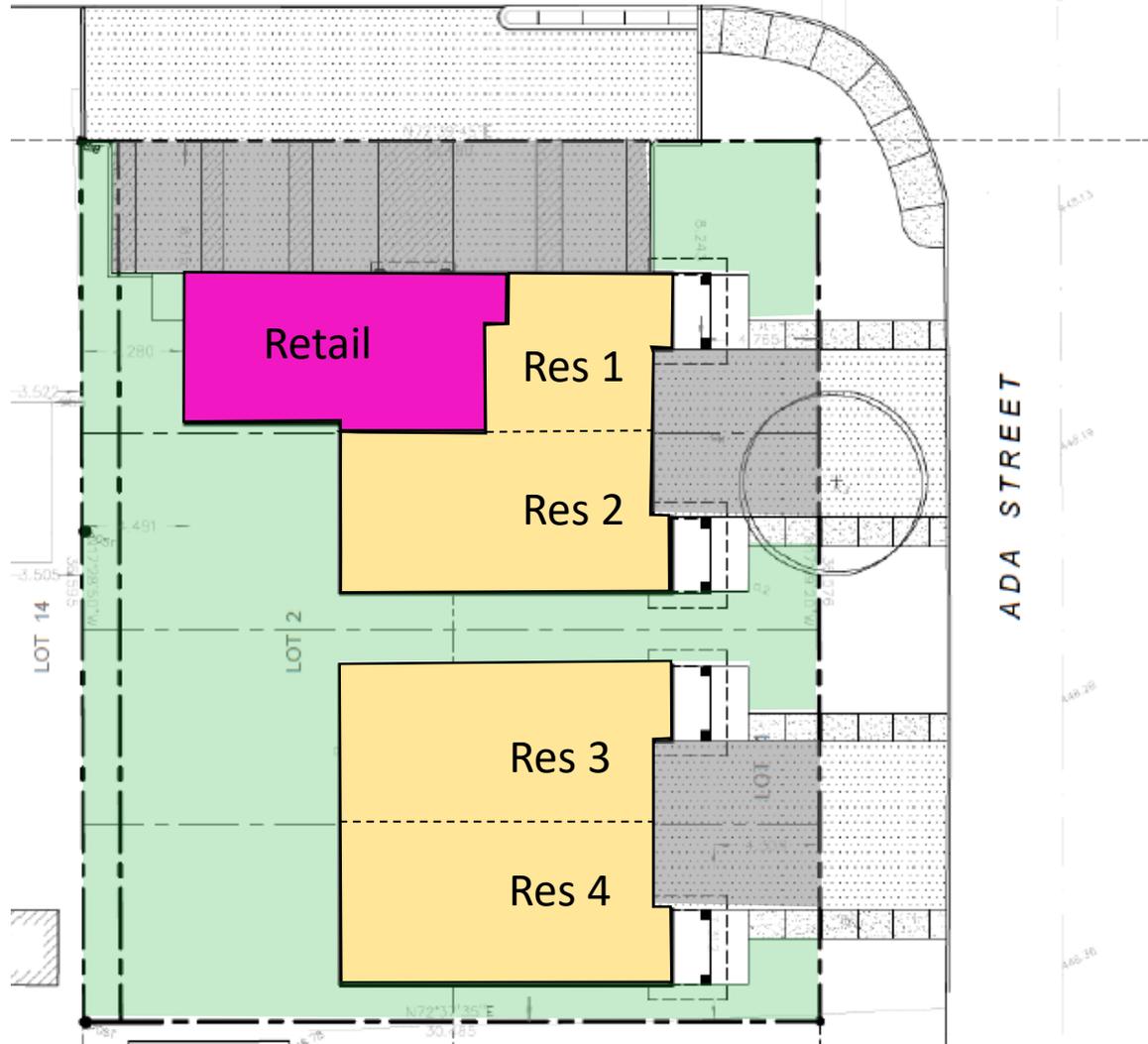
<b>Application:</b>	Zoning By-law Amendment
<b>Submitted by:</b>	1705381 Ontario Ltd. c/o Glen Schnarr and Associates
<b>Location:</b>	200 Elizabeth Street
<b>File Number:</b>	RZ-2020-02
<b>Received on:</b>	December 24, 2020
<b>Deemed complete on:</b>	January 12, 2021
<b>Proposal:</b>	To permit the development of 4 semi-detached dwelling units fronting Ada Street, and a 80 sq. m. convenience retail store fronting Elizabeth Street.

# SITE LOCATION



ELIZABETH STREET

DWY



# SITE PLAN

# 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



# ZONING BY-LAW

## “Neighbourhood Commercial” (C2) with Special Provision 24.46A



- Permitted uses (current):
  - Convenience Retail
  - Dwelling unit or units on upper floors
- Permitted uses (proposed):
  - Convenience Retail – along Elizabeth Street
  - Semi-Detached Dwellings – along Ada Street

 Residential, First Density  Multiple Residential Medium Density

 Residential, Third Density  Restricted Commercial Residential  Neighbourhood Commercial

# Comments Received

## Agency and Department Circulation

No concerns / standard conditions expressed by:

- Infrastructure Services, Planning
- Infrastructure Services, Building
- Infrastructure Services, Environment
- Infrastructure Services, Transportation and Development
- Community Services, Fire
- Dufferin County
- Credit Valley Conservation Authority
- Dufferin Peel Catholic District School Board
- Conseil Scolaire Viamonde
- Enbridge Gas
- Orangeville Hydro
- Canada Post
- Rogers

# Comments Received

## Public Comments:

- Concerns with the proposed 2-storey height
- Concerns with the proposed unit type (semi-detached)
- Concerns with the number of units (4)
- Concerns with drainage/flooding in the area
- Concerns with the number of added cars and traffic

# 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 Zoning By-law Amendment

# Thank You

For further information, please contact:

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